



Chapter 7

Zoning Regulations

Official Resolution Adopted
January 1969

Revised July 2019

CERTIFICATE OF ADOPTION OF RULES

Adopting Entity: Campbell County Board of County Commissioners

Rules Adopted: Chapter 7, Zoning Regulations (These are amended rules).

Summary of Amendments: Revisions to the definitions, revisions to certain setback provisions, accessory use regulations and the sign code.

Statutory Authority: W.S. 18-5-201

Date Rules Proposed & Available for Inspection: May 7, 2019

Copies mailed to all on the mailing list: Yes

Date of Public Hearing: July 2, 2019

Date of Final Adoption: July 2, 2019

Effective Date: Immediately upon filing with the County Clerk

I hereby certify the attached rules are a true and correct copy of rules adopted by the Campbell County Planning Commission and the Campbell County Board of County Commissioners in accordance with the Wyoming Administrative Procedure Act.



Rusty Bell, Chairman
Board of Commissioners

ATTESTED:



Susan Saunders, County Clerk

**CHAPTER 7
CAMPBELL COUNTY ZONING AND
LAND USE REGULATIONS**

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Section 1. User Guide

The Campbell County Zoning and Land Use Regulations have been designed and drafted to make it as easy as possible for the user to determine all land use regulations that apply to a particular piece of property and to uses, structures, and activities on that property. Follow the step-by-step procedure described below to find applicable regulations.

- (1) Find the subject property on the County's Zoning Map (the Zoning Map is on file at the Department of Public Works). The subject property may be located within a zoning district, such as Rural Residential (R-R), for example.
- (2) If the property is located within a zoning district, then refer to the section that corresponds to the use district in which the subject property is located. If it is not within a district, other regulations may apply. Please consult with Department of Public Works staff.
- (3) Each of these use district sections contains a series of charts. Read down the first vertical column of each chart to find the use in which you are interested.
- (4) After finding the appropriate use, then read across to find a variety of regulations that apply to the subject property. In addition, review all of the sections to which the use district chart refers you.
- (5) You now have the basic zoning regulations that apply to the subject property. However, you should review the following section (1.5 – General Regulations) to see if other regulations of this code may be applicable.



1.5 General Regulations

In addition to the regulations in the use district charts, this code contains a variety of regulations that may apply to the subject property or to a particular use or activity on the property. The following list of questions will help you determine what other factors of this code may contain regulations that may apply.

- (1) **Parking.** Are you planning to install parking stalls on your property? If so, you should read Section 40.10.
- (2) **Fences.** Do you want to erect a fence or wall on the subject property? If so, you should read Section 40.15.
- (3) **Outdoor Display, Sales, and Storage.** Do you, or would you like to, store, sell, or display products or services outside of a structure on your property? If so, you should read Section 40.20.

- (4) **Signs.** Are you interested in erecting or having a sign of any kind on or for the subject property? If so, see Section 40.25.
- (5) **Buffering.** Are you interested in buffering standards for your property? If so, you should read Section 40.30.
- (6) **Gateways.** Do you own property or conduct business on a designated gateway arterial and want to know what special standards apply to your property? If so, you should read Section 40.30(5).
- (7) **Overlay “A” and “W-G.”** Is there an “A” (Airport Overlay) or “W-G” (Wind Generation Overlay) on the Zoning Map within a dashed line that contains the subject property? If so, see Section 32 (Wind Generation Overlay District) or Section 33 (Airport Overlay District).
- (8) **Mixed-Use Developments.** Are you interested in creating a mixed-use development that has residential and commercial in a single development? If so, you should read Section 31 on Master Plan Districts.
- (9) **Live/Work Facilities or Caretaker Housing.** Are you considering offering caretaker housing or live/work facilities on your property? If so, you should read Sections 45.15 and 45.20.
- (10) **Construction Camps.** Are you interested in a temporary construction or worker camp for your industrial project? If so, you should read Section 45.40.
- (11) **Home Occupations.** Do you want to conduct a home occupation out of your primary residence? If so, you should read Section 45.25.
- (12) **Manufactured Homes/Parks.** Are you considering buying a manufactured home or are you thinking of developing a manufactured home park? If so, you should read Section 45.30.
- (13) **Group Care Facilities.** Are you thinking of developing a group care facility in the County? If so, you should read Section 45.35.
- (14) **Temporary Uses.** Are you considering a temporary use for your property? If so, you should read Section 10.30 on Temporary Use Permits.
- (15) **RV Parks.** Are you considering locating an RV on your property or developing an RV park in the County? If so, you should read Section 45.45.
- (16) **Agricultural Activities.** Does your property contain agricultural activities, or are you considering conducting agricultural activities, such as an animal feedlot, in the County? If so, you should read Section 45.50.
- (17) **Communication Facilities.** Are you thinking about locating a telecommunication facility within the County? If so, you should read Section 45.55.
- (18) **Wind Power Facilities.** Are you considering developing a wind power facility on your property? If so, you should read Section 32 (Wind Generation Overlay District).

