

**NOTICE OF INTENT
LANGUAGE AMENDMENTS TO THE
SWEETWATER COUNTY ZONING RESOLUTION**

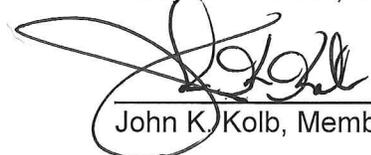
1. The Sweetwater County Board of County Commissioners intends to amend the Sweetwater County Zoning Resolution.
2. This action will adopt new rules as authorized by Wyoming Statute 18-5-201.
3. This action complies with the requirements of Wyoming Statute 9-5-304.
4. These regulations will insure orderly growth, development and redevelopment while streamlining the regulatory process.
5. These regulations will allow alternative construction methods, designs and/or materials such as earth bags, straw bales, adobe or shipping containers.
6. These regulations will also clarify and amend Guest Houses which are regulated under Conditional Use Permits and clarify and amend the Definitions section.
7. Any interested person may obtain a copy of the proposed regulations by visiting the Sweetwater County website at sweet.wy.us, Planning and Zoning Department webpage or by requesting a copy from the Sweetwater County Land Use Department, 80 West Flaming Gorge Way, Suite 23, Green River, WY, 82935; by phone at 307-922-5430 or 307-872-3914; by fax at 307-872-3991 or by e-mail at landuse@sweet.wy.us.
8. Any interested persons may comment on the amendments by writing to the Sweetwater County Land Use Department, 80 West Flaming Gorge Way, Suite 23, Green River, WY, 82935; by fax at 307-872-3991 or by e-mail at landuse@sweet.wy.us.
9. All comments must be received before **February 3, 2017**.
10. The Board of County Commissioners may consider the adoption of these new rules after a public hearing to be held on **Tuesday, February 7, 2017** in the County Commissioner's Room in the Sweetwater County Courthouse, 80 West Flaming Gorge Way, Suite 115, Green River, Wyoming, 82935.

Signed this 20th day of December, 2016.

Sweetwater County
Board of County Commissioners

Absent

Wally J. Johnson, Chairman


John K. Kolb, Member *Acting Chair*

Attest:

Steven Dale Davis
Steven Dale Davis, County Clerk



Don Van Matre

Don Van Matre, Member

Randal M. Wendling

Randal M. Wendling, Member

Reid O. West

Reid O. West, Member

**Board of County Commissioners
Language Amendments to the 2015 Zoning Resolution
Proposed to be Adopted by Notice of Intent Dated December 20, 2016**

**Certified Language Amendments to the 2015 Zoning Resolution
Planning and Zoning Commission Certified Recommendation 16-12-PZ-01**

Section 4. Administration and Enforcement

A. Administering Agency

The Department shall have the power and the duty to administer this Resolution. In the performance of these duties the Department shall:

1. Administer rules and procedures for conducting the zoning affairs of Sweetwater County to include the development of necessary forms and permits.
2. Receive and review all applications for Major Site Plans and for permits for construction, alteration, or change of use of land or structures; and, approve or disapprove such applications based on their conformance with the provisions of these regulations.
3. Receive all Discretionary Permit Applications; refer such applications to proper agencies for examination; and submit to the Board all such applications together with the recommendations of the examining agencies, Commission and Department.
4. Participate in public hearings before the Commission and Board.
5. Maintain the Official Zoning Map showing the current zoning classification of all unincorporated lands within Sweetwater County.
6. Propose to the Commission and Board any changes to this Resolution or the Official Zoning Map that may from time to time be desirable or necessary. All such changes shall be subject to the amendment procedures set forth in this Resolution.
7. Make any necessary examinations or investigations as allowed by law relative to the use of land or structures to determine compliance with these regulations.
8. Upon reasonable cause revoke any Zoning Permit or take any other lawful action as may be provided for to insure substantial compliance with the provisions of this Resolution.
9. To act as an agent for the Board to declare and abate nuisances which the Board determines to be a threat to health and safety.
10. Maintain such records and files as may be necessary in the efficient conduct of the above duties.

B. Permits

1. A permitted use or structure must be established on a lot or parcel before an accessory use or structure is allowed to be established or utilized.

2. Only one permitted use shall be allowed per lot or parcel unless multiple uses are permitted through the Major Site Plan process.
3. No building or structure shall be commenced, erected, or altered until a Zoning Permit for CONSTRUCTION OR ALTERATION has been issued by the Department certifying that the proposed building or structure complies with all of the provisions of this Resolution. The following shall not require a Zoning Permit:
 - a. Residential accessory structures, such as sheds but not including shipping containers, which are accessory to an approved permitted residential use and which meet the following criteria:
 - (1) 200 square feet or less in size.
 - (2) One story in height.
 - (3) Not attached to a structure containing a Permitted Use.
 - (4) Meets all setback requirements.
 - b. A site built structure located in the Agriculture (A) Zoning District normally associated with agricultural purposes such as a barn.
 - c. A retaining wall, fence, flagpole, monument or statuary.
 - d. A roadway, bridge, railroad, pipeline, underground tank, underground mining activity or a utility line or utility pole for consumer service.
 - e. A manufactured home on a sales lot.
 - a. A manufactured home in a non-conforming Mobile Home Court or Park.

A Zoning Permit in compliance with this Resolution may be approved for up to 18 months from the date of issuance at which time any and all CONSTRUCTION OR ALTERATION shall be completed. The Department is authorized to grant, in writing, one extension of six months. Permit extensions shall not be approved as a way to circumvent a zoning violation or to keep a property out of compliance with this Resolution.

4. Neither the use of any land nor the use within any building or structure shall be established or changed until a Zoning Permit termed a USE PERMIT has been issued by the Department certifying that the use complies with all of the provisions of this Resolution. Such a permit shall not be required for Accessory Uses.
5. Applications for Zoning Permits required by this Resolution shall be accompanied by a site plan, drawn to scale, containing the following information:
 - a. Address of the property
 - b. Legal description
 - c. Location and dimensions of the land area in question

- d. Size, shape, dimensions and location of existing or proposed structures
- e. Location of fire hydrants
- f. Access including dimensions, distance from property corners and size of culvert
- g. General drainage of lot or parcel
- h. Parking and loading areas as required
- i. Commercial signage, if applicable
- j. Septic and well locations
- k. Fuels being used or stored on the property
- l. Utilities
- m. Easements
- n. Outdoor storage areas
- o. Residential floor plan including rooms labeled and dimensioned, size of egress windows and doors, location of required smoke alarms and carbon monoxide detectors, type of door hardware, hallway widths, width of stairs and garage or building separation material
- p. Commercial floor plan including rooms labeled and dimensioned, size of egress windows and doors, location of smoke alarms, type of door hardware, hallway widths, width of stairs and garage or building separation material, location and type of exit signs, details of emergency lighting plan and location of fire extinguishers

The Department may require additional information, such as professionally prepared and stamped drawings by a Wyoming Licensed Surveyor, Engineer or Architect if, after review, it is deemed that such specific site plan requirements are necessary.

In addition to complying with these Regulations, the applicant shall be required to comply with rules and regulations administered by other County agencies, such as County Health and Emergency Management, utility companies, special service districts and State and Federal agencies such as the Wyoming Department of Transportation and the Wyoming Department of Environmental Quality. The applicant shall notify and work directly with these agencies to ensure compliance with their rules and regulations.

- 6. The Department shall act promptly upon any permit application filed with it, and shall grant permits in all cases where the proposed construction or use complies with the requirements of this Zoning Resolution; and, if it denies the application, shall specify the reasons for such denial.
- 7. Permits shall not be required for legally existing structures, nor for the use of any structure or land area legally established prior to the effective date of this Resolution provided, however, that any future modifications to existing structures or changes of use of any structure or land

area shall require permits as provided by this Resolution and meet the requirements of nonconforming uses and structures.

8. A copy of all issued permits shall be filed by the Department and shall be available for examination.

9. Provisional Construction Permit

By issuance of a Provisional Construction Permit, the applicant is allowed to begin construction of a building or structure prior to completion and acceptance of required public improvements in a subdivision. Required public improvements are those improvements listed in the Engineer's Estimate and/or Improvements Agreement. Occupancy and use of the building or structure is not allowed until initial acceptance of the required public improvements. However, if road construction and fire protection are required public improvements for the subdivision, the road must meet IFC standards and fire protection must be in place prior to issuance of a Provisional Construction Permit.

A Provisional Construction Permit application shall contain the same information as that of a Zoning Permit for Construction/Use as well as meet the site plan requirements of Section 4.B.3. The Provisional Construction Permit shall replace the need for a Zoning Permit for Construction/Use and must be approved before beginning construction.

The fee for a Provisional Construction Permit shall be the same as the fee required for a Zoning Permit for Construction/Use.

Once the subdivision is initially accepted by the Board, buildings will be inspected for IFC compliance and, if passing inspection, shall be approved by the Department and allowed to be used and/or occupied.

C. Lot and Parcel Standards

All lots and parcels shall comply with the following:

1. Occupancy

In a residentially zoned district, only one permitted use or structure is allowed per lot or parcel. Permitted and Accessory structures may be built simultaneously under the same permit, but an Accessory Structure may not be utilized until the Permitted Structure is allowed to be occupied.

2. Water

a. Construction of potable water systems in Sweetwater County shall meet the standards and requirements of Sweetwater County Environmental Health, Wyoming Department of Environmental Quality, water and/or sewer district or, if applicable, the State Engineer's office for a private well.

b. Within the Growth Management Plan Boundary, all development approvals of occupied structures and subdivision lots shall be served by a public water system. The Department may waive the requirement for public water for Zoning Permits for construction with concurrence of the municipality or water and/or sewer district board if the parcel is located more than 400 feet from a public water system.

- c. The private water system meets the requirements of Sweetwater County Environmental Health or Wyoming Department of Environmental Quality.

3. Wastewater and Sewage

- a. All development approvals of occupied structures and subdivision lots shall be served by an approved means of wastewater and sewage collection and treatment.
- b. Construction or improvements of wastewater and sewage collection and treatment improvements and systems in Sweetwater County shall meet the standards and requirements of Sweetwater County Environmental Health, Wyoming Department of Environmental Quality and water and/or sewer district.
- c. Within the Growth Management Plan Boundary, all development approvals of occupied structures and subdivision lots shall be served by a public sewer system. Upon development all lots and parcels shall be served by a public sewer system unless waived by the Department and in concurrence with local municipalities and water and/or sewer district boards if the parcel is located over 400 feet from a public sewer system.
- d. The private sewage system meets the requirements of Sweetwater County Environmental Health or Wyoming Department of Environmental Quality.

4. Fire Protection

All development approvals within the unincorporated areas of Sweetwater County shall require compliance with the IFC.

5. Access Standards

Unless exempt, all development approvals in the unincorporated areas of Sweetwater County shall have an approved, legal access to the lot or parcel that meets the following requirements:

- a. Legal access shall be by County road, public street or private road as allowed by this resolution.
- b. A private road may be utilized to provide access for residential development if the following requirements are met:
 - (1) The lot or parcel is outside of one mile from a municipal boundary.
 - (2) The road will provide access to eight or fewer dwelling units.
 - (3) The private road shall not exceed one and one-quarter mile. Private roads exceeding that length may be approved through the public hearing process.
 - (4) The property is not the subject of a subdivision permit.
 - (5) The minimum parcel size is 35 acres, if located within the Growth Management Area boundary.

(6) Private Access Easements

The minimum private access easement shall be as follows:

- a. 60 feet for all lots or parcels within the Growth Management Area.
- b. 60 feet for all lots or parcels which are smaller than 35 acres.
- c. 40 feet for all parcels outside of the Growth Management Area.
- d. 40 feet for all parcels which are 35 acres or larger.

The Director may allow a reduction in width for a limited distance of travel due to location, topography, waterway, nonnegotiable grades or other similar circumstances not created by the applicant.

(7) Private Road Construction Standards

- a. All Private roads must be certified by a Professional Engineer licensed in the State of Wyoming that the road has been constructed to IFC standards.
- b. All private roads providing access for three to eight dwelling units shall be a minimum of 20 feet.
- c. Private roads shall follow property lines as closely as reasonably allowed. Deviations of over 100 feet shall be approved by the Department.
- d. Property owners utilizing a private road shall submit to the Department and record against their property, in the Office of the Sweetwater County Clerk, a Release and Waiver of Services for Private Roads as shown in the Exhibits section.
- e. Private roads will not be maintained by the County. Private landowners are responsible for maintenance.
- f. Outside of the Growth Management Area boundary, private roads less than one-quarter mile in length and which provide access to two or fewer dwelling units may be constructed of a 14-foot all-weather driving surface with pullouts at 150 foot intervals and built to IFC standards but does not require certification of construction.

(8) Private Road Identification

Private Roads that provide access to four or more dwelling units shall be named and posted. Street names shall be subject to approval of the Department and the landowners shall be responsible for the installation and maintenance of street signs. Street signs shall be placed at all

intersections.

c. Exemptions from Access Standards

Exemptions from access standards are allowed for the following uses:

- a. Unmanned communication facilities
- b. Forest management and logging
- c. Agricultural buildings
- d. Utility and service installations
- e. Mining
- f. Mineral exploration and drilling
- g. Compressor Stations
- h. MET towers
- i. Fiber optic booster stations
- j. Unmanned or remotely located evaporation ponds

6. Grading and Drainage

The following regulations shall apply to all grading, excavation, earthwork, construction, fills and embankments, etc. as part of the development of a lot or parcel. Grading and other earthwork that is not part of an approved zoning permit for construction will require an approved Grading Permit meeting the requirements of this Resolution.

a. Dust Control

Reasonable efforts that are consistent with dust control must be made to control blowing dust during the actual grading of the site and when grading has been completed.

b. Maximum Slope

The slope of cut surfaces shall be no steeper than is safe for the intended use unless the applicant furnishes a soils report, certified by a Wyoming Licensed Professional Engineer that meets the following:

- (1) All cuts, fills, buildings, structures, roadways, parking lots and other constructed facilities are designed to prevent erosion and slope and structural instability.
- (2) The drainage, soil and geotechnical characteristics of the developed site will not adversely affect adjacent properties, upstream and downstream

lands or the stability of the hillside.

- (3) Adequate and appropriate erosion control measures are included as part of the site design.

c. Erosion

Faces of cut and fill slopes shall be prepared and maintained to control erosion. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety. Revegetation is required.

d. Fills

The ground surface shall be prepared to receive fill by removing vegetation, topsoil and other unsuitable materials and scarifying the ground to provide a bond with the fill material. Fills shall be compacted to appropriate engineering standards. Fill material shall not include organic, frozen, deleterious or hazardous materials.

e. Drainage

Swales or drainage ditches shall be provided as necessary to provide for safe and adequate removal of surface runoff. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on-site or directed to an approved drainage facility. Erosion of the ground in the area of the discharge shall be prevented by installation of non-erosive down drains or other devices.

7. Manufactured Homes

A Manufactured Home is used for occupancy as a principal residence by a single family or as an accessory residence for a caretaker. Two or more manufactured homes shall not be combined nor shall a manufactured home be combined with any other permitted or accessory structure except for an addition or an attached garage if the Manufactured Home is on a permanent foundation.

A manufactured home may not be used for any purpose other than a residence except that one manufactured home may be used as a chicken coop in the Agriculture (A) zoning district provided that the following conditions are met:

- a. The lot or parcel is a minimum of 40 acres. More than one manufactured home/chicken coop per 40 acres shall only be allowed through the Conditional Use Permit process.
- b. The manufactured home/chicken coop is accessory to a permitted residential dwelling.
- c. The manufactured home/chicken coop shall be for the sole use of the landowner.
- d. The manufactured home/chicken coop shall not be used for human occupancy.

- e. The manufactured home/chicken coop shall meet the architectural style and color of the main dwelling and no additions shall be allowed.
- f. All kitchen, bathroom, heating fixtures, appliances and carpeting must be removed.
- g. The inside and the outside of the manufactured home/chicken coop must be kept free of any nuisance conditions.