- (19) **Convenience Stores and Service Stations.** If you have or are considering a service station or convenience store establishment, you should read Section 45.60.
- (20) **Automotive.** If you own or operate an automotive use, you should read the requirements located in Section 45.60.
- (21) **Daycare & Child Care Facilities.** Are you interested in operating a daycare facility? If so, you should read Section 45.60.
- (22) **Sexually Oriented Businesses.** Are you interested in operating a sexually oriented business? If so, you should read Section 45.60.
- (23) **Site Plans.** Are you required to submit a site plan with your development proposal? If so, you should read Section 10.35.
- (24) **Minor Deviations.** Would you like to slightly deviate from the required zoning district development standards? If so, you should read Section 10.45.
- (25) **Deviations.** Would you like to deviate from the development standards required for your property? If so, you should read Section 10.50.
- (26) **Conditional Uses.** Are you considering a use or activity that requires a Conditional Use Permit for your property? If so, you should read Section 10.55.
- (27) **Zoning Amendments.** Would you like to change the zoning district and/or district development standards for your property? If so, you should read Section 10.60.
- (28) **Nonconforming Uses/Structures.** Do you want to know what you can and cannot do with the nonconforming use or structure on your property? If so, you should read Section 10.75.
- (29) **Enforcement.** Is your property the subject of an alleged violation of these Regulations or are you interested in filing a nuisance complaint? If so, you should read Sections 10.80 and 10.85.

The foregoing list has been provided as an aid to assist the reader in finding applicable regulations. However, you should review the table of contents of this code to find other sections that may be of interest to you.

Section 2. This section left intentionally blank.

Section 3. This section left intentionally blank.

Section 4. This section left intentionally blank.

Section 5. Definitions

The purpose of this section is to define terms and words used throughout this Chapter. Definitions are organized alphabetically.

Accessory Structure. A subordinate structure or building which use is incidental and secondary to that of a main structure or building located on the same lot.

Accessory Use. Not a permitted use as authorized in the zoning district, but a subordinate use operated on the same lot as the permitted use, either in the same structure or building as the permitted use or an accessory structure or building.

Adult Bookstore. A building or portion thereof used by an establishment under either of the following circumstances:

- Where twenty-five (25) percent or more of the floor space of the area of the building is open to the public, and used for the display of books, magazines, or other publications, and is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or
- Where twenty-five (25) percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

Adult Live Theater. A building or portion thereof, or area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in this section, or specified anatomical areas as defined, in this section for observation by patrons or customers.

Adult Motion Picture Theater. A building or portion thereof or area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in this section or specified anatomical areas as defined in this section.

Adult Uses. As used in this Zoning Code, adult uses shall mean sexually oriented businesses.

Adult Video Store. A building or portion thereof used by an establishment under either of the following circumstances:

- Where twenty-five (25) percent or more of the floor space of the area of the building open to the public, and actually used for the display of video (tapes, DVDs, etc.) is devoted to the sale or rental of video which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or

- Where twenty-five (25) percent or more of the total number of video offered for sale or rental to the public consist of video which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

Agriculture, General. Use of a lot or portion of a lot for the production of crops, livestock, or poultry, for sale, barter, trade, or home consumption, including structures or other improvements incidental to such activities.

Agriculture, Light. Use of a lot or portion of a lot for agricultural production for the primary use of the residents of the lot, including the raising of food animals, horses, and mules and including 4-H and vocational agricultural projects. Swine excluded except for 4-H and vocational projects.

Agriculture, Retail Establishments. Uses that sell agricultural products either produced on the site or within the community. Such uses include but are not limited to agricultural supply stores and permanent roadside crop stands or fruit stands.

Airport. A facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

Alley. A public or private thoroughfare which provides only a secondary means of access to abutting property.

All-Weather Surface. An unpaved road, parking lot or storage area constructed of a material that does not create mud during rain or snow events. All-Weather Surface generally consists of crushed rock, scoria, crushed concrete, rotomill asphalt or a blend of various aggregate and must be a minimum of six (6) inches in depth for parking lots or storage areas.

Alteration. Alteration, as applied to a building or structure, is a change or rearrangement in the structural parts of an existing building or structure. Enlargement, whether by extending a side, increasing in height, or the moving from one location or position to another, shall be considered an alteration.

Amusement Place. Establishments providing indoor or outdoor amusement and entertainment services for a fee or admission charge, including dance halls and ballrooms and electronic game arcades, as primary uses. Four or more electronic games or coin-operated amusements in any establishment, or premises where fifty (50) percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or less machines are not considered a land use separate from the primary use of the site.

Animal Hospital (or Veterinary Clinic). An establishment where animals are admitted principally for examination, treatment, board or care, by a Doctor of Veterinary Medicine. (This does not include open kennels or runs.)

Antenna. Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure or is portable or movable. Antennas shall include devices having active elements extending in any direction and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon

and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

Antenna, Amateur Radio. Any antenna which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

Antenna, Building-Mounted. Any antenna directly attached or affixed to a building, tank, tower, or other structure. Building-mounted antennas are identified in two distinct categories herein as follows:

- Wall-mounted. Attached or affixed to the elevation of the structure.
- Roof-mounted. Attached or affixed to the rooftop or top of the structure.

Antenna, Directional (also known as a panel antenna). An antenna that transmits and/or receives radio frequency signals in a directional pattern of less than 360 degrees.

Antenna, Ground-Mounted. Any antenna with its base (either single or multiple posts) placed directly on the ground or a mast twelve (12) feet or less in height and six (6) inches in diameter.

Antenna, Parabolic (also known as satellite dish antenna). Any device incorporating a reflective surface that is solid, open mesh, or bar configured that is shallow dish, cone, horn, bowl, or cornucopia shaped and is used to transmit and/or receive electromagnetic or radio frequency communication/signals in a specific directional pattern from orbiting satellites or ground transmitters. This definition is meant to include what are commonly referred to as television receive only (TVRO) and satellite microwave antennas.

Apartment. See Dwelling, Multiple.

Appeal or Appellate Review. A hearing, conducted by a single hearing body or officer authorized to conduct such hearings, in which testimony is restricted to information contained in the record developed in a prior open record hearing.

Applicable Director. The Director of Public Works, Building Code Official, Planner & Zoning Administrator or designee for these.

Applicant. A person who applies for any permit or approval to do anything governed by this code and who is the owner of the subject property, the authorized agent of the owner, or the County.

Approving Authority. The individual or governing body given the authority under these Regulations to render a decision regarding an application.

Armory. A place where military reservists are trained or headquartered, sometimes used for public functions. Can also be used for the storage or manufacturing of weapons and ammunition (classified as an institutional use for the purposes of this code).

Automobile Body Repair. Restoration, repair, and painting of the external bodies of passenger vehicles.

Automobile Repair. The repair of internal, mechanical components of passenger vehicles.

Automobile Sales. The sale of new and used passenger vehicles.

Automobile Service. The minor repair, tune-up, and routine servicing of passenger vehicles.

Barn. An accessory building used primarily for the storage of agricultural products, agricultural equipment, and sheltering of animals and animal products.