8. Shipping Containers

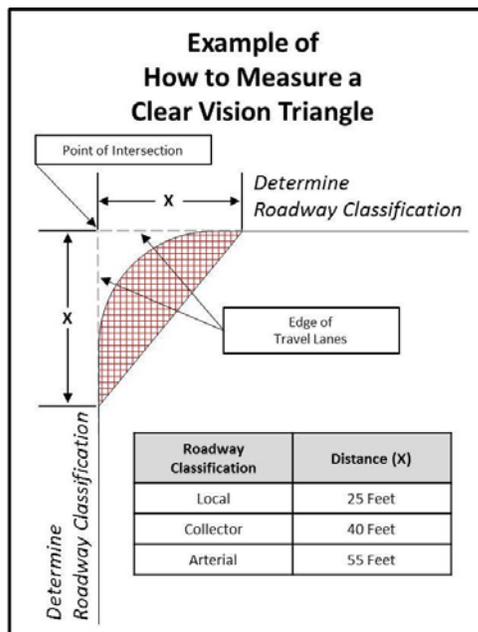
Shipping containers on residentially zoned property must be approved through a Temporary Use Permit, Conditional Use Permit or a Zoning Permit for Construction.

9. Fencing

Fences, walls and plantings may be erected on any part of the lot or parcel without applying for a permit, but must meet the fencing requirements of the district in which the property is located and the requirements of the Clear Vision Triangle. When required as screening, fences shall be constructed of a uniform material and built to a uniform height.

10. Clear Vision Triangle

On corner lots or parcels, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of three and eight feet above the centerline street grade within the designated clear vision triangle. On corner lots or parcels the size of the sight triangle is based on the type of street involved: 55 feet for arterial streets, 40 feet for collector streets and 25 feet for local streets. The clear vision triangle is the triangle having sides 25, 40, or 55 feet as measured along the edge of travel lanes of each intersecting street. The triangle thus begins at the point where the intersecting edge of each travel lane would meet, thence 55, 40, or 25 feet measured back along the edge of travel lanes, then diagonally across the corner lot or parcel connecting the edge of travel lanes. See drawing.



11. Growth Management Area Supplemental Regulations

The following regulations apply to lots and parcels to be developed in the Growth Management Area and which are designated as being within the Highway, Scenic and/or Slope Overlay Areas on the map located in the Exhibits section.

a. Highway Overlay Regulations

- (1) The purpose of the Highway Overlay Regulations is to create inviting entryways into the cities and communities of the County, to attract business investment to the County; to reduce trash, clutter and the nuisances created by them; and to improve the appearance of the areas adjacent to major roadways in the County for the benefit of its citizens.
- (2) On all properties and portions of properties located within 1,000 feet from the centerline of designated highways, the following requirements shall be in addition to the requirements of the zoning district in which the property is located:
 - a. All outside storage and work areas visible from the designated highways shall be screened. Displays of products for merchandising purposes need not be screened.
 - b. No storage shall be visible above the fence when viewed standing at ground level at the lot line. Screening fences shall be a minimum of six feet above finished grade. The Director may approve alternative screening plans and methods.
 - c. Landscaping is encouraged and the use of native vegetation and/or seed mixes that discourage weeds is recommended.

b. Scenic Overlay Regulations

- (1) The purpose of the Scenic Overlay Regulations is to preserve scenic vistas and characteristic geographical features.
- (2) On all properties and portions of properties located within the affected areas, the following requirements shall be in addition to the requirements of the zoning district in which the property is located:
 - a. Siting/location/design of structures in a manner that avoids abrupt disruptions of the natural skyline along topographic high points and ridgelines is encouraged.
 - b. Cuts and fills shall be stabilized and re-vegetated
 - c. No storage shall be visible above the fence when viewed standing at ground level at the lot line. Screening fences shall be a minimum of six feet above finished grade. The Director may approve alternative screening plans and methods.

c. Slope Overlay Regulations

- (1) The purpose of the Slope Overlay Regulations is to prevent property damage and public hazards from erosion, slope instability, flooding and rock-fall which can occur due to poorly designed and constructed improvements on slopes.
- (2) On all areas that would affect slopes of 15% or greater, the following requirements apply in addition to the requirements of the zoning district in which the property is located:
 - a. A contour map at a scale sufficient to determine whether 15% or greater slopes are present in the area proposed for development.
 - b. A vegetation removal and restoration plan.
 - c. A certification by a Wyoming Licensed Professional Engineer that:
 - i All cuts, fills, buildings, structures, roadways, parking lots, and other constructed facilities are designed to prevent erosion and slope and structural instability.
 - ii The drainage, soil and geotechnical characteristics of the developed site will not adversely affect adjacent properties, upstream or downstream lands, or the stability of the hillside.
 - iii Adequate and appropriate erosion control measures are included as part of site design.

12. Lot Split Development Standards

A Lot Split shall be defined as the subdivision of a lot within a platted subdivision which was split prior to July 1, 2001.

- a. Application Requirements
 - (3) A Record of Survey meeting the requirements of the Sweetwater County Subdivision Regulations.
- b. Development Standards
 - (4) Each lot shall incorporate the easements necessary for perpetuation of drainage, access and utilities.
 - (5) The applicant is responsible for obtaining all necessary approvals and accesses for all easements.
 - (6) The lot split will meet the minimum development standards of this Resolution.
 - (7) Lot splits that create parcels without direct access to a public street shall provide access with an access easement.

c. Waiver of Requirements

The Director may waive an Application Requirement or Development Standard if waiving the requirement or standard will not be injurious to neighboring landowners.

d. Review and Approval

The Lot Split documents shall be reviewed and approved by the Department.

D. The Public Hearing Process

Public hearings provide an applicant the opportunity to present a Discretionary Permit Application to the public and explain why they believe their proposed application is appropriate for their property and the community. It is also an opportunity to provide testimony and discussion about the application.

Unless otherwise provided for in this Resolution, applications requiring public hearings shall meet the following:

1. Review

The Department shall review the application for compliance with these regulations. Some applications may require an IFC inspection before the hearing. Once the application is ready to be heard, it shall be scheduled for public hearing at the next available regularly scheduled meeting of the Commission and/or the Board. Typically, there will be two hearings; one before the Commission and one before the Board, although some applications only require a public hearing before the Board.

2. Advertising

Notice of the time and place of the public hearings as well as the nature of the application sought shall be advertised in a newspaper of general circulation in the County for a minimum of 30 days before the first scheduled public hearing.

3. Posting

Notice of the time and place of the public hearing as well as the nature of the application sought shall be posted on the property affected by the application, or at the nearest major crossroad, for a minimum of 14 days before the scheduled public hearing.

4. Comments

The Department will solicit comments from parties of interest allowing 20 days from the date of the advertised notice for comment return. A party of interest that fails to respond within that 20 day period will be considered supportive of the application.

5. Land Use Department

The Department shall prepare information pertinent to the application in a staff report and participate in all public hearings regarding the application. All comments received will be included in the staff report and the Department may include applications, site plans, maps,

etc. for clarification and explanation.

6. Planning and Zoning Commission

The Commission shall hear the application and accept public comments from interested parties. After the public hearing and after due deliberation, the Commission shall certify its findings and recommendations to the Board. The Commission may approve, approve with conditions or deny an application or the public hearing may be tabled.

- a. A hearing item may be tabled for a specific reason and a specific time frame for tabling must be stated in the motion by the Commission.
- b. If the Commission requires additional information or changes to the applicant's request, the applicant must fulfill the requirements of the motion by the time frame indicated or the Commission may deny the applicant's request.

7. Board of County Commissioners

The Board shall hear the application at a public hearing at which all interested parties shall have an opportunity to be heard. After the public hearing has been held, the Board shall take into consideration all of the evidence, comments and the recommendation of the Commission and then shall vote on the matter before it. The Board may approve, approve with conditions or deny an application or the public hearing may be tabled.

- a. A hearing item shall be tabled for a specific reason and a specific time frame for tabling must be stated in the motion by the Board.
- b. If the Board requires additional information or changes to the applicant's request, the applicant must fulfill the requirements of the motion by the time frame indicated or the Board may deny the applicant's request.

The Board may, at their discretion, refer an application to the Commission to be heard at the Commission's next regular meeting without 30 day notice.

8. Approval

Upon authorization from the Commission or approval from the Board, an approved permit must be received before construction or use is commenced.

E. Violations, Penalties, Remedies and Revocation

1. Violations, Penalties and Remedies

The Department will not approve new permit applications for properties having an existing violation of this Resolution unless the Director determines that the application may aid in the remedy of such violation (i.e. construction of a building to house nuisance vehicles).

Before referring a violation for prosecution, the Department will attempt to remedy all violations of the Zoning Resolution utilizing the following methods and timelines:

- a. The Department will document all violations of this Resolution and shall request the remedy of any violation through voluntary compliance. The voluntary compliance request shall state the nature of the violation and the section violated. After any such

voluntary compliance request has been served, no work shall proceed on any structure or tract of land covered by such a request for voluntary compliance except to correct such violation or to bring the property into compliance with the Zoning Resolution.

- b. A voluntary compliance letter shall be mailed to the address of the property owner as found in the records of the County Assessor. This notice will request voluntary compliance within 30 days of the date of the letter.
 - (1) If the property owner contacts the Department and remedies the violation, the matter will be dismissed and no further action will be taken by the Department.
 - (2) If the property owner contacts the Department within the 30 day voluntary compliance period to request additional time, the Department, at its discretion, may allow up to an additional 90 days for compliance.
 - (3) The Department may adjust timeframes due to health, safety, welfare concerns and other circumstances not created by the property owner.
 - (4) If the property owner does not contact the Department during the voluntary compliance period, the mandatory compliance period begins.
- c. After the expiration of the voluntary compliance period, any allowed extension or upon denial of an extension, the Department will serve the documents by personal service to the address of the property owner as found in the records of the County Assessor outlining a 30 day mandatory compliance period before the violation will be referred to the County attorney for possible prosecution.
- d. If the property owner does not contact the Department during the 30 day mandatory compliance period, the violation will be referred to the County Attorney for possible prosecution.

Violations of this Resolution will be prosecuted as allowed by Wyoming Statutes.

2. Revocations or Suspensions

The Department shall determine whether or not to recommend revocation or suspension of a permit and, if the Department determines that a revocation or suspension is appropriate, shall schedule a hearing in accordance with the public hearing process.

Health and safety concerns may result in the immediate suspension of the permit until the application can be heard in accordance with the public hearing process.

The following are grounds for revocation or suspension of a permit:

- a. The permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application or any other material supplied by the applicant.
- b. Failure to comply with any condition of a permit.

- c. The use or structure does not comply with the requirements of this resolution.
- d. The use or structure for which the permit was granted has been discontinued for a period of 18 months.
- e. Due to its condition, the use or structure allowed by the permit has become detrimental to public health, safety, and welfare or the manner of operation constitutes or is creating a violation.
- f. Failure to obtain and maintain applicable federal, state, and local permits.

F. Variances

A variance request requires a public hearing before the Commission and the Board. The Commission may recommend and the Board may authorize variances from the requirements of this Resolution that may not be contrary to the public interest. Variances are requests to vary or depart from requirements of this Resolution including relief from setback, height, parking and other requirements of this code. The purpose of the Variance shall be to modify the strict application of the requirements of this Resolution where, owing to exceptional and extraordinary circumstances, literal enforcement of the terms of this Resolution will result in unnecessary hardship. Every such Variance authorized shall not be personal to the applicant, but shall run with the land. The Commission and Board shall take into consideration the following conditions:

- 1. There are special circumstances or conditions, fully described in the Commission and Board’s findings, which are peculiar to the land or building for which the variance is sought and do not apply generally to land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the Zoning Resolution;
- 2. For reasons fully set forth in the Commission’s and Board’s findings, the circumstances or conditions are such that the strict application of the provisions of the Sweetwater County Zoning Resolution would deprive the applicant of the reasonable use of the land or building, the granting of the adjustment is necessary or the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose;
- 3. The granting of the variance is in harmony with the general purposes and intent of the Zoning Resolution and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

An application for a Variance must be submitted to the Department and will follow the Public Hearing Process.

G. Appeals

A public hearing is required to appeal any final order or decision of the Department or Board by any person aggrieved or affected by any such order or decision. No work shall proceed on any structure or tract of land covered by the order or decision appealed from except to correct a health or safety violation. An appeal shall be taken within 30 days from the date of the action appealed by filing proper notice in the manner listed below.

- 1. Appeals from a Decision of the Land Use Department

Appeals from a final order or decision of the Department must be filed with the Board. The

filing shall consist of a copy of the decision being appealed. The Board will then schedule the appeal on the agenda of the next regularly scheduled meeting that is 20 days or more after the filing date. The Department will receive notification from the Board of the date and time of the hearing and shall post notification of such on the affected property for a minimum of 14 days and shall notify adjacent property owners, agencies and other affected parties of the date and time of the hearing. The Board may decide, at the public hearing, to uphold the decision of the Department, overturn the decision of the Department or amend the original application being appealed with conditions of approval .

2. Appeals from a Decision of the Board

Appeals from a final order or decision of the Board must be filed with the District Court in accordance with Wyoming's Rules of Civil Procedure.

H. Limitations of Filing

In the case of Discretionary Permit Applications, no application shall be made by a property owner or his agent which has been the subject of a hearing conducted by the Commission and/or the Board within the immediately preceding 12 month period at which the hearing resulted in a rejection of the proposed action. This limitation shall not apply where the action being proposed for the same land area is substantially different from the previous application denied by the Commission or the Board.

I. International Fire Code

The 2015 International Fire Code with appendices B, C, D, E, F and G is hereby adopted with the scope of application for Appendices B, C and D restricted to the Growth Management Area with the following exceptions and replacements:

1. Section 105, Permits, is not adopted and therefore excluded.
2. The text of Section 108, Board of Appeals, is deleted in its entirety and replaced with the following language: "Appeals: Whenever the fire code official shall disapprove any application, or when it is claimed the provisions of this code do not apply or that the true intent and meaning of this code has been misconstrued or wrongly interpreted, the applicant or aggrieved party may appeal from a decision of the fire code official utilizing the appeals process of this Resolution."
3. Section 109.4, Violation Penalties, the text of this section shall be amended by insertion of the offense and the penalty in the spaces provided. After accomplishing this, this section states as follows in the entirety. "Violation Penalties: Persons who shall violate a provision of this code or shall fail to comply with any requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official shall be guilty of a misdemeanor, punishable by a fine of not more than \$750.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense."
4. That Section 111.4, Failure to Comply, shall be amended to read as follows: "Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to pay a fine of not less than \$50.00 or more than \$750.00."

5. Pursuant to Sections 5706.2.4.4 and 6104.2 the jurisdiction is “the unincorporated areas of Sweetwater County.”

Section 5. District Regulations

A. Zoning District and Purpose

1. A (Agricultural) District

This district is intended to reflect the County's vast open spaces with large tracts of undeveloped land, and recognize the various uses that occur there. By nature, the majority of the County falls within this zone. Dominant land uses in this district include traditional open range livestock grazing and trailing; oil, gas and mineral exploration and extraction and cultivated agriculture. Most utilities and County provided services are limited or unavailable.

2. RR (Rural Residential) District

This district is intended to accommodate large lot residential development that is semi-rural in nature. This district may be located in areas without established public water and sewer systems. This district is not meant to be for farming or ranching where animals are raised in large numbers or for commercial purposes.

3. R-1 (Single Family Residential) District

This district is intended to accommodate single family subdivisions. Due to its urban density, an R-1 district shall typically be located within or adjacent to established communities or developed areas where urban services are available or readily accessible.

4. R-2 (Mixed Residential) District

This district is intended to accommodate existing residential development and associated land uses that were previously permitted on lots considered too small for the occurring uses. It is not the intent of Sweetwater County to designate additional areas R-2.

5. R-2/SF (Single Family Residential) District

This district is intended to accommodate single family subdivisions with lot sizes of one acre or greater.

6. R-3 (Multi-Family Residential) District

This district is intended to accommodate mixed residential opportunities (single-family through multi-family housing) in an organized and well-developed manner. The R-3 district should be applied judiciously where urban conveniences and services are available or readily accessible. This zone should not be applied in isolated, rural locations or within areas developing as strictly single family residential.

7. MH (Manufactured Home) District

This district is intended to accommodate the development of well-designed mobile home subdivisions where each mobile unit is placed on its own designated lot. The MH zone should not be applied in isolated, rural locations or within areas developing as strictly single family residential.

8. CRS (Commercial Recreational Services) District

This district is intended to accommodate recreation specific uses and development. Good

access and exposure to major routes is important for many of the uses. The zone district should be kept compact. The district is appropriate for application near natural recreational areas and near major highways. It should not be applied in such a manner that it would infringe on residential districts.

9. B (Retail Business) District

This district is intended to accommodate retail sales of consumer goods and services directly to the customer. Due to the nature of the services provided, B zones may be appropriate adjacent to residential areas if adequate setbacks and design standards are implemented. Good design and adequate off-street parking should be a part of any new area devoted to this zone. It may take the form of a small shopping center or a small central business district for a small community.

10. C (Commercial) District

This district is intended to accommodate commercial and retail uses. This zone and associated uses are most applicable where convenient access, infrastructure and services are available; however, it is not intended to be applied as a narrow commercial strip on each side of an important highway.

11. I-1 (Light Industrial) District

This district is intended to accommodate manufacturing and light industrial land uses which require adequate services and infrastructure. These uses should be located adjacent to existing communities or in other areas where services are or can be provided. This district is intended to provide a transition between commercial and heavy industrial uses.

12. I-2 (Heavy Industrial) District

This district is intended to accommodate major industries likely to have considerable impact on adjacent land uses. This zone should not be located adjacent to residential areas and some commercial areas. This zone is most suitable for isolated, industrial locations where adequate facilities can be made available.

13. MD-1 (Mineral Development) District

This district is intended to accommodate all mineral extraction or production and ancillary facilities.

14. MD-2 (Mineral Development Overlay) District

This is an overlay district intended to accommodate underground mining in conjunction with the surface uses of the base zoning district.

15. LS (Lot Size Overlay) District

This is an overlay district intended to provide landowners with the ability to be more restrictive in minimum lot size for any zoning district. Permitted uses for the base zone district shall apply.

16. AO (Airport Overlay) District

This district is intended to minimize exposure of residential and other sensitive land uses to

aircraft overflight areas, to avoid danger from aircraft overflight areas, to avoid danger from aircraft accidents; and to encourage compatible land uses within the area; and to restrict incompatible land uses within the airport influence area.

B. Minimum District Size

1. A (Agricultural) District – 80 Acres
2. RR (Rural Residential) District – 5 Acres
3. R-1 (Single Family Residential) District – 10 Acres
4. R-2 (Mixed Residential) District – 5 Acres
5. R-2/SF (Single Family Residential) District – 5 Acres
6. R-3 (Multi-Family Residential) District – 5 Acres
7. MH (Manufactured Home) District – 5 Acres
8. CRS (Commercial Recreational Services) District – 10 Acres
9. B (Retail Business) District – 1 Acre
10. C (Commercial) District – 10 Acres
11. I-1 (Light Industrial) District – 10 Acres
12. I-2 (Heavy Industrial) District – 25 Acres
13. MD-1 (Mineral Development) District – No Minimum District Size
14. MD-2 (Mineral Development) District – No Minimum District Size
15. LS (Minimum Lot Size Overlay) District – No Minimum District Size
16. AO (Airport Overlay) District – No Minimum District Size

For the purpose of computing the size of an area for compliance, there shall be included:

1. One half of the area of abutting rights-of-way not to exceed the distance to the centerline.
2. All of the area of public rights-of-way interior to the area being changed.
3. Adjacent land within the County already zoned in the zoning classification being sought for the new area.

C. Accessory Uses

Any use which is clearly incidental and commonly associated with the Permitted Use and is operated under the same ownership and on the same property may be operated as an Accessory Use. Please see District Uses chart for accessory uses allowed in each zone district.

1. Common Residential Accessory Uses include, but are not limited to, garages or shops for personal use, swimming pools, sheds, carports, children's playhouse, playground equipment, doghouses, kennels for the housing of commonly accepted privately owned pets, personal indoor riding arena, gazebos, garden and landscaping structures, etc.
2. Common Non-Residential Accessory Uses include, but are not limited to, caretaker's quarters occupied by owners or persons employed on the premises and their immediate families, a residence above a business, offices, storage buildings, ancillary mineral development facilities such as compressor stations, etc.
3. Accessory Uses operated within a structure shall not exceed a gross floor area equal to 50% of the gross floor area of the Permitted Use or 50% of the lot or parcel.
4. Accessory Structures may be constructed to the following:
 - a. Not to Exceed 100% of the gross floor area of the Permitted Structure in the R-1, R-2, R-2/SF, R-3 and MH Zone Districts
 - b. 100% to 200% of the gross floor area of the Permitted Structure in the RR zoning district and any zoning district with a Lot Size Overlay of 20 acres or larger.
 1. Only one detached accessory structure over 100% shall be allowed in the RR zoning district and Lot Size Overlay Districts of 20 acres or larger.
 - B. Over 200% of the gross floor area of the Permitted Structure in the A Zone District.
 - C. Unless a specific requirement is waived by the Department, shipping containers used as accessory residential buildings shall meet the following requirements:
 1. The shipping container shall be either painted or structurally altered to be similar to and compatible with the appearance of the primary structure.
 2. The shipping container shall be placed in the rear yard.
 3. Shipping containers shall not be stacked on top of each other or combined unless approved by Conditional Use Permit under Alternative Construction.
 4. Shipping containers must have an egress door with an opening which is 36 inches in width by 80 inches in height installed in the long side of the shipping container.
 5. Shipping containers must have a minimum of two ventilation openings installed near the top of the container at opposite ends. The minimum net area of the ventilation openings shall not be less than one square foot for every 150 square feet of floor area.
 6. Shipping containers on residentially zoned lots or parcels are limited to a total cumulative footprint area not to exceed 200 square feet unless approved through the Conditional Use Permit process.
 7. Shipping containers shall have three months from the receipt of an approved permit to comply with these regulations. Failure to comply with these regulations within that timeframe shall cause the original permit to become null and void. At that time, only one additional permit application per lot or

parcel may be approved or the shipping container in violation of these regulations must be removed. The new permit application shall include the “Construction without a Permit or Before Permit Approval” fee.

5. An accessory structure which exceeds the gross floor area allowed in a zoning district may be permitted through the Conditional Use Permit process.
6. A guest house or accessory residence may be permitted through the Conditional Use Permit process.
7. Bus shelters and transportation waiting areas must not be located in the clear vision area of corner lots or the right-of-way of public or private roads. Bus shelters and transportation waiting areas do not need to meet setbacks.

D. LS (Minimum Lot Size) Overlay District

The purpose of this district is to superimpose over one or more zoning districts a lot size that is more restrictive than the underlying base zone district. This district shall be referred to as an LS Overlay District. The Permitted Uses, Accessory Uses and Home Occupations of the underlying base zone district shall remain as regulated in this Resolution.

The minimum lot area for the LS Overlay District shall be no less than that specified for the underlying base zoning district.

All procedural requirements of the Zone Map Amendment shall be followed.

E. AO (Airport Influence Area Overlay) District

1. Intent

This resolution is meant to minimize exposure of residential and other sensitive land uses to aircraft overflight areas, to avoid danger from aircraft overflight areas, to avoid danger from aircraft accidents; and to encourage compatible land uses within the area; and to restrict incompatible land uses within the airport influence area. Incompatible land uses can be defined as:

- a. Residential and other noise sensitive uses.
- b. Congregations of people in approach and departure areas to protect people and property on the ground.
- c. Manmade and natural structures that can interfere with flight.
- d. Uses that may be affected by vibration or fumes from aircraft operations.
- e. Uses of land on the airport that interfere with areas needed for aviation-related activities.

The Airport Influence Area Overlay District shall be superimposed on designated lands near the Rock Springs – Sweetwater County Airport in addition to other basic zone districts already described in the Zoning Resolution of Sweetwater County. When provisions of the Airport Influence Area Overlay District (AO) conflict with regulations of the base zone district, the more restrictive provisions shall be applied.

2. Purpose

The purpose of this district is to maintain land use compatibility in the areas influenced by airport operations. Permitted uses should consider the factors of airport operations, overflight exposure and density of proposed development. A special mandatory review process should study each land use change proposal to determine its specific compatibility. All land use change proposals in the Airport Influence Area Overlay District shall be considered only after a prior review and comment by the Airport Board and the Airport Manager. The imposition of aviation easements will be required for all development in the Airport Influence Area Overlay District. Notice to prospective buyers of property within the district, particularly for residential use purposes, through fair disclosure, is strongly recommended.

3. General Provisions

a. Jurisdiction

This section shall apply to all lands within or around the airport which would be impacted by air traffic, overflight or any hazard related to the operation and maintenance of an airport facility whose operation may increase or whose fleet mix of aircraft may change.

b. Boundaries

The approximate boundaries of all established airport influence areas shall be as they appear on the most current Off-Airport Land Use Plan, being a component of the most current Rock Springs-Sweetwater County Airport Layout Plan or other documents approved by the Commission and the Board.

c. Warning and Disclaimer of Liability

The degree of protection provided by this section is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. This section does not imply that areas outside of the airport influence area district will be totally free from hazards. Nor shall this section create a liability on the part of or a cause of action against the County or any officer or employee thereof for any damages that may result directly or indirectly from the reliance on this section.

4. Uses

No building or land shall be used and no building shall hereafter be erected, converted or structurally altered unless otherwise provided for herein, with the exception of one or more of the following uses:

- a. No use may be made of land within the designated Airport Influence Area Overlay District in such a manner as to create electrical interference with radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and other lights, cause glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport or otherwise endanger the landing, taking off, or maneuvering of aircraft at the airport or in the vicinity of the airport. Review of land use proposals and/or changes shall utilize the airport influence area overlay district boundaries and their relationship to airport operations.

- b. The regulations prescribed in this section shall not be construed to require the removal, lowering, or other changes or alteration of any structure or object of natural growth not conforming to this section as of the effective date of this section, or otherwise interfere with the continuance of any nonconforming use.
- c. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this section and is diligently prosecuted; provided, however, that when the nonconforming structure is destroyed or damaged to the extent of over 50% of the appraised value of the nonconforming structure, any reuse, reconstruction or replacement shall be deemed a new use or shall be subject to the applicable provisions of these regulations.
- d. The owner of any nonconforming structure or object of natural growth is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed as necessary by the Airport Board and Airport Manager to indicate to the operators of aircraft in the vicinity of the airport the presence of such nonconforming structures or objects of natural growth. Such markers and lights shall be installed, operated, and maintained at the expense of the airport owners.

5. Special Limitations Within the Airport Influence Area District

a. Height Limitations

- (1) Height limitations within the Airport Influence Area Overlay District, except as otherwise provided in this section, are subject to the limitation of the district within which the property is located, and as set forth by the Federal Aviation Administration (FAA) in the Federal Aviation Regulations (FAR), Part 77. No structure or object of natural growth shall be constructed, erected, altered, allowed to grow, or to be maintained in excess of height limits and zones herein established.
- (2) Submission of a ‘Notice of Proposed Construction and Alteration’ (Form 7460-1), and subsequent approval from the Federal Aviation Administrator shall be required for the construction or alteration of any structure penetrating a 100:1 foot plane located within 20,000 feet of any runway. Receipt of FAA Form 7640-9 Determination of No Hazard for any structure is required before issuing a Sweetwater Zoning Permit.
- (3) Imaginary surface limitations as prescribed by Federal Aviation Regulation Part 77, within the Airport Influence Area Overlay District include all land and air space within the area, which would be hazardous to air navigation. These limitations represent areas above imaginary surfaces and are designed to regulate the height of structures and trees in the airport vicinity. They are set forth by the FAA in the Federal Aviation Regulations, Part 77. All of the surface limitation categories listed below have their dimensions given in the most recent FAA approved Rock Springs-Sweetwater County Airport Layout Plan.
 - (a) Runway Protection Zone: A runway protection zone (RPZ) is trapezoidal in shape and centered about the extended runway centerline. The RPZ is the land at ground level that begins 200 feet beyond the end of each runway.

- (b) Object Free Area: The object free area (OFA) is a two-dimensional ground area surrounding runways, taxiways and taxilanes which is clear of all objects except those whose location is fixed by function and accepted by the FAA.
- (c) Runway Safety Area: A defined surface area surrounding the runway prepared or suitable for reducing the risk of damage to airplanes.
- (d) Primary Surface: A Part 77 airport surface longitudinally centered on a runway. The primary surface extends 200 feet beyond the paved surface end.
- (e) Approach Surface: A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end. Refer to the ALP for the airport to determine the approach surfaces and slope for the runway.
- (f) Transitional Surfaces: The transitional surfaces are located on both sides of the approach and primary surfaces. These surfaces extend outward and upward at right angles to the runway centerline and runway centerline extended, at a slope of seven feet horizontal for every one foot vertical rise from the sides of the primary and approach surfaces, until it reaches 150 feet above the highest point on any runway (airport elevation).
- (g) Horizontal and Conical Surfaces: These are the upper aeronautical surfaces surrounding an airport that are used by aircraft for turning and maneuvering in close proximity to the airport preceding landing and immediately after takeoff.

b. Land Use Limitations

To assure the protection of the public from overflight impacts and hazards associated with flying operations, and to comply with FAR Part 77, the following airport zones are established.

- (1) Horizontal and Conical Surfaces Zone: Exposure to airport overflight is considered minimal, but increases as the runway ends are approached. Residential construction should be limited to low-density development. The siting of public facilities, such as hospitals, schools, churches, etc., should be especially reviewed and noise-sensitive development near runway approaches should be discouraged.
- (2) Approach Surface Zone: Exposure to airport noise is considered moderate. Residential and public facilities should be especially reviewed and prohibited in the approach surface zone. Nonresidential development should be restricted as to density and should only be approved provided noise attenuation measures are incorporated into facility design.
- (3) Runway Protection Zone: All land in this zone should be kept clear of any structures. Land use in this area should be restricted to open space or agriculture.

c. Critical Zones:

- (1) Areas 2,000 feet wide extending 5,000 feet horizontally from a point 200 feet from each end of visual runways
- (2) Areas 4,000 feet wide extending 10,000 feet horizontally from a point 200 feet from each end of instrument runways.
- (3) Besides the overlapping concerns of the above zones 3 zones 2.b.1.(a), 2.b.1.(b), and 2.b.1.(c). the critical zones need to require that no use may be made or activity carried on, on land within this zone in a manner as to:
 - (a) Create electrical interference with navigational signals or radio communication between the airport and aircraft;
 - (b) Make it difficult for pilots to distinguish between airport lights and other lighting;
 - (c) Result in glare in the eyes of pilots using the airport;
 - (d) Impair visibility in the vicinity of the airport; or
 - (e) Otherwise in any way create a hazard or endanger the landing, takeoff, or maneuvering of aircraft intending to use the airport.

6. Avigation Easement

An avigation easement is a nonpossessing property interest in airspace over a land parcel or portion of land. It is a legally developed document obtained by an airport to cover items such as the right of flight, right to remove obstructions, etc., but not necessarily to the extent of prohibiting the use of the land within the limits of the rights obtained.

7. Fair Disclosure Statements

Fair disclosure statements serve to notify prospective buyers of property near airports that they may be exposed to potentially impactful levels of aircraft overflight. These statements in no way abrogate an individual's right to take later action against the airport, but they at least give buyers a fair warning.