Basement. A story having part, but not less than one-half (½) of its height below grade.

Bed and Breakfast. A private home which is used to provide temporary accommodations for a charge to the public with not more than four (4) lodging units or not more than a daily average of eight (8) persons per night during any thirty (30) day period.

Boarding House. A building other than a hotel where, for compensation and by prearrangement for definite periods, meals, or lodging and meals, are provided for three (3) or more persons, but not exceeding twenty (20) persons. No separate cooking facilities for use of customer residents are allowed.

Building. Any permanently affixed, covered structure intended for the enclosure, shelter, or protection of persons, animals, or goods. When a structure is divided into separate parts by unpierced walls from the ground up, each part is deemed a separate building.

Building Code. Means Chapter 4 of Campbell County, Rules Regulating Construction.

Building Code Official. The person or persons authorized and empowered by the Governing Body to administer Chapter 4, Rules Regulating Construction.

Building Footprint. The visible area of the structure when viewed from above, measured from the outside of all exterior walls, not including stairs, patios or decks.

Building Height. The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip, or gambrel roof.

Caretaker Housing. A residence that is accessory to a site with a nonresidential primary use and that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

Cemetery, Mausoleum. Land used for the burial of the dead and dedicated for cemetery purposes, including crematories, columbariums, and mausoleums. Also see Mortuary and Funeral Home.

Child Care. Care, control, supervision, or maintenance of a child provided for compensation by an individual, other than a parent. Child care operations in Campbell County are categorized as follows:

Child Care Center (CCC). Any business operated by a private person, partnership, association, or corporation that is operating a business for profit or otherwise, in a building used solely for commercial purposes, where sixteen (16) or more children receive care for part of the day. This definition and relevant regulations shall remain compliant with current and future State of Wyoming definitions of child care center.

Family Child Care Center (FCCC). A care facility in which care is provided for a maximum of fifteen (15) unrelated persons for part of a day, which may be in a residential or commercial type structure. This definition and relevant regulations shall remain compliant with current and future State of Wyoming definitions of child care facility.

Family Child Care Home (FCCH). A licensed child care facility in which care is provided for no more than ten (10) persons in the primary residence of the provider. The maximum of 10 children allowed includes the care providers' own infant(s), toddler(s), and preschooler(s). This definition and relevant regulations shall remain compliant with current and future State of Wyoming definitions of family child care home.

Clinic. See Medical, Dental, or Health Clinic.

Clubs, Lodges, and Private Meeting Halls. Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

Collocation. A wireless communication facility owned and operated by a communication service provider which is located on the same tower, building, accessory structure, or property as another communication facility owned or operated by a different communication service provider.

Commercial Storage Facility. A building, or group of buildings, that contain varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of articles or goods. This use does not include active retail uses nor shall there be any activities allowed to be conducted within the structure, or structures, other than the temporary storage of articles or goods. All storage shall be totally contained within the building, or group of buildings, with no outdoor storage of articles or goods allowed unless such articles and goods are adequately screened from adjacent properties as determined by the Appropriate Director. No heavy equipment, nor farm implements, shall be allowed to be stored nor any part thereof. No hazardous materials shall be allowed to be stored.

Communication Substation. A telephone switching station or similar facility used to route telecommunication signals from their origin to their destination. Wireless communication facilities are regulated in Section 45.55 (Utility, Transportation, and Communication Uses).

Conditional Use Permit. A permit to authorize uses not routinely allowed on a particular site subject to compliance with specified conditions.

Condominium. Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership by the owners of those portions.

Construction Camp. Housing facilities designed and intended to be used for a temporary period of time to house construction-related workers. Such facilities are not intended to accommodate families with school-age children. Construction camps may include the use of bachelor dwellings, travel-trailers (recreational vehicles), campers, manufactured homes, or a combination of these.

Contractor Yards. A yard and/or building used by a general contractor, excavation contractor, landscaping contractor, building contractor, oil or well drilling or servicing contractor or similar, where vehicles, equipment and materials are stored, or where a contractor performs

maintenance, shop or assembly work. If a building is housed on the property, it may also contain operational offices of the contractor. This definition does not include wholesale or retail sales.