District Use Chart

USES	P = Permitted Use				A = Accessory Use			C = Conditional Use				T = Temporary Use		
	A	RR	R-1	R-2	R-2/ SF	R-3	MH	CRS	B	C	I-1	I-2	MD-1	MD-2
Residential														
Alternative Construction	C	C	C	C	C	C	C	C	C	C	C	C		
Dwelling, Caretaker	A							A	A	A	A	A	A	A
Dwelling, Multi-Family, Site Built						P			P					
Dwelling, Single-Family, Manufactured or Mobile	P	P		P			P	A	A	A	A	A		
Dwelling, Single-Family, Modular	P	P		P	P	P	P	A	A	A	A	A		
Dwelling, Single-Family, Site Built	P	P	P	P	P	P	P	A	A	A	A	A		
Dwelling, Two-Family, Site Built				P		P								
Guest House	C	C	C	C	C									
Residential Accessory Structure Not to Exceed 100% of the Gross Floor Area of the Permitted Use	A	A	A	A	A	A	A							
Residential Accessory Structure 100% to 200% of the Gross Floor Area of the Permitted Use (also LS20 and greater overlay districts)	A	A	C	C	C	C								
Residential Accessory Structure In Excess of 200% of the Gross Floor Area of the Permitted Use	A	C	C	C	C	C								
Residential Accessory Structure – Shipping Containers	A	A		A	A		A							
Solar Energy System – On-Site	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Storage of Unlicensed Vehicles (# Allowed Per Zone District)	A(4)	A(4)	A(2)	A(4)	A(2)	A(2)	A(2)							
Temporary Dwelling	T	T	T	T	T	T	T	T	T	T	T	T		
Temporary Storage	T	T	T	T	T	T	T							
Wind Energy Conversion Systems - Non-Commercial	A	A	A	A	A	A		A	A	A	A	A	A	A
Agriculture														
Agriculture, Commercial (In GMA, must be ¼ mile from residential & commercial zone districts)	P													
Agriculture, Non-Commercial	P	A		A	A									
Farm Implement Sales, Service & Repair	P									P	P	P		
Farming over 10 Acres	P													
Farming 10 Acres and Under (Hobby Farms)		A												
Forest Management & Logging	P													
Grain and Feed Mill	P											P		
Grain Elevator	P											P		
Greenhouse, Commercial	P									P	P	P		
Lumber Yard										P	P	P		
Sawmill												P		
Aircraft														
Aircraft Landing Site/Strip - Private or Public	C										C	C		
Airport												C		
Heliport	C					C				C	C	C		
Animals - Household and Livestock														
Animal Grooming Facility	C								P	P	P	P		
Animal Hospital	P								P	P	P	P		
Animal Shelter	C	C		C	C					P				
Commercial Corrals or Riding School	P/C GMA							P		P	P	P		
Dairying (In GMA, must be ¼ mile from residential & commercial zone districts)	P											P		
Feed Lots and Sales	P/C GMA											P		
Feed Store	P									P	P	P		
Hatchery (In GMA, must be ¼ mile from residential & commercial zone districts)	P											P		
Indoor Riding Arena - Commercial	P									P	P	P		
Kennel and Pet Boarding	C	C		C	C					P	P	P		

USES	A	RR	R-1	R-2	R-2/ SF	R-3	MH	CRS	B	C	I-1	I-2	MD- 1	MD- 2	
Ranching and Grazing	P														
Riding Accessory Shop	P									P	P	P			
Slaughterhouse	C											C			
Commercial and Retail Services															
Auction Sales										P	P	P			
Bakery, Candy or Confectionary Store								P	P	P					
Bank and/or Savings and Loan Offices									P	P					
Bar, Lounge or Nightclub								P	P	P	P	P			
Book Store or Newsstand								P	P	P					
Business Machine Sales and Service									P	P	P	P			
Clothing and Shoe Retail Sales, Repair and Alterations									P	P					
Convenience Store								P	P	P	P	P			
Copy and/or Print Shop									P	P	P	P			
Department Store									P	P					
Drug Store									P	P					
Dry Cleaning Plant and/or Commercial Laundry										P	P	P			
Florist, Garden Center or Nursery	P								P	P					
Frozen Food Locker Plant										P	P	P			
Furniture and Home Furnishings Store									P	P	P				
Gift, Art, Curio, Stationery or Novelty Shop								P	P	P					
Grocery Store or Food Store including meat, fish, dairy, vegetables and fruit								P	P	P					
Hardware, Home Improvement, Paint and/or Wallpaper Store									P	P	P	P			
Hobby, Scrapbooking, Art and Craft Supplies								P	P	P					
Jewelry Store									P	P	P	P			
Laboratory, Research and Support Including Environmental, Medical, Veterinary & Forensic										P	P	P			
Laundromat and/or Dry Cleaning Collection & Distribution								P	P	P	P	P			
Liquor Store								P	P	P	P	P			
Locksmith									P	P	P				
Music Studio and Musical Instrument Sales and/or Repair									P	P	P	P			
Office								P	P	P	P	P			
Pawn Shop									P	P	P	P			
Pet Store									P	P	P	P			
Photography - Studio and/or Processing									P	P					
Printing and Publishing Facility										P	P	P			
Recycled Wood or Building Materials Restoration Store										P	P	P			
Restaurant, Cafeteria, Café, Delicatessen or Drive-In	C							P	P	P	P	P			
Seasonal Sales i.e. Christmas Trees, Firewood, Farmer's Markets, etc.	T							T		T	T	T			
Sexually Oriented Businesses (See Section 23)										P	P				
Shipping and Receiving Store including Rental Mailboxes								P	P	P	P	P			
Sporting Goods Store								P	P	P	P	P			
Toy Store									P	P					

USES	A	RR	R-1	R-2	R-2/ SF	R-3	MH	CRS	B	C	I-1	I-2	MD- 1	MD- 2	
Contractors and Construction Trade															
Construction Yards - Off-Site	T							T	T	T	T	T			
Contractor Shops, Sales, Service & Storage										C	P	P			
Heavy Equipment Sales, Service & Repair											C	P			
Pipeyards	C										C	P			
Educational Services															
Daycare Center, Preschool or Nursery School	C	C	C	C	C	C		P	P	P					
Schools, Heavy Equipment Training	C									C	P	P			
Schools, Public or Private – Elementary or Secondary	C	C	C	C	C	C	C	P	P	P					
Schools, Trade and Vocational	P									P	P	P			
Entertainment and Recreation															
Bowling Alley								P	P	P					
Campground for Tent and Vehicular Campers	C							P		C					
Carnival , Fair, Market or Festival	T							T	T	T	T				
Community Center, Public or Private - Not for Profit or Gain	C	C	C	C	C	C		P	P	P					
Dancing or Theatrical Studio								P	P	P	P				
Drive-In Theater	C							P		P					
Fairgrounds	C							P		P	P				
Fraternal Organization									P	P					
Golf Course, Miniature	P							P		P					
Golf Course, Public or Private or Driving Range	P							P							
Recreational Facilities NOT involving Firearms, Motor Vehicles or Animals	C	C	C	C	C	C		P	P	P					
Rifle, Pistol, Skeet or Trap Range	C							C	C	C	C	C			
Roller Skating or Ice Skating Rinks								P		P					
Theater								P	P	P					
Track, Trail, Course or Speedway - Animal, Vehicle or Athlete	C							C		C	C	C			
Funerary Services															
Cemetery	P/C GMA	C		C	C					C					
Crematorium	C											C			
Mortuary	C								P	P	P				
Hazardous, Flammable and Combustible Materials															
Above Ground Storage of Fuels Over Allowed Quantities	C							C	C	C	C	C	C	C	
Evaporation Ponds, Commercial	C												C		
Explosives Storage											C	C	C		
Filling Station - Gasoline, Diesel, LP and CNG								P	P	P	P	P			
Fireworks								C	C	C	C	C			
Hazardous Waste Disposal Facility												C	C		
Incinerator												C			
Liquid Nitrogen Plant												P			
Refinery												P			
Radioactive Materials Storage												C	C		

USES	A	RR	R-1	R-2	R-2/ SF	R-3	MH	CRS	B	C	I-1	I-2	MD- 1	MD- 2	
Lodging															
Bed and Breakfast Home	P	C	C	C	C	C		C	C						
Hotel or Motel								P	P	P					
Hunting Camp (In GMA, must be ¼ mile from residential & commercial zone districts)	P														
Lodge or Resort	P							P		P					
Ranch Recreation Facility (In GMA, must be ¼ mile from residential & commercial zone districts)	P														
Rooming or Boarding House						P									
Temporary Work Camp	T													T	
Work Camp	C													C	
Manufacturing															
Asphalt and/or Concrete Mixing or Batch Plant	C										C	P			
Assembly or Fabrication from Component Parts or from Materials Already Processed or Manufactured into their Final Usable State										P	P	P			
Bottling Plant											P	P			
Bulk Plant, Gasoline or LP Gas												P			
Chemical Fertilizer and Weed and Pest Control Products												P			
Ready Mix Cement Plant												P			
Welding Equipment Sales & Service										P	P	P			
Medical Services															
Ambulance Station									P	P					
Dental or Medical Clinic									P	P					
Hospital										P					
Laboratory, Medical or Dental									P	P	P				
Nursing Home	C	C	C	C	C	C			P	P					
Pharmacy									P	P					
Mining, Extraction and Energy Production															
Compressor Station	P/C GMA										P	P	P		
Exploration, Production, Processing, Separation or Storage	P/C GMA											P	P	P	P
Heavy Equipment Storage Yard	T										P/C GMA	P			
Injection Well	C													C	
Mineral Stockpiling	C										C	P	P		
Mining, Drilling and Oilfield Equipment Sales, Supplies, Fabrication and/or Repair										P	P	P	P		
Quarries Under 10 Acres in Size – See Gravel Mining Section	P/C GMA													P	
Quarries Not Exceeding 40 Acres in Size – See Gravel Mining Section	C													C	
Quarries 40 Acres and Over in Size – See Gravel Mining Section														P	
Surface Mining														P	
Underground Mining and Processing														P	P
Water Service	C									C	P	P	P		

USES	A	RR	R-1	R-2	R-2/ SF	R-3	MH	CRS	B	C	I-1	I-2	MD- 1	MD-2
Professional/Personal Services														
Appliance Sales, Service and Repair									P	P				
Attorney's Office									P	P				
Beauty Shop, Barber Shop, Salon									P	P				
Exterminator Service									P	P	P	P		
Mini-Warehousing and/or Self Storage Facility								C		P	P			
Real Estate Brokerage Office									P	P				
Travel Agency									P	P				
Public Services														
Communication Booster, Repeater Tower or Facility	P/C GMA	C			C	C				C	P	P	P	
Correctional Facility	C											C		
Fire Station	P	P	P	P	P	P	P	P	P	P	P	P		
Library	P	P	P	P	P	P			P	P				
Museum	P	P	P	P	P	P			P	P				
Photovoltaic Power Station - Commercial	C													
Police Station	P	P	P	P	P	P	P	P	P	P	P	P		
Post Office	P	P	P	P	P	P	P	P	P	P	P	P		
Power Plant											P	P		
Public Fire Department Fire Protection Training Facility	C	C		C	C		C	C	C	C	P	P		
Public Utility Transmission Lines, Pipelines, Towers, Substations & Ancillary Facilities	P													P
Public Utility Offices, Maintenance Shops, Transportation Lines, Service Lines & Ancillary Facilities	P	P	P	P	P	P	P	P	P	P	P	P		
Radio and/or Television Station, Offices and Transmitting Towers	P							P	P	P	P	P		
Sanitary Landfill	C											C	C	
Sewage Treatment Facility	C										C	C		
Solar Energy Systems – Utility Scale	C													
Wind Energy Conversion Systems - Commercial (See Section 18)	C													
Religious Services														
Auxiliary buildings used for business, social or extension activities	P	P	P	P	P	P	P	P	P	P	P	P		
Church, Synagogue, Mosque, Temple or any building where congregations gather for prayer	P	P	P	P	P	P	P	P	P	P	P	P		

USES	A	RR	R-1	R-2	R-2/ SF	R-3	MH	CRS	B	C	I-1	I-2	MD- 1	MD-2
Vehicle Services & Transportation														
Auto Parts Store									P	P	P			
Automobile and Truck Rental Services										P	P	P		
Bus Terminal											P	P		
Camper Sales, Service and Repair								P		P	P			
Car Wash and/or Detailing									P	P	P	P		
Freight Terminal												P		
Impound, Salvage and Storage Yard for Vehicles											C	C		
Junkyard and/or Recycling Center											C	C		
Marina								P						
Mobile Home Sales, Service, Supplies and Storage										P	P			
Motorized Vehicle Sales, Service and Repair										P	P			
Non-Motorized Vehicle Sales, Service and Repair								P	P	P				
Parking Lot or Structure	C								P	P	P	P		
Railroad Facilities including Shops and Yards	P											P		
Tire Store and Service Establishment										P	P	P		
Transit and/or School Bus Shelters	P	P	P	P	P	P	P	P	P	P	P	P		
Travel Center/Truck Stop											C	C	P	
Truck Repair											C	P	P	
Trucking (10 and fewer trucks)											C	P	P	
Trucking (Over 10 trucks)												P		
Warehousing and Storage Facilities														
Subsurface Storage of Records	C										P	P	P	P
Warehouse not exceeding 20,000 square feet total										P	P	P		
Warehouse 20,000 Square Feet or Over												P		
Warehousing, Wholesale Storage and Sales of Already Manufactured Products (excluding explosives)										P	P	P		

SETBACK REQUIREMENTS

Zoning Districts	Minimum Lot Size ¹	Minimum Lot Width in Feet at Front Line	Minimum Lot Depth to Width Ratio	Minimum Front Setback in Feet	Minimum Rear Setback in Feet (Perm./Acc.)	Minimum Side Setback in Feet (Perm./Acc.)	Minimum Space Between Structures in Feet	Permitted Encroachments in Feet	Maximum Height of Structures in Feet ²	Fencing ³	% Open Space
A (Agriculture)	35 / 10 / 5 ⁴	None	None	15 / 100 ⁵	15 / 100 ⁵	15 / 100 ⁵	5 / 15 ⁶	None	None ⁷	No Restrictions	None
RR (Rural Residential)	1 Acre	100	2.5 : 1	25	15	10 / 5 ⁸	5 / 15 ⁶	None	35	No Restrictions	50
R-1 (Single Family Residential)	8,500 SF	80	2.5 : 1	25	15 / 5	10 / 5 ⁸	5 / 10 ⁶	2 / 5 ⁹	35	CFOPSW	50
R-2 (Mixed Residential)	7,500 / 10,000 / 2 ¹⁰	75	2.5 : 1	25 ¹²	15 / 5 ¹²	10 / 5 ⁸	5 / 10 ⁶	2 / 5 ⁹	35	CFOPSW	40
R-2/SF (Single Family Residential)	1 Acre	100	2.5 : 1	25	15 / 5	10 / 5 ⁸	5 / 10 ⁶	2 / 5 ⁹	35	CFOPSW	40
R-3 (Multi-Family Residential)	1 Acre	100	2.5 : 1	25	15 / 5	10 / 5 ⁸	5 / 10 ⁶	2 / 5 ⁹	35	CFOPSW	40
MH (Manufactured Home)	7,500	75	2.5 : 1	20	10	10 / 5 ⁸	5 / 10 ⁶	2 / 5 ⁹	28	CFOPSW	20
CRS (Commercial/Recreational Services)	1 Acre	100	2.5 : 1	25 ¹¹	10	10 ⁸	15	2 / 5 ⁹	35	B>6'CFOPSW	None
B (Retail Business)	10,000	75	2.5 : 1	10 ¹¹	10	10 ⁸	15	2 / 5 ⁹	50	CFOPW	None
C (Commercial)	1 Acre	100	2.5 : 1	25 ¹¹	20	10 ⁸	15	2 / 5 ⁹	50	B>6'CFOPSW	None
I-1 (Light Industrial)	1 Acre	100	2.5 : 1	25 ¹¹	20	10 ⁸	15	2 / 5 ⁹	50	B>6'CFOPSW	None
I-2 (Heavy Industrial)	1 Acre	100	2.5 : 1	25	20	10 ⁸	30	2	None	B>6'CFOPSW	None
MD-1 (Mineral Development 1)	None	None	None	5	5	5	15	None	None	No Restrictions	None
MD-2 (Mineral Development 2 Overlay)	Base District	Base District	Base District	Base District	Base District	Base District	15	Base District	Base District	Base District	Base District

- 1- **If no centralized water or sewer, minimum lot size in every zone district is two acres.**
- 2- Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers, and fire towers may be erected to any safe height not in conflict with other regulations. Maximum height shall be measured from the highest elevation of the finished grade to where it connects to the building.
- 3- **Fencing Codes as follows: B=Barbed Wire, C=Chain Link, E=Electric, F=Wood & Vinyl, O=Ornamental Iron, P=Plantings, S=Split Rail, W=Walls & Retaining Walls.**
- 4- 35 Acre Minimum for Permitted Use Other than Residence / 10 Acre Minimum for Residence / Five Acre Minimum for Family Exemption
- 5- **All structures housing farm animals shall be at least 100 feet from all residential, business and commercial districts.**
- 6- Five foot minimum spacing between structures on your own lot / 10 or 15 foot spacing between structures on your lot and structures on another lot, whether or not under different ownership.
- 7- **Structures may be erected to any safe height not in conflict with other regulations.**
- 8- See Clear Vision Areas in Section 4 for corner lot setbacks.
- 9- **Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project two feet into all setback spaces / Unwalled porches, terraces, balconies, parking pads and exterior stairways may project five feet into any setbacks.**
- 10- 7,500SF for single family dwelling / 10,000SF for two-family dwellings / Two acres if no public water and/or sewer system is available.
- 11- **The front setback space shall be used only for access ways into the lot or parcel, landscaping and for vehicular and equipment parking.**
- 12- In the R-2 Zone District, for lots or parcels that have alleys in the rear yard, have fire protection and that legally predate this Zoning Resolution, the front setback shall be 20 feet, the rear & side setback shall be 10 feet for permitted uses and 5 feet for accessory structures.

Section 7. Conditional Uses

A. Scope of Regulations

Conditional Use Permits require a public hearing before the Commission and the Board. Conditional uses are certain uses which, while not normally permitted in a particular zone district, may be acceptable under specific circumstances and subject to certain special conditions or requirements deemed necessary by the Board. Conditional Use Permits which are not required to be renewed shall run with the land and transfer to new owners automatically in the event of the sale of the lot, subject to the conditions stated. Conditional Use Permits which are limited to a specific timeframe are personal to the applicant and shall not run with the land.

Uses listed in the Use Chart in Section 5 (Zone District Regulations) as Conditional may only be conditionally allowed in the district listed. No more than two Conditional Uses are allowed per lot or parcel.

Conditional uses legally established prior to the effective date of this resolution or any amendments thereto may continue upon approval in a public hearing.

To insure that the conditionally permitted use does not unreasonably impose adverse impacts on the health, safety, and general welfare of the County or on adjacent or nearby properties or residents, the Board may impose conditions on a permit approval.

B. Review Criteria

Each request for a Conditional Use Permit shall be consistent with the criteria listed below:

1. The request is consistent with all applicable provisions of the Comprehensive Plan.
2. The request shall not adversely affect adjacent properties.
3. The request is compatible with the existing or allowable uses of adjacent properties.
4. The request can demonstrate that adequate public facilities including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.
5. The request can demonstrate adequate provision for maintenance of the use and associated structures.
6. The request has minimized, to the greatest degree possible, adverse effects on the natural environment.
7. The request will not create undue traffic congestion.
8. The request will not adversely affect the public health, safety or welfare.
9. The request conforms to all applicable provisions of this Resolution.

C. Standard Permit Requirements

Conditional Use Permits may be allowed through the public hearing process to ensure neighborhood compatibility and the health, safety and welfare of occupants of surrounding lands and communities.

Applications for Conditional Use Permit approval shall be made on a form provided by the County together with the required fee. The following information is required for every Conditional Use Permit Application:

1. The name, mailing address and phone number of the applicant and landowner. Email addresses are requested to expedite communication.
2. The name of the business that will be operating on the site and contact information for that business .
3. The legal description of the property upon which the use will be located and operated.
4. The Conditional Use for which the permit is being sought and a complete description of the specific activity.
5. A statement of the hours of operation and duration of the proposed use.
6. Contact information for any Federal, State or local agency under which your use is also regulated.
7. A Site Plan meeting the requirements of Section 4.B.3.
8. Specific uses may require additional information.

D. Review and Approval

The review and approval process for a Conditional Use Permit shall be in accordance with all of the requirements of this Resolution. The Commission and the Board shall consider the effect of the proposed use upon the health, safety, and general welfare of occupants of surrounding lands, existing and anticipated traffic conditions including parking facilities on adjacent streets and lands, and the effect of the proposed use on the Comprehensive Plan. The Commission may recommend and the Board may impose such conditions and safeguards as it deems necessary.

E. Uses by Conditional Use Permit

Please see District Uses chart in Section 5 for conditional uses allowed in each zone district. The following conditional uses require specific development standards in addition to the standard permit and site plan requirements outlined in Section 4.B.3.

1. Alternative Construction
 - a. An alternative material, design or method of construction may be approved where the Board finds that the proposed design meets the standards of the Development

Codes.

- b. If intended as an occupiable space, a structure utilizing alternative construction must be certified as to structural soundness by a Wyoming Licensed Professional Engineer.
- c. The structure must be similar to and compatible with the appearance of the primary structure.
- d. The use of shipping containers as residential accessory buildings that exceed a total cumulative area of 200 square feet shall be permitted by Conditional Use Permit.

2. Bed and Breakfast Home

Subject to the following requirements:

- a. The structure must be owner occupied and not more than four guestrooms and eight people per night shall be permitted.
- b. The only meal to be provided to guests shall be breakfast. Other than registered guests, no meals shall be served to the general public.
- c. Guests may stay no more than six consecutive days. The establishment may not be operated as a boarding house, and weekly rates cannot be offered.
- d. The outside appearance of the structure shall not be altered from its single-family appearance.
- e. One off-street parking space per guestroom shall be provided.
- f. One advertising sign not to exceed six square feet may be permitted. The sign may be attached or freestanding and shall not exceed six feet in height. The sign shall not be a flashing sign, moving sign or electronic changeable message panel.
- g. A Bed and Breakfast shall not impair the residential character of the neighborhood in which it is located.
- h. A Bed and Breakfast shall operate under a valid permit issued by the State of Wyoming.
- i. No receptions, private parties or similar activities shall be permitted.

3. Crematorium

The applicant must obtain and submit DEQ permits.

4. Evaporation Ponds, Commercial

- a. Sites shall be a minimum of 40 acres in size.
- b. Expansion of a facility operating under an approved Conditional Use Permit will require a new Conditional Use Permit.
- c. Must be set back from any irrigated lands, residences or residentially zoned property a minimum of one mile.
- d. Must be set back one-half mile from any perennial or intermittent stream, as identified by USGS, surface waters or regulatory wetlands.
- e. Perimeter fencing at least six feet in uniform height and of uniform material shall be installed to keep wildlife and agriculture stock off of the premises.
- f. Emergency contact information including 24-hour phone contact must be posted at the entrance to the site and receiving areas.
- g. A contingency plan, including a Hazardous Materials Inventory, maintained on-site and filed with the Sweetwater County Sheriff, Emergency Management, and applicable Fire District, describing what actions should be taken in the event of an unintentional release and/or exposure.
- h. Any Conditional Use approved by the Board must also be approved by the Wyoming Department of Environmental Quality and will run in conjunction with DEQ permits.

5. Fireworks

- a. Only one fireworks business may be operated per lot or parcel.
- b. The IFC shall apply to and govern the operation of a fireworks business. All fireworks businesses and accessory storage buildings will be inspected yearly for IFC compliance.
- c. A total of 10 gallons of flammable or combustible liquids may be stored in an accessory structure which does not contain fireworks within 50 feet.
- d. Structures containing fireworks shall not be located within 50 feet of a motor vehicle fuel-dispensing station dispenser or within 300 feet of flammable gas and flammable liquefied gas bulk above ground storage and dispensing areas.
- e. Accessory buildings for the storage of fireworks shall be placed behind the rear building line and separated by no less than 20 feet from a structure selling fireworks.
- f. Accessory structures not storing fireworks shall be placed behind the front building line and separated by no less than 10 feet from a structure selling fireworks.
- g. No smoking shall be permitted in or on the premises and a sign stating in bold letters "No Smoking" shall be prominently displayed inside and outside the

fireworks business.

- h. No fireworks shall be discharged in or on the premises of the fireworks business.
- i. The area located within 30 feet of a firework sales or storage building shall be kept free of accumulated dry grass, dry brush, and combustible-debris. _____

6. Guest House

Only one guest house per legal lot or parcel shall be permitted if meeting the following conditions:

- a. A guest house shall only be permitted as a Conditional Use and such use shall run with the land.
- b. A guest house may be a detached single family dwelling or may be attached to an accessory structure as a separate single family dwelling.
- c. A guest house shall not be used as a rental unit or home occupation.
- d. A guest house may be used in place of a mobile home for the purpose of a Hardship Exception.
- e. The minimum parcel or lot size is one acre for lots on public water and/or sewer and two acres for all other lots or parcels.
- f. A guest house shall meet all setback requirements.
- g. A detached guest house shall be no closer than 20 feet from the main dwelling unit.
- h. A guest house shall not exceed 1200 square feet in size or 50% of the gross floor area of the primary dwelling, whichever is greater. This size is measured by total floor space including basements and second floors.
- i. A guest house shall meet the architectural standards of the main dwelling-unit and shall not exceed two stories or the height of the main home, whichever is less. The guest house must be built on a permanent foundation.
- j. Septic, sewer and water systems serving the guest house shall be approved by Sweetwater County Environmental Health, municipality, or a water and/or sewer district to determine adequacy and safety prior to approval of a zoning permit. Public utilities shall be provided to the guest house in conformance with the utility's regulations.
- k. If the lot or parcel is subdivided and the division results in the detached guest home and main dwelling on separate lots or parcels, both lots or parcels shall meet the Sweetwater County Subdivision and zoning lot standards and requirements.

7. Hazardous Materials

Hazardous Materials includes the storage of fuels over amount allowed in the zoning district, the storage of explosives and the storage of radioactive materials.

a. Fuels

1. Total amount and type of fuel requested to be stored on the parcel.
2. Brief explanation of need for larger quantities of fuel.
3. Emergency contact information including 24-hour phone contact must be posted at the entrance to the site and receiving areas.
4. A contingency plan, including a Hazardous Materials Inventory, maintained on-site and filed with the Sweetwater County Sheriff, Emergency Management, and applicable Fire District describing what actions should be taken in the event of an unintentional release.

b. Explosives

1. Only allowed in the I-1 (if located over 1,000 feet from a residential zoning district), I-2 and MD-1 zoning districts.
2. All activities, use, handling, storage, disposal and transportation of radioactive or explosive materials shall comply with all of the requirements of the ATF and any other applicable federal, state and county requirements. Valid certifications, licenses and permits shall be available for review by the County upon request.
3. Emergency contact information including 24-hour phone contact must be posted at the entrance to the site and receiving areas.
4. A contingency plan, including a Hazardous Materials Inventory, maintained on-site and filed with the Sweetwater County Sheriff, Emergency Management, and applicable Fire District describing what actions should be taken in the event of an unintentional release.
5. Any Conditional Use approved by the Board must also be approved by the ATF and will run in conjunction with ATF permits.

c. Radioactive Materials

1. Only allowed in the I-1 (if located over 1,000 feet from a residential zoning district), I-2 and MD-1 zoning districts.
2. All activities, use, handling, storage, disposal and transportation of radioactive or explosive materials shall comply with all of the requirements of the NRC and any other applicable federal, state and county requirements. Valid certifications, licenses and permits shall be

available for review by the County upon request.

3. Emergency contact information including 24-hour phone contact must be posted at the entrance to the site and receiving areas.
 4. A contingency plan, including a Hazardous Materials Inventory, maintained on-site and filed with the Sweetwater County Sheriff, Emergency Management, and applicable Fire District describing what actions should be taken in the event of an unintentional release.
 5. Any Conditional Use approved by the Board must also be approved by the NRC and will run in conjunction with NRC permits.
8. Impound, Salvage and Storage Yard for Vehicles
- a. Cannot be established within 600 feet of a church, school or residential zoning district or within one mile of a recreational facility.
 - b. Hazardous Waste Inventory identifying possible storage or discharge of hazardous wastes.
 - c. Screening, made of uniform material and built to a uniform height, shall be required for properties abutting a less intense zoning district or within a special overlay district within the GMA.
 - d. Required screening fences shall be permanent and constructed to a minimum of six feet above finished grade. The Board may approve alternative screening plans and methods.
 - e. No stacking of vehicles is allowed over six feet in height unless approved by the Board.
 - f. The business must be licensed with the State of Wyoming.
 - g. The Conditional Use for an Impound, Salvage and Storage Yard for Vehicles shall be termed to two years at which time a new application may be submitted.
9. Junkyard and/or Recycling Center
- a. Cannot be established within 600 feet of a church, school or residential zoning district or within one mile of a recreational facility.
 - b. Hazardous Waste Inventory identifying possible storage or discharge of hazardous wastes.
 - c. Screening, made of uniform material and built to a uniform height, shall be required for properties abutting a less intense zoning district or within a special overlay district within the GMA.

- d. Required screening fences shall be permanent and constructed to a minimum of six feet above finished grade. The Board may approve alternative screening plans and methods.
- e. No storage shall be visible above the fence when viewed standing at ground level at the lot line.
- f. The business must be licensed with the State of Wyoming.
- g. The Conditional Use for a Junkyard and/or Recycling Center shall be termed to two years at which time a new application may be submitted.

10. Kennels and Pet Boarding

- a. Kennels and pet boarding facilities shall be kept in a clean and sanitary manner by the daily removal of waste.
- b. Animal odors shall not be detectable beyond the lot lines of the property wherein the kennel is located.
- c. The kennel enclosure shall be screened by a permanent, non-transparent fence made of uniform material and built to a uniform height of a minimum of six feet.
- d. Grooming services for the animals being boarded may be allowed as an incidental use provided the grooming services are conducted indoors and the grooming area is limited to 200 square feet in area.
- e. Kennels must be set back from side and rear lot lines a minimum of 50 feet in every zoning district allowing Kennels and pet boarding as a conditional use.
- f. The Conditional Use for Kennels and Pet Boarding shall be termed to two years at which time a new application may be submitted.

11. Off-Premise Signs / Billboards

- a. The maximum height shall be 40 feet computed as the distance from the base of the sign at normal, finished grade to the top of the highest attached component of the sign. No mounding, filling or berming solely for the purpose of locating the sign is allowed.
- b. Clearance must be 10 feet above finished grade for the length of the sign.
- c. A maximum of one off-premise sign/billboard is allowed per lot or parcel.
- d. The sign as measured from the edge of the widest point must be set back a minimum of 50 feet from each lot line.

12. Subsurface Storage

- a. The building or structure must be constructed to blend in with the surrounding environment and uses.
- b. The building or structure shall not be used for temporary or permanent occupancy other than temporary occupancy as an accessory use (office).
- c. Submittal of elevation and drainage plans certified by a Professional Engineer licensed in the State of Wyoming.