Contested Case Hearing. A public hearing conducted by a single hearing body or officer authorized to conduct such hearings that create a record through testimony and submission of evidence and information.

Convention Center (and places of assembly). Multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchen, and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Deviation. A request to modify from the Campbell County Zoning Regulations.

Direct Broadcast Satellite Service (DBS). A system in which signals are transmitted directly from a satellite to a small home receiving dish.

Director of Public Works. The Executive Director of the Public Works Department of Campbell County.

District. A section or sections of the County, for which the regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are compatible.

Domestic Water Well. A water well permitted by the State of Wyoming Engineer's office as a domestic water well.

Dwelling, Manufactured Home. A manufactured home is a structure, transportable in one or more sections, and which is built on a permanent chassis. Manufactured dwellings are built to U.S. Department of Housing and Urban Development (HUD) standards. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

Dwelling, Multiple. A building having accommodations for and occupied or intended to be occupied by more than two (2) families, providing individual cooking facilities for each dwelling unit.

Dwelling, Seasonal. Property used temporarily or seasonally for the residential use employed to perform agricultural or industrial labor.

Dwelling, Single-Family. A building having accommodations for and occupied exclusively by one family. This includes houses built on site or factory built modular homes which meet the International Residential Code.

Dwelling, Two-Family. A building having accommodations for and occupied or intended to be occupied by two families.

Dwelling Unit. Any building or portion thereof which is designed and used for living purposes or constituting a separate, independent housekeeping unit for permanent residential occupancy.

Electrical Substation. For the purposes of this Zoning Code, means any structure with 100,000 volts or greater incoming capacity which:

- Converts electrical energy to a lesser voltage for the purpose of sub regional or localized distribution;

- Functions as a transition point from overhead to underground electrical transmission lines; or
- Acts as the point of convergence for two or more transmission lines.

Electromagnetic. An electrical wave propagated by an electrostatic and magnetic field of varying intensity.

Equipment Sales, Rental, and Service. Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for sale, rental, or service (e.g., construction equipment).

Explosives. Materials or products which decompose by detonation or deflagration.

Explosives Manufacturing. An industrial establishment or area for the purpose of manufacturing and storage of explosives.

Family. One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over three (3) persons; but further provided that domestic servants employed on the premises may be based on the premises without being counted as a family or families. A family shall exclude a group occupying a hotel, club, fraternity, sorority, religious society, or similarly used structure.

Fifth Wheel Trailer. A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require special highway movement permit(s), of gross trailer area not to exceed four hundred (400) square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

Fixed-Base Structures and Facilities. Include substations (both communication and electrical), portable water storage facilities, public water system wells, natural gas regulating and distribution facilities, and treatment plants.

Floor Area. The gross floor area of the building.

Foster Care. An activity regulated by the Department of Family Services, State of Wyoming, that provides care for children in a facility or home on a twenty-four (24) hour basis. Categories of foster care specified in this resolution include:

- Foster Home – a facility in which care is provided for up to five (5) children, including foster parent's biological children (unless waived by Department of Family Services District Manager).
- Group/Care Foster Home – a facility in which care is provided for up to ten (10) children, including staff's children.

Foundation. Footing and foundations constructed of masonry, concrete, or treated wood in accordance with any applicable building code adopted by the county extending below the frost line and made of solid material. Foundations made of wood shall extend six (6) inches above the adjacent finish grade. Footings shall have a minimum depth as indicated in the applicable building codes adopted by the county, unless another depth is recommended by a foundation investigation.

Frontage. All the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street. Where a street is dead-ended, the frontage shall be considered as all that property abutting on one side between an intersecting street and the dead end of the street.

Front Property Line. Any boundary line of a lot parallel to and abutting the right-of-way line of an officially approved street or highway. If the property does not directly abut a street or highway, then the front line will be determined by the Applicable Director. Likewise, the front property line of a corner lot, one which abuts two or more roadways, is generally defined as the line parallel to the main entrance of the primary structure on the property, unless otherwise determined by the Applicable Director.