13. Work Camp

- a. The work camp is proposed to be in operation in excess of 120 days and not more than two years.
- b. The work camp will accommodate more than 25 employees .
- c. Accessory storage yards are allowed .
- d. Methods of providing power, water, phone, fire protection, sewage and garbage service must be provided.
- e. Provide method of vehicular access and the arrangement for maintenance of site access roads.
- f. Provisions for storage of flammable and combustible liquids and gases.
- g. Food service and storage must be approved by Sweetwater County Environmental Health.

Section 8. Temporary Uses

F. Scope of Regulations

Temporary Use Permits allow short-term activities that may not be allowed in the applicable zone district but may be permissible because of their temporary nature.

Uses listed in the Use Chart in Section 5 (Zone District Regulations) as Temporary may only be temporarily allowed in the district listed.

To insure that the temporary permitted use does not unreasonably impose adverse impacts on the health, safety, and general welfare of the County or on adjacent or nearby properties or residents, the County may impose conditions on a permit approval.

Temporary Use Permits are not transferable or assignable.

G. Review Criteria

Each request for a Temporary Use Permit shall be consistent with the criteria listed below:

1. The request shall not adversely affect adjacent properties.
2. The request is compatible with the existing or allowable uses of adjacent properties.
3. The request can demonstrate adequate provision for maintenance of the use and associated structures.
4. The request has minimized, to the greatest degree possible, adverse effects on the natural environment.
5. The request will not create undue traffic congestion.
6. The request will not adversely affect the public health, safety or welfare.
7. The request conforms to all applicable provisions of this Resolution.

H. Standard Permit Requirements

Temporary Use Permits shall comply with all applicable zoning district and development standards of the Development Codes.

Temporary Use Permits are granted by the Department for a specific period of time but shall not be granted for more than one year, with no renewals, unless allowed by this resolution or approved through the public hearing process before the Commission and the Board.

Applications for Temporary Use Permit approval shall be made on a form provided by the County together with the required fee. The following information is required for every Temporary Use Permit Application:

1. The name, mailing address and phone number of the applicant and landowner. Email addresses are requested to expedite communication.
2. The name of the business that will be operating on the site and contact information for that business.
3. The legal description of the property upon which the use will be located and operated.
4. The Temporary Use for which the permit is being sought and a complete description of the specific activity.
5. A statement of the hours of operation and duration of the proposed use.
6. Measures for removal of the activity and site restoration.
7. Contact information for any Federal, State or local agency under which your use is also regulated.
8. A Site Plan meeting the requirements of Section 4.B.3.

I. Review and Approval

The review and approval process for a Temporary Use Permit shall be by the Department which shall consider whether the establishment, maintenance or operation of the use will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use.

The Department may issue a Temporary Use Permit after notice has been posted on the property, adjacent property owners, agencies and parties of interest have been notified for a minimum of 14 days and no reasonable concerns have been received by the Department. If reasonable concerns are received and cannot be mitigated, the Department shall schedule public hearings before the Commission and the Board to receive approval of the Temporary Use Permit.

The applicant may also request a longer duration for the Temporary Use through the public hearing process.

J. Uses by Temporary Use Permit

Please see District Uses chart in Section 5 for temporary uses allowed in each zone district. The following temporary uses require specific development standards in addition to the standard permit requirements and site plan requirements outlined in Section 4.B.3.

1. Temporary Construction Office
 - a. Used during the construction of a main building or buildings on the same site.
 - b. Shall be removed within 30 days of the occupancy of the main building.
2. Temporary Construction Yards, Off-Site
 - a. Used in conjunction with an approved construction project.
3. Temporary Dwellings
 - a. Used when a primary dwelling is being constructed or remodeled provided a Zoning Permit for Construction has been issued for the permanent dwelling unit.
 - b. Temporary Dwellings are approved for a period of two years.
 - c. May be a manufactured home or recreational vehicle.
 - d. The temporary dwelling must be connected to septic, sewer and water systems as approved by Environmental Health or a water and/or sewer district.
 - e. Recreational vehicles used for lodging for visitors for 14 days or less are exempt.
4. Temporary Fireworks Sales
 - a. Only approved for businesses with an existing, unexpired Conditional Use Permit for Fireworks.
 - b. Only allowed on the same lot or parcel as the unexpired permit.
 - c. Graded, off-street parking for a minimum of four vehicles must be provided.
 - d. The temporary structure must be set back from all property lines and right-of-ways ten feet and 20 feet from all other structures.
 - e. The temporary structure must be open-sided and not greater than 200 square feet in size.
 - f. Temporary fireworks sales may only be operated seven days before and after the following holidays:
 - (1) Memorial Day
 - (2) Independence Day
 - (3) Labor Day

(4) New Year's Day

- g. Temporary fireworks structures are allowed to be erected 10 days prior to the above holidays and must be taken down 10 days after the above holidays.

5. Temporary Hardship Exception

A Temporary Hardship Exception may allow the use of a mobile home in conjunction with and on the same lot or parcel as a permitted residential dwelling.

Every Temporary Hardship Exception authorized by the Department shall be personal to the applicant and shall not be transferable.

No Temporary Hardship Exception shall be authorized unless all of the following exist:

- a. That the property and mobile home meets the Lot and Parcel Standards of this Resolution.
- b. If the occupant of the mobile home is specifically engaged to assist the property owner with medical care requirements, no rent shall be charged the mobile home occupant.
- c. The reason for the Temporary Hardship Exception is based on medical or special care requirements and the care recipient's physician signs a written statement on a form provided by the department supporting the Temporary Hardship Exception.
- d. That the mobile home shall be located on the lot or parcel so that it will meet the setback requirements for Permitted Uses in the District in which it is located and that the mobile home shall be no closer to the permitted dwelling than 20 feet.
- e. The Temporary Hardship Exception is valid for a period of one year with compliance inspections and non-fee renewals until the Temporary Hardship Exception is no longer needed.

6. Temporary Sales Lots

- f. Includes Christmas tree lots, pumpkin sales, fruit stands and other similar outdoor sales.
- g. Temporary stands or structures must be constructed in a manner that will reasonably insure the safety of attendants and patrons.
- h. Temporary stands or structures must be setback a minimum of 10 feet from street curbing, property line or right-of-way, whichever is more restrictive.

7. Temporary Storage

- a. One temporary storage building may be permitted for residential storage on a lot with a legally permitted residential use. A shipping container, portable storage

container, or other fully-enclosed, box-like container designed for ease of loading to and from a transport vehicle may be used.

- b. A temporary storage building may not be placed on a street, sidewalk or public right-of-way or in any location that would impair visibility at an intersection or interfere with vehicular or pedestrian traffic.
- c. A temporary storage building may be approved for a period of up to ~~6~~ 18 months when a dwelling has been damaged or destroyed by fire, wind or other catastrophic event which is not intentionally caused by the owner or owner's agent.
- d. A temporary storage building shall not exceed a height of 8-1/2 feet from the lowest ground level adjacent to the structure to the top of the structure.

8. Temporary Work Camps

- i. Must be located on agriculturally (A) zoned land outside of the Growth Management Area.
- j. Shall not exceed 120 days in duration. If in excess of 120 days, the application must be approved through the conditional use permit process.
- k. Shall accommodate no more than 25 employees.
- l. Shall be located five miles or more from a municipal boundary.
- m. Shall provide the following services:
 - (1) Approved potable water, sewerage and solid waste disposal facilities.
 - (2) Adequate parking and access to the site.
 - (3) Maintenance and reclamation of the site.
 - (4) Provisions for outdoor storage of fuels.
 - (5) Approved electrical services.
 - (6) Food service and storage must be approved by Sweetwater County Environmental Health.

Section 21. Definitions

- A. The following words, terms, and phrases are hereby defined and shall be interpreted in the same fashion throughout this Resolution. The word “shall” is always mandatory. The word “may” is permissive. Words used in the present tense shall include the future tense, and words used in the singular tense shall include the plural. Terms not herein defined shall have the meaning customarily assigned to them.
1. **Abandoned Sign:** A sign that no longer identifies or advertises a bona fide event.
 2. **Accessory Structure:** A subordinate building the use of which is incidental to that of a main building located on the same lot or parcel.
 3. **Adult Arcade:** Any place to which the public is permitted or invited wherein coin-operated or slug operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
 4. **Adult Bookstore/Video Store:** An establishment which has a substantial portion (10 percent or more of gross floor area) of its stock-in-trade and offers for sale or rent for any form of consideration any one or more of the following: Books, magazines, periodicals or other printed matter or files, motion pictures, photographs, slides, DVD’s, video cassettes, or other visual representations which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or Devices, instruments or paraphernalia which are designed for use in connection with specified sexual activities.
 5. **Adult Cabaret:** A nightclub, bar, restaurant or similar commercial establishment which regularly features: Persons who appear in a state of nudity or semi nudity; or live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities; or films, motion pictures, video cassettes, slides or other photographic reproductions, which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.
 6. **Adult Motel:** A hotel, motel or similar commercial establishment which: offers accommodations to the public for any form of consideration, provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; or offers a sleeping room for rent for a period of time that is less than 8 hours; or allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than eight hours.
 7. **Adult Motion Picture Theater:** A commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions that are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas are regularly shown for any form of consideration.

8. **Adult Novelty Store:** Any retail store specializing in the sale of paraphernalia, devices, or equipment distinguished or characterized by an emphasis on depicting or describing specified sexual conduct or used in connection with specified sexual conduct.
9. **Adult Theater:** A theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly feature person who appear in a state of nudity or live performances which are characterized by exposure of specified anatomical areas or by specified sexual activities.
10. **Agriculture:** Cultivation of the soils, the production of forage or crops, production of timber products or the rearing, feeding or management of livestock in domestic or captive environments consistent with the land's capability to produce.
11. **Agriculture, Commercial:** Contiguous or non-contiguous parcels of land presently being and employed for the primary purpose of providing gross revenue from agricultural or horticultural use or any combination thereof.
12. **Agriculture, Non-Commercial:** The accessory use of a portion of a lot or parcel for agricultural or horticultural use, including 4-H and vocation agricultural projects, for the primary use of the residents of the lot or parcel.
13. **Aircraft Landing Strip:** A private facility for accommodation and servicing of aircraft the use of which shall be limited to the owners of the lot on which the facility is located.
14. **Airport:** A public facility for accommodation and servicing of aircraft the use of which shall be for general public use.
15. **Alley:** A public right-of-way providing a secondary means of access to abutting lands.
16. **Alteration:** Any external rearrangement of the structural parts, enlargement, addition, increase in height, or relocating of a facility to which a Zoning Permit is required.
17. **Alternative Construction:** The use of non-traditional construction methods, designs and/or materials such as earth bags, straw bales, adobe or shipping containers.
18. **Animal Shelter:** A building or premises, the purpose of which is the temporary quartering, impoundment, housing, confinement and/or care of animals, usually abandoned or unclaimed.
19. **Applicant:** The Owner of Record, developer or agent thereof who can apply for a permit.
20. **Areas of Critical Environmental Concern:** Areas within the public lands where special management attention is required to protect and prevent irreparable damage to important historic, cultural or scenic values, fish and wildlife resources or other natural systems or processes or to protect life and safety from natural hazards.
21. **Automobile and/or Truck Rental Services:** Establishments engaged in the short-term rental of automobiles, vans, trucks not requiring a Wyoming Class A or Class B license, and rental trailers. Incidental parking and servicing of vehicles for rent or lease and retail

sales of rental related equipment such as hitches, boxes, etc. is allowed.

22. **Bed and Breakfast:** An owner occupied single family dwelling that contains no more than four guest rooms where lodging for no more than eight people per night, with or without meals, is provided for compensation.
23. **Biologically Significant:** Those species of plant or animal that are deserving of special management under the applicable State or Federal Agency.
24. **Bird Diverter Standards:** The requirements of BLM “Appendix K MET Tower Requirements for Wildlife” for flagging guy wires to reduce avian injuries or fatalities.
25. **Blade Glint:** Small bright flashes of reflected light from a wind generation device.
26. **Board:** The Board of County Commissioners of Sweetwater County, Wyoming.
27. **Boarding House:** A dwelling other than a hotel where for compensation and by pre-arrangement for definite periods meals are provided for three or more persons on a weekly or monthly basis.
28. **Buffer:** A strip of land, fence or border of landscaping between one use and another designed to set apart one use from another. A buffer is intended to mitigate negative impacts of the more intense use on adjacent uses.
29. **Building:** Any permanently affixed, covered structure intended for the shelter, housing, or enclosure of persons, animals, or goods.
30. **Building Frontage:** That façade of a structure containing a Permitted Use which is generally parallel to and closest to the Front Line of a lot or parcel.
31. **Candela:** A unit of luminous intensity.
32. **Clinic:** A facility providing medical, dental, psychiatric or surgical service exclusively on an out-patient basis, including emergency treatment, diagnostic services, training, administration and services to outpatients, employees or visitors.
33. **Combustible Liquid:** A liquid having a closed cup flash point at or above 100°F (38°C). Combustible shall be subdivided as follows:
 - a. Class II – Liquids having a closed cup flash point at or above 100°F (38°C) and below 140°F (60°C).
 - b. Class IIIA – Liquids having a closed cup flash point at or above 140°F (60°C) and below 200°F (93°C).
 - c. Class IIIB – Liquids having closed cup flash points at or above 200°F (93°C). The category of combustible liquids does not include compressed gases or cryogenic fluids.
34. **Commencement of Construction of a WECS Facility:** Storage of construction equipment and vehicles on the project site, grading, road construction and initiation of construction of a WECS Facility.

35. **Commercial WECS Facility:** A WECS Facility that produces more than 7.5 kilowatts.
36. **Commission:** Planning and Zoning Commission of Sweetwater County.
37. **Communication Booster, Repeater Facility:** An unmanned facility, site, or location that contains one or more antennas, telecommunication towers, alternative support structures, satellite dish antennas, dishes, or similar communication devices, and support equipment and buildings, which is used for transmitting, receiving, boosting, repeating or relaying telecommunication signals.
38. **Communication Booster, Repeater Tower:** A monopole, guy, or lattice structure used to support antennas for transmitting, receiving, repeating, or relaying telecommunication signals.
39. **Compressed Gas:** A material or mixture of materials which:
- a. Is a gas at 68°F (20°C) or less at 14.7 psai (101 kPa) of pressure; and
 - b. Has a boiling point of 68°F (20°C) or less at 14.7 psai (101 kPa) which is either liquefied, non-liquefied or in solution, except those gases which have no other health or physical hazard properties are not considered to be compressed until the pressure in the packaging exceeds 41 psai (282 kPa) at 68°F (20°C).
- The states of a compressed gas are categorized as follows:
- a. Nonliquefied compressed gases are gases, other than those in solution, which are in packaging under the charged pressure and are entirely gaseous at a temperature of 68°F (20°C).
 - b. Liquefied compressed gases are gases that, in a packaging under the charged pressure, are partially liquid at a temperature of 68°F (20°C).
 - c. Compressed gases in solution are nonliquefied gases that are dissolved in a solvent.
 - d. Compressed gas mixtures consist of a mixture of two or more compressed gases contained in a packaging, the hazard properties of which are represented by the properties of the mixture as a whole.
40. **Compressed Gas Container:** A pressure vessel designed to hold compressed gases at pressures greater than one atmosphere at 68°F (20°C) and includes cylinders, containers and tanks.
41. **Compressed Gas System:** An assembly of equipment designed to contain, distribute or transport compressed gases. It can consist of a compressed gas container or containers, reactors and appurtenances, including pumps, compressors and connecting piping and tubing.
42. **Conditional Fireworks Permit:** A conditional use permit which, if granted to the owner of a fireworks business, certifies that the owner is engaged in the retail sale of legal fireworks in compliance with these regulations.
43. **Corner Lot:** A lot or parcel situated at the intersection of two or more streets.
44. **County:** Sweetwater County, Wyoming.
45. **dB(A):** The A-Weighted measurement of sound pressure level which has been filtered or weighted to progressively de-emphasize the importance of frequency components below

1000 Hz and above 5000 Hz.

46. **dBc:** The measurement of sound pressure level which is designed to be more responsive to low-frequency noise. C-Weighting is intended to represent the low-frequency emissions and immissions of wind turbine noise.
47. **Decommissioning:** The removal from service, disassembly and proper off-site disposal of the WECS Facility.
48. **Department:** The Sweetwater County Land Use Department .
49. **Developer:** A land owner, or his or her agent, who constructs or supervises the construction of any WECS or other project whereby a permit is required pursuant to this Code.
50. **Director:** The Sweetwater County Land Use Director.
51. **Discretionary Permit Application:** An application which requires a decision in a Public Hearing to approve, approve with specific conditions and/or limitations or disapprove a particular activity as distinguished from situations where the Department merely has to determine whether there has been conformity with applicable statutes or regulations. Discretionary Permit Applications are generally those that are more intensive in nature and may have neighborhood impacts and include, but are not limited to, amendments, conditional uses, variances and appeals.
52. **Districts:** Any section or sections of Sweetwater County for which the regulations governing the use of lands and the use, density, bulk, height, and coverage of buildings and other structures are uniform.
53. **Double Frontage Lot:** A lot or parcel which abuts a street or highway along both its Front and Rear Lines.
54. **Drive-In Restaurant:** A retail establishment engaged in the sale of prepared food and drink, which is served to and/or consumed on the premises by the occupants of vehicles in their vehicles.
55. **Dwelling Unit:** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
56. **Election Sign:** A sign advertising a candidate for political office or a measure scheduled for election.
57. **Emission:** The sound energy that is emitted by a source (Wind Generation Device). It is transmitted to a receiver (dwelling or property line) where it is immitted (see Immission).
58. **Endangered Species:** The classification provided by the U.S. Endangered Species Act to an animal or plant in danger of extinction within the foreseeable future throughout all of a significant portion of its range.