Fuel Storage and Distribution. A large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

Garage, Private. An attached or detached accessory building designed or used for the storage of not more than four (4) motor-driven vehicles owned and used by the occupants of the building to which it is accessory.

Garage, Public. A building or portion thereof, other than a private or storage garage, designed or used for equipping, repairing, hiring, servicing, selling, or storing motor-driven vehicles.

Garage, Storage. A building or portion thereof, designed or used exclusively for housing four (4) or more motor-driven vehicles.

Gasoline Filling Station. See Vehicle Fueling and Service Station.

Golf Course. Golf courses and accessory facilities and uses including clubhouses with bar and restaurant, locker and shower facilities, driving ranges, “pro shops” for on-site sales of golfing equipment, and golf cart storage and sales facilities.

Governing Body. The County Commissioners of the County of Campbell, Wyoming.

Government Facility. A building or group of buildings and grounds that house government-related offices, services, equipment, and personnel.

Grade.

- For buildings having walls facing one (1) street only, the elevation of the sidewalk at the center of the wall facing the street shall be the grade.
- For buildings having walls facing more than one (1) street, the grade shall be the average of the grades as defined in (a) above of all walls facing each street.
- For buildings having no wall facing a street, the average level of the finished surface of the ground adjacent to the exterior walls of the building shall be the grade.
- Any wall approximately parallel to and not more than five (5) feet from a street line is considered as facing the street. Where no sidewalk exists, the grade shall be established by the County Engineer.

Grade, Existing. The natural grade in place prior to the preparation of property for development. For individual recorded lots, existing grade shall mean natural grade or the grade established as a part of the development of the subdivision.

Grade, Finished. The final contour of the ground surface of a site that conforms to the approved grading plan.

Greenhouse, Commercial/Nursery. Establishments providing for the cultivation and sale of trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment.

Greenhouse, Residential. An accessory structure largely made of glass, plastic, or a similar substance which uses solar heating, sunlight, or some form of temperature control for the purpose of protecting and/or cultivating vegetation for private use of the owner of the residence on the same lot, parcel, or tract.

Gross Floor Area. The sum of the areas of all floors of a building, measured between the exterior faces of the walls at each floor, excluding any floor area used exclusively as parking for motor vehicles.

Group Care. A business that provides for or arranges support and services freely chosen by the individual or his representative to maintain and/or enhance cognitive and functional capacity, physical and mental health, and personal autonomy. Group care also encompasses shared living residences for senior citizens, foster homes, and group foster homes.

Group Care Community. A housing unit or complex that provides group care services, directly or through agents, in addition to housing.

Group Care Facility. A group care community serving greater than thirteen (13) or more persons in a facility that may offer a variety of accommodations, such as apartment-like units, studios, or private rooms.

Group Care Family Home. A group care community operated in a single-family dwelling serving up to six (6) persons, where the person legally responsible for the home is the primary caregiver and resides in the home.

Group Care Small Group Home. A group care community operated in a single-family dwelling serving up to twelve (12) persons, where the individual, partnership, corporation, or limited liability company provides staffing on a twenty-four (24) hour basis.

Heavy Equipment Sales, Service, and Repair. Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g., construction equipment).

Home Occupation. A commercial occupation or activity carried on by the immediate members of the family residing on the premises.

Hospital. Facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses, and emergency heliports.

Hotel and Motel. Facility providing lodging and related services for a charge, typically for a period of one month or less. Includes inns, residence or extended stay hotels, or other similar facilities. Does not include accessory dwelling unit, assisted living facility, bed and breakfast house, convalescent center, dwelling unit, nursing home, residential use, or special needs housing.

Industrial Service. Industrial uses and areas primarily focused on repair, service, and small-scale manufacturing uses. Industrial services include printing and publishing, welding, oil field servicing businesses, slaughterhouse, dry cleaning, laundry plant, and other such uses.

Institution. A building occupied by a nonprofit corporation or a nonprofit establishment for public use.

Junk Yard. A lot, land or structure, or part thereof, used primarily for the collecting, storage, and/or sale of various wastes, scrap metal, or discarded material; or the collection, dismantling, storing, and salvaging of machinery or vehicles not in running condition or for the sale of parts thereof. Includes auto wrecking and scrap processing.

Kennel, Accessory. A lot or premises at, in, or adjoining a private residence where less than five (5) dogs are kept for pets or for guarding the householder's property. Said kennel shall be an accessory use.

Kennel, Commercial. These facilities provide boarding of animals as the primary use of the facility. May also include daytime boarding and activity for animals (e.g., "doggie day care") and ancillary grooming facilities.

Kennel, Private. Facility for the keeping, boarding, or maintaining of five (5) or more dogs (four months of age or older) or five (5) or more cats. Excludes dogs or cats for sale in pet shops or patients in animal hospitals. Includes a kennel where the animals are owned or kept by the owner or occupant for personal, noncommercial purposes, including hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or for enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises.

Land Use Permit. A permit granted pursuant to these Regulations to allow development or use of a specific project on a specific site under the terms and conditions imposed upon the development/project during the approval process.

Linear Frontage. The frontage of the subject property adjacent or parallel to all open improved public rights-of-way. If the subject property does not have frontage on an open improved right-of-way, the frontage of any public access easements which serve the subject property and unopened rights-of-way which front on the subject property is the linear frontage of the subject property.

Liquor Store (includes Package Liquor Stores). The retail sale of beer, wine, and/or other alcoholic beverages for off-premise consumption.

Live/Work Facility. A structure or portion of a structure:

- That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; and
- Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed.

Lot. Unless otherwise provided in this regulation, a lot is a parcel of land occupied or intended for occupancy by one (1) main building, together with its accessory buildings, including the open spaces required by this regulation.

Lot, Corner. A lot, as defined above, abutting upon two (2) or more streets at their intersection.

Lot Coverage. Amount (calculated as percentage) of land that is covered by buildings, roadways, parking areas, or other impervious surfaces through which water cannot percolate into the underlying soils.

Lot, Depth of. The mean horizontal distance between the front and the rear lot lines.

Lumberyard and Building Material Sales and Storage. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district.

Machinery and Implement Sales, Service, and Storage. Establishments with outdoor storage and rental yards, which may offer a wide variety of materials and equipment for sales, storage, and rental (e.g., construction equipment).

Manufactured Home Park. A residential facility arranged or equipped for the accommodation of two (2) or more manufactured homes which provide lots, with spaces for such manufactured homes available for rent, lease, or purchase as part of a condominium arrangement wherein the land is held in common by a homeowners association, and providing utility services and other facilities either separately or in common to manufactured home spaces herein. Manufactured home parks may also contain private accessory buildings such as sheds, garages, and other structures reasonable and customary to a single-family residential development as well as public accessory buildings, such as laundry, grounds maintenance shop, recreation, restroom, and swimming pool. This definition does not include tourist facilities for travel trailers or campers. It also does not include temporary housing for labor camps.

Manufactured Home Park Lot. A defined land area in a manufactured home park on which a single manufactured home may be placed and which is described by boundary lines measured in terms of:

- Its depth expressed as a mean distance between the front and rear of the space, measured in the general direction of the side space lines.
- Its width expressed as a mean distance between the side lines of the space, measured in the general direction of the front and rear space lines.

Manufacturing. The process of making wares by hand, by machinery, or by other agency, often with the provision of labor and the use of machinery.

Manufacturing, Heavy. The production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products characterized by one of the following traits:

- The manufacturing plant generally has more than one hundred thousand (100,000) square feet of floor area or more than two hundred (200) employees on any shift.

- Due to the nature of the materials, equipment, or process utilized, the manufacturing operation is considered to be unclean, noisy, or hazardous, or is associated with other objectionable elements.

Manufacturing, Light. The production, processing, cleaning, testing, and distribution of materials, goods, food, and products which by the nature of the materials, equipment, and process utilized is to a considerable measure clean, quiet, and free of any objectionable or hazardous element and which takes place in plants