59. **Establishment:** Any business regulated by the Sweetwater County Sexually Oriented Business Regulations.
60. **Filtered:** Any outdoor light fixture that has a glass, acrylic or translucent enclosure of the light source (quartz glass does not meet this requirement).
61. **Financial Assurance:** A security serving as collateral in the form of a surety bond, certificate of deposit, corporate guarantee, letter of credit, deposit account, insurance policy or other form acceptable to Sweetwater County to insure proper decommissioning, reclamation activities, and compliance with the Road Use and Maintenance Agreement for a WECS Facility.
62. **Fire Apparatus Access Road:** A road that meets International Fire Code standards and provides fire apparatus access from a fire station to a facility, building, or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot and access roadway.
63. **Fireworks:** Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration or detonation that meets the definition of 1.4G fireworks or 1.3G fireworks of the International Fire Code.
64. **Fireworks Business:** Any business which sells fireworks as defined in this Resolution to include buildings or structures from which fireworks are sold or in which they are stored.
65. **Fireworks Storage Unit:** Any building, semi-trailer, or other structure or edifice the primary purpose of which is the storage of fireworks as defined herein but which shall not include any soft-sided structure.
66. **Flammable Liquid:** A liquid having a closed cup flash point below 100°F (38°C). Flammable liquids are further categorized into a group known as Class I liquids. The Class I category is subdivided as follows:
 - a. Class IA – Liquids having a boiling point below 100°F (38°C).
 - b. Class IB – Liquids having a flash point below 73°F (23°C).
 - c. Class IC – Liquids having a flash point at or above 73°F (23°C) and below 100°F (38°C).
The category of flammable liquids does not include compressed gases or cryogenic fluids.
67. **Flood Light:** A form of lighting fixture designed to direct the output of a contained lamp in a more-or-less specific direction, utilizing reflecting or refracting elements located external to the lamp.
68. **Footcandle:** A unit of measurement referring to illumination incident to a single point. One footcandle is equal to one lumen uniformly distributed over an area of one square foot.
69. **Foundation:** Support for buildings or structures. A part of a building or structure, usually below the ground, that transfers and distributes the weight of the building or structure onto the ground.

70. **Foundation, Permanent:** A closed perimeter formation consisting of materials such as concrete or concrete block which extends into the ground below the frost line. A full, poured concrete or masonry foundation, a poured concrete frost wall or a mortared masonry frost wall, with or without a concrete floor.
71. **Freight Terminal:** An operation involving dock facilities for the purposes of transferring goods or breaking-down and assembling tractor-trailer transport. Not included in this definition are parking, storage or servicing of trucks incidental and located on the same lot as a permitted use, warehouse facilities or similar facilities used primarily for freight forwarding.
72. **Fresh Water Aquifer:** Refers to a geologic formation that is capable of yielding fresh water to a well or spring.
73. **Front Line:** A designated boundary line of a lot or parcel parallel to and abutting the right-of-way line of a public street or private road. There shall be only one Front Line per lot or parcel; the Front Line of a Corner Lot or a Double Frontage Lot shall be designated by the owner of the lot or parcel.
74. **Front Setback:** The distance between the front property line or right-of-way line and the outermost wall of a structure.
75. **Full Cut-Off Fixture:** A fixture that does not allow light to escape above a 90 degree angle measured from a vertical line from the center of the lamp extended to the ground.
76. **Gasoline Filling Station:** A retail establishment engaged in the sale of automotive fuels, motor oil, or other automobile accessories, and providing incidental services including lubrication, hand washing and cleaning, or major mechanical work and repairs. Shall not include painting or body-work.
77. **General Contractor:** General contractors, service contractors, sub-contractors, builders, and the various trades engaged in, but not limited to, the construction of either residential or commercial structures.
78. **Glare:** Direct and unshielded light striking the eye to result in visual discomfort and reduced visual performance.
79. **Grading:** The excavation or fill of earth material or a combination of both.
80. **Greater Sage Grouse Core Area:** That sage grouse management and protection area as defined by the 2011-5 Executive Order issued by the Wyoming Governor's Office as amended.
81. **Gross Floor Area:** The sum of the areas of the several floors of a building measured between the exterior faces of the exterior walls at each floor excluding any floor area used exclusively as parking for storage vehicles and excluding any area of the building which has a floor-to-ceiling height of less than six feet. Floor areas meeting the six foot height shall be included in the gross floor area whether or not they are considered finished areas.

82. **Growth Management Area:** The total area covered by Exhibit A of the Growth Management Plan and Agreement as amended.
83. **Guest House:** A small, site built, private dwelling, separate from the main dwelling on a property, used to accommodate guests for overnight stays. A recreational vehicle shall not be considered a guest house.
84. **Hazardous Material:** Those chemicals or substances which are physical hazards or health hazards as defined and classified in the International Fire Code, whether the materials are in usable or waste condition.
85. **Heavy Construction Contractor:** Heavy construction contractors engaged, in, but not limited to, activities such as paving, highway construction and utility construction including oil and gas drilling activities and pipeline construction activities.
86. **Heavy Equipment Storage Yard:** Yard used for the outdoor storage of heavy equipment such as Frac Tanks, Drilling Rigs, Cranes, etc.
87. **Helicopter Landing Site:** A private facility for accommodation and servicing of helicopters the use of which shall be limited to the owner or owners of the lot on which the facility is located.
88. **Heliport:** Any landing area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling and emergency service facilities.
89. **Hospital:** An institution, licensed by the state department of health, providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.
90. **IESNA:** The Illuminating Engineering Society of North America, a non-profit professional organization of lighting specialists that has established recommended design standards for various lighting applications.
91. **Illuminance:** Density of luminous flux incident on a surface. Unit is footcandle or lux.
92. **Immission:** The sound energy received at a receiver (dwelling or property line) transmitted from the source (Wind Generation Device) that emitted sound energy (see Emission).
93. **Impound, Salvage and Storage Yard for Vehicles:** Facilities for the storage of operative and inoperative vehicles for limited periods of time. This includes, but is not limited to, the storage of towed and/or impounded vehicles and the storage, keeping, buying or selling of wrecked, scrapped, ruined or dismantled motor vehicles or motor vehicle parts.
94. **Indoor Riding Arena:** An establishment contained within an enclosed structure where horses are boarded and cared for and where instruction in riding, jumping, cutting, training and showing is offered, and the general public may, for a fee, hire horses for riding. No outside corrals used for the purpose of boarding or housing horses or manure

storage in an unenclosed structure will be allowed in conjunction with this use.

95. **Industrial Siting Council:** The council created by W.S. 35-12-104.
96. **Infrastructure:** Improvements, both on-site and off-site, that are basic to a proposed development including, but not limited to, public and private roadways, water systems and components, sanitary sewer systems and components, drainage systems, electrical utility, natural gas utility, telephone utility, fire protection appurtenances, driveway culverts and driveway approaches.
97. **Inoperable Vehicle:** Any motor vehicle which cannot be moved under its own power, or cannot be operated lawfully on a public street or highway due to lack of an engine, transmission, wheels, tires, or when such vehicle is totally or partially suspended above the ground by jack, block, or any other lifting device.
98. **International Fire Code:** The edition of the International Fire Code most recently adopted by the Board. This code is also referred to as the IFC.
99. **Junk:** Scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste or junked, dismantled or wrecked automobiles or parts thereof, iron, steel and other scrap ferrous or nonferrous material.
100. **Junkyard and/or Recycling Center:** An establishment or place which is maintained, operated or used for storing, keeping, buying or selling junk or recyclable materials.
101. **Kennel and Pet Boarding:** Any property or premises on which dogs, cats or other household pets are boarded, bred or sold and which may provide outdoor animal pens and runs.
102. **Lamp:** The generic term for an artificial light source installed in the socket portion of the fixture, to be distinguished from the whole assembly. Commonly referred to as a bulb.
103. **Landscaping:** The bringing of the soil surface to a finished grade, installing sufficient trees, shrubs, ground cover and grass to soften building lines, provide shade and generally produce a pleasing visual effect of the premises. This may include the use of rocks, fountains, water features, mulch and other similar materials.
104. **Leisure Activities:** Human endeavors other than employment or those principally concerned with the provision or procurement of the necessities of life. Leisure activities include such things as participatory sports, fitness activities, active or passive recreational pursuits and social, cultural, educational or religious events.
105. **Licensed Vehicle:** A vehicle with a currently valid license.
106. **Light Bulb:** The component of the light fixture that produces the actual light. A bulb includes, without illumination, a lamp or tube.
107. **Light Fixture:** The assembly that holds the lamp in a lighting system. It includes the elements designed to give light output control, such as reflector (mirror) or refractor

(lens), the ballast, housing and the attachment parts.

108. **Light Pollution:** Any adverse effect or artificial light sources including, but not limited to, discomfort to the eye or diminished vision due to glare, light trespass, uncontrolled up-lighting, uncomfortable distraction to the eye, or any artificial light that diminishes the ability to view the night sky.
109. **Light Trespass:** Light falling where it is not wanted or needed, generally light from one property that shines onto another property or the public right-of-way.
110. **Livestock:** Horses, mules, rabbits, llamas, cattle, swine, sheep, goats, poultry or other animals generally used for food or in the production of food or fiber.
111. **Loading Space:** A space within a building or on the same lot or parcel providing for the standing, loading, or unloading of a vehicle.
112. **Lot or Parcel:** A portion of a subdivision or a parcel of land intended as a unit for the purpose, whether immediate or future, of sale or lease or for building development.
113. **Lumen:** A quantitative unit measuring the amount of light emitted by a light source. One footcandle is one lumen per square foot. One lux is one lumen per square meter.
114. **Luminaire:** The complete lighting unit, including the lamp, the fixture and other parts.
115. **Manufactured Home:** A Manufactured Home is a separate, detached structure that is transportable in one or more sections. A Manufactured Home is designed and constructed to the Federal Manufactured Construction and Safety Standards and is so labeled.
116. **Marina:** A commercial facility for 10 or more boats, with wet and/or dry storage, launching and mooring of boats together with all accessory structures and uses.
117. **MET Tower:** A tower that measures wind speed for the purposes of gathering data for a Commercial WECS Facility.
118. **MET Tower, Permanent:** A monopole, non-lattice and non-guyed MET Tower.
119. **MET Tower, Temporary:** A tubular, non-lattice, lattice, guyed or non-guyed MET Tower erected for a specific term.
120. **Mini Warehousing:** Storage within a site-built enclosed structure of domestic or household goods, passenger and other types of recreational vehicles, or equipment where no major repair work is done or maintenance requiring any open flame, welding, use or storage of flammable liquid, gasses, or explosives.
121. **Mining, Drilling and Oilfield Equipment Sales, Supplies, Fabrication and/or Repair:** Includes all equipment sales, supplies, fabrication and/or repair used for mining and drilling operations, including welding for the fabrication and/or repair of equipment.
122. **Mobile Home:** A portable structure designed for use as a year-round dwelling unit built on a chassis which is an integral part of the mobile home's structure. The mobile home is

transportable over public highways on its own wheels. Such a structure shall be considered a mobile home whether or not the wheels originally mounted have been removed and whether or not the structure has been placed on a foundation. The structure must have been built prior to June 15, 1976 to be considered a Mobile Home. After that date, they are considered Manufactured Homes.

123. **Modular Home:** A structure or part of a structure capable of being transported by an appropriate vehicle from the place of fabrication to the site on which it is to be erected. The foundation for Modular Homes must be permanent and must meet the requirements of the most current edition of the International Residential Building Code. The chassis on which a modular home is transported is not a required part of the modular home superstructure. Modular homes are constructed to the same state, local or regional building codes as site-built homes.
124. **Motel:** A building or series of buildings in which lodging is offered for compensation and which is distinguished from a hotel primarily by reason of providing direct independent access to and adjoining parking for each rental unit.
125. **Multi-Family Dwelling:** A building containing three or more dwelling units, including units that are located over the other.
126. **Nacelle:** The part of the wind turbine which houses a drive train and all other related components that support the electrical generation system.
127. **Net Metering:** A facility for the production of electrical energy that:
 - a. Uses wind as its prime mover;
 - b. Has a generating capacity of not more than 7.5 kilowatts;
 - c. Is located on the applicant(s)/owner(s) premises;
 - d. Operated in parallel with the electric utility's transmission and distribution facilities; and
 - e. Is intended primarily to offset part or all of the customer-generator's requirements for electricity.
128. **Non-Commercial WECS Facility:** A WECS Facility with a single Wind Generation Device and with a generating capacity of 7.5 kilowatts or less located on property owned solely by the Applicant(s) to generate electricity for the Applicant's primary use, and is operated solely by the Applicant(s).
129. **Non-Conforming Use for a Structure on a Lot or Parcel (Grandfather Rights):** Any permitted existing use for a structure on a lot or parcel which, on the effective date of this Resolution or as a result of subsequent amendments thereto, does not comply with the provisions of this Resolution for the district in which the non-conforming use or structure is located.
130. **Nude Model Studio:** Any place where a person who appears semi-nude, in a state of nudity, or who displays specified anatomical areas and is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. Nude model studio shall not include a proprietary school licensed by the State of Wyoming or a college, junior college or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are

transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure:

- a. That has no sign visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing; and,
- b. Where in order to participate in a class a student must enroll at least three days in advance of the class; and
- c. Where no more than one nude or semi-nude model is on the premises at any one time.

131. **Nudity or A State of Nudity:** The appearance of a human bare buttock, anus, male genitals, female genitals or female breast; or a state of dress failing to opaquely cover a human buttock, anus, male genitals, female genitals or areola of the female breast.
132. **Nuisance:** Any use or non-use of property, real or personal, which causes material injury to others or which endangers life, health, or safety or which is otherwise defined at common law, Wyoming State Statute, or herein.
133. **Open Space:** That portion of a lot or parcel not occupied by a structure. Setback areas meeting this definition shall be considered as open space.
134. **Operator:** The primary person responsible for managing and maintaining the WECS Facility once the WECS Facility becomes functional by producing electricity.
135. **Original Grade:** Pre-development grade of the surface.
136. **Owner:** The surface owner of land.
137. **Owner of Record:** The person or entity shown in the records of the Sweetwater County Clerk to be the owner of a particular property. Owner of Record includes multiple owners of property. When there are multiple owners of record, a co-owner may sign as the owner of record.
138. **Parcel:** A contiguous piece of property under common ownership.
139. **Parking Area:** An all-weather surfaced area not in a street or alley devoted to the off-street parking of vehicles, including parking spaces, aisles, access drives and landscaped areas and providing vehicular access to a public street.
140. **Parking Space:** An off-street space available for the parking of one motor vehicle.
141. **Permitted Use:** A use enumerated for a Zoning District which is only allowed through an approved permit application.
142. **Person:** Includes an individual, group, firm, partnership, corporation, cooperative, association, or other legally established entity excluding the state, federal government and local government. Person also includes the parent company, partnership or holding entity for a person.

143. **Photovoltaic Power System:** Electrical power generation through the utilization of photovoltaic cells that convert sunlight into electricity.
144. **Plat:** A map or drawing on which the subdivider's plan of the subdivision is presented and which he submits for approval and eventual recording in final form.
145. **Pre-Application Meeting:** A meeting with the Department at the request of the applicant for the purpose of providing an overview of Sweetwater County's regulations and review of the proposed project.
146. **Primary Structures:** Residences and occupied commercial or industrial buildings. Primary structure excludes structures such as storage sheds and other non-occupied structures.
147. **Private Road:** Any right-of-way or easement created to provide vehicular access through the property of others that is not dedicated or intended to be dedicated to the public and will not be maintained by the County.
148. **Public Service:** The business of supplying a commodity (such as electricity or natural gas) or service (such as public transportation) to any or all members of a community.
149. **Public Street:** A street, highway or road dedicated or otherwise legally established to the public use affording the principal means of access to abutting property. A public street may be publicly or privately maintained. The construction standards of WYDOT or Sweetwater County must be met for a public street.
150. **Public Utility:** Any person, firm, corporation, municipal department, or board duly authorized to furnish to the public electricity, gas, communication, transportation, sewer or water.
151. **Qualified Professional:** A Person with professional training, certification, experience and expertise in an area of concern such as environmental, engineering, surveying, economics and architecture, who is retained by the Applicant for the purposes of completing work required by these regulations. The Board reserves the right to review the credentials of each person hired by the applicant to perform works as a Qualified Professional.
152. **Quarry:** An open land area where sand, gravel, soil, rock fragment, or similar unconsolidated material is mined or excavated for sale or off-tract use. A quarry may include sifting, crushing, and washing as part of the operation. However, a quarry operation shall not include the stockpiling of materials mined or quarried off site, nor the production of asphalt, concrete or similar products, nor the use of storage of explosives unless a conditional use permit specifically authorizing such operations is obtained. All quarry operations must be permitted by the Wyoming Department of Environmental Quality.
153. **Ranch Recreation Facility:** A ranch, including associated lands and accessory buildings and structures, operated as a resort for tourists. Housing and recreational activity is provided to guests and may include horseback riding, day and overnight horseback trips, guided hunting trips, fishing trips, cook-outs and hay rides. Permanent buildings for lodging all guests shall be provided. Lodging may be in cabins or a main lodge. Lodging

in temporary facilities, such as tents, is permitted as part of overnight recreational activities but shall not be the primary type of accommodation. A dining facility to include a licensed bar for guests is permitted as an accessory use and may be open to the general public.

154. **Rear Setback:** The distance between the rear property line and the outermost wall of a structure.
155. **Recessed:** When a light is built into a structure or a portion of a structure such that the light is fully cut-off and no part of the light extends or protrudes beyond the underside of a structure or portion of a structure.
156. **Recreational Facility:** A facility which is open to the general public for the purpose of enjoyment. This includes rec centers, archery ranges, paintball facilities, skate parks, etc.
157. **Recreational Vehicle:** A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreational, camping, and travel use and including, but not limited to, park model RV's, travel trailers, truck campers, camping trailers, and self-propelled motor homes not exceeding 400 square feet. A Recreational Vehicle is not considered a manufactured or mobile home and shall not be placed on a permanent foundation.
158. **Required Improvement:** A required improvement is an improvement, public or private, that may be required for the approval of a Provisional Construction Use Permit, Development Plan, Major Site Plan, or Subdivision. Required Improvements are those improvements listed in an Improvements Agreement, stated requirements of the Regulations of Sweetwater County, or other reasonable items that may be required by Staff for health, safety, and welfare purposes.
159. **Restaurant:** A commercial establishment where food and beverages are prepared, served and consumed primarily within the principal building or adjoining patios and where food sales constitute not less than 60 percent of the gross sales receipts for food and beverages.
160. **Sanitary Landfill:** A site for final disposal of solid waste on the land by a method employing compaction of the refuse and cover with earth or other inert material. Such site shall comply with the health laws, standards, rules, and regulations of the Wyoming Department of Environmental Quality.
161. **Screening:** A method of visually shielding or obscuring an abutting or nearby use or structure from another by fencing, walls, berms, or densely planted vegetation.
162. **Semi-Nude:** A state of dress in which clothing covers no more than the genitals, pubic region, or areola of the female breast, as well as any portion of the body covered by supporting straps or devices.
163. **Setback:** The distance required to comply with the front, side or rear yard provisions set forth in this Resolution as measured from the property line. In cases where the property line is the center of the road, the setback shall be figured from the edge of the dedicated

right-of-way or public or private access easement, whichever is closest to the structure.

164. **Sexually Oriented Business:** An inclusive term used to describe collectively: an adult arcade, adult bookstore, adult novelty store, video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude modeling, and other similar businesses or places open to some or all members of the public at or in which there is an emphasis on the presentation, display, depiction or description of specified anatomical areas or specified sexual activities.
165. **Shadow Flicker:** The visible flicker effect when rotating blades of the WECS cast shadows on adjacent property causing a repeating pattern of light and shadow.
166. **Shielded:** When the light emitted from the fixture is projected below a horizontal plane running through the lowest point of the fixture where light is emitted. The bulb is not visible with a shielded light fixture and no light is emitted from the sides of the fixture. Also considered a full cut-off fixture.
167. **Shipping Container:** A standardized, reusable, fully enclosed, box-like container used in the transportation of freight and capable of being mounted and moved on a rail car, truck trailer or loaded on a ship or airplane. The trailer portion of a tractor-trailer is not considered a shipping container.
168. **Side Setback:** The distance between the side property line and the outermost wall of a structure.
169. **Sign:** Any object or device or part thereof situated outdoors or indoors which is used to advertise, identify, display, direct, or attract attention to any object, person, institution, organization, business product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, color, motion, illumination or projected images. Signs do not include the following:
- a. Flags of nations, states, cities, fraternal, religious and civic organizations, corporations.
 - b. Merchandise, pictures or models of products or services incorporated with a window display.
 - c. Time and temperature devices, not related to a product.
 - d. National, state, religious, fraternal, professional and civic symbols or crests, or works of art which in no way identify a product or a device. If, for any reason, it cannot be readily determined whether or not the object is a sign, the Board shall make such determination.
 - e. Nameplate sign – a sign which states the name and/or address of the occupant and does not exceed three square feet.
170. **Sign, Building:** A sign which directs attention to the building to which it is attached. The following signs are building signs:
- a. Sign, Canopy: Any sign attached to or constructed on the face of a permanent, roof-like shelter, extending from part or all of the building face and constructed of some durable material.
 - b. Sign, Projecting: A sign attached to or erected on a wall of a building, with the face perpendicular to the building wall.
 - c. Sign, Roof: Any sign erected upon, against or directly above a roof or on top of the parapet of a building.

- d. **Sign, Under Canopy:** Any sign attached to or constructed under a canopy.
 - e. **Sign, Wall:** A sign attached to, erected against or painted upon the wall of a building, with the face horizontally parallel to the building wall.
 - f. **Sign, Window:** A sign installed or painted on a window for purposes of advertisement, display, to identify a person, object or product.
171. **Sign, Directional or Informational:** Any sign which directs vehicular or pedestrian traffic for purposes of parking, circulation or sale points of various products and services. No directional or informational sign may contain any business name, advertising, price or other commercial message or business logo.
172. **Sign, Free Standing:** A sign supported by one or more uprights, poles or braces in or upon the ground, not attached to any building and having its bottom edge above ground.
173. **Sign, Gross Area:** Omitting any structure or bracing, the area of a sign shall be measured by the sum of each rectangle, triangle or circle or combination thereof that encompasses the outer limits of all portions of the sign, message or display. All faces shall be measured except where two faces are back to back and parallel and less than 36 inches apart shall be measured together as one sign.
174. **Sign, Illuminated:** A sign designed to give forth artificial light or designed to reflect light derived from any source.
175. **Sign, Off-Premise:** Any sign advertising goods, products or services not located or sold on the premises on which the sign is located.
176. **Sign, On-Premise:** Any sign identifying or advertising a business, person, activity, goods, products or services located on the premises where the sign is installed and maintained.
177. **Significant Shadow Flicker:** More than 30 hours per year of Shadow Flicker on adjacent property.
178. **Single-Family Dwelling:** A single, detached structure having but one dwelling unit designed for or used exclusively for residence purposes by one family.
179. **Site Plan:** A drawing to a measurable and readable scale showing the accurate location of all existing and proposed improvements on subject property or any other information as may be required by this Resolution.
180. **Soft-Sided Structure:** A tent or tarp-like structure constructed of canvas, nylon or similar material.
181. **Solar Energy System – Utility Scale:** A large, utility scale solar collection system designed to convert solar energy into electrical energy for the supply of solar power into the electricity grid.
182. **Solar Energy System – On-Site:** Any device or combination of devices which collects sunlight primarily for generating energy for use on-site. When a property also receives

electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be sold back to the utility company.

183. **Special Status Species:** A plant or animal species that requires administrative protection or special management as required by state or federal law. Examples of Special Status Species include: Threatened, Endangered, or a Proposed Species under the Endangered Species Act, BLM Sensitive Species; or Wyoming's Species of Greatest Conservation Need.
184. **Specified Anatomical Areas** means:
- a. Less than completely and opaquely covered: human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; and,
 - b. Human male genitals in a discernibly turgid state, even if completely covered.
185. **Specified Sexual Activities** means:
- a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; and,
 - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy; or,
 - c. Excretory functions as part of or in connection with any of the activities set for in (a) through (b) above.
186. **Structure:** A combination of materials, above or below ground, artificially built up or composed of parts forming a building of any kind or joined together in some definite manner.
187. **Structure, Attached:** A structure having one or more party walls in common with another structure.
188. **Structure, Detached:** A structure having no physical connection with another structure.
189. **Substation:** The apparatus that connects the collector system of the WECS and increases the voltage for connection to the off-site transmission lines.
190. **Subsurface Storage of Records:** The use of a building or structure, or portion thereof, for the storage of records and/or documents and is partially or fully below grade in which the lowest floor level is not more than 30 feet below the lowest level of exit discharge. The building or structure is constructed to blend in with the surrounding environment and uses. Subsurface storage shall not be used for temporary or permanent occupancy other than temporary occupancy as an accessory use (offices). Construction shall be certified by a Professional Engineer licensed in the State of Wyoming to meet the most recent editions of the IFC, IBC, IFGC (International Fuel Gas Code) and IMC (International Mechanical Code).
191. **Sweetwater County Development Codes:** The Sweetwater County Development Codes include the following Sweetwater County documents: Zoning Resolution of Sweetwater County, Subdivision Regulations of Sweetwater County, and the Sweetwater County Growth Management Plan and Agreement.

192. **Temporary Dwelling:** The use of a manufactured home or recreational vehicle as a temporary dwelling on the same lot as and during the construction of a permanent, site built home or the remodeling of an existing home.
193. **Temporary Work Camp:** Two or more temporary, self-contained, mobile housing units used exclusively for temporary housing. A Temporary Work Camp is also referred to as Base Camp, Man Camp or Work Camp.
194. **Threatened Species:** Under the Endangered Species Act, an animal or plant species, as determined by the U.S. Fish and Wildlife Service that is likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
195. **Track, Trail, Course or Speedway:** An improved area built for the riding or racing of animals, vehicles or athletes, whether private or commercial, and may be outdoors or contained within a building. Appurtenant facilities may include grandstands, concession areas, parking facilities, paddocks and stables, but do not include residences, offices or retail facilities.
196. **Transmission Lines:** Utility owned electrical transmission lines.
197. **Travel Center - Truck Stop:** A site providing specialized facilities for retail fueling services primarily for trucks. With diesel sales exceeding fifty percent of total fuel sales, the site may include related facilities including, but not limited to, restaurants, overnight parking, convenience stores, vehicle washing facilities and vehicle service center.
198. **Two-Family Dwelling:** A single structure designed or used for the residential occupancy of two families.
199. **Uplighting:** Any light source that distributes illumination above a 90 degree horizontal plane.
200. **Use:** Any purpose for which a lot, building, or other structure or a tract of land may be designated, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land.
201. **Veterinary Hospital:** A place intended for the medical diagnosis, treatment, and care of animals. A hospital shall be distinguished from a clinic by virtue of providing for the boarding of animals for purposes of receiving some medical care.
202. **Video Viewing Booth or Arcade Booth:** Any booth, cubicle, stall, or compartment that is designed, constructed, or used to hold or set patrons and is used for presenting motion pictures or viewing publications by any photographic, electronic, magnetic, digital, or other means of media (including, but not limited to film, video or magnetic tape, laser disc, CD-ROM, books, magazines, or periodicals) for observation by patrons therein.
203. **Wallpack:** A type of light fixture typically flush-mounted on a vertical wall surface.
204. **WECS Facility:** Anything that is a necessity or a component that exists for the project and is a part of the WECS Project. The WECS Facility includes, but is not limited to, the

following systems and components: WECS and associated support facilities including, roads, substations, collection systems, gathering systems, transmission lines, operation and maintenance buildings, primary structures, ancillary facilities, components and equipment, and Wind Generation Devices as specified in the application. The WECS Facility includes all WECS Facility Phases planned by the Developer.

205. **WECS Facility Area:** That region of land whose boundary is legally defined and established by the developer and encompasses the boundaries of all planned WECS Facility Phases and contains all elements for all WECS Facility Phases provided; however, that the boundary may not extend beyond property owned or controlled by the developer.
206. **WECS Facility Boundary:** The legally described limits of the WECS Facility Area that contains all the elements of a WECS Facility and the area encompassed by all planned WECS Facility Phases.
207. **WECS Facility Phase:** A portion of the WECS Facility and WECS Facility Area that the Developer chooses to develop at a future time, leaving the remainder of the WECS Facility to be developed as one or several additional construction units or projects.
208. **WECS Tower:** The support structure to which the nacelle and rotor is attached.
209. **WECS Transmission Lines:** Non-utility owned electrical transmission lines.
210. **Wilderness Characteristics:** Lands that have been inventoried and determined by the BLM to contain wilderness characteristics as defined in Section 2.c of the Wilderness Act.
211. **Wind Energy Conversion System (WECS):** Interchangeable with WECS Facility.
212. **Wind Generation Device:** All components associated with a single device that uses wind as a prime mover for the production of an electrical resource.
213. **Wind Generation Device Height:** The distance from the highest point of the device to the original surface grade.
214. **Wood Recycling Shop:** An establishment within an enclosed structure for the purpose of using used wood and recycling it into usable products such as molding for house construction, molding for picture frames, and other types of wood products. All products and supplies will be stored in a structure. Retail/Wholesale sales will be allowed in conjunction with this use. No outside storage of debris, waste or other by-products will be allowed.
215. **Zoning Certificate:** As referenced in Wyoming Statute 18-5-203, this includes all permits and authorizations allowable by the Sweetwater County Zoning Resolution.
216. **Zoning Permit:** All permits and authorizations allowed under the Sweetwater County Zoning Resolution. A Zoning Permit is also known as a Zoning Certificate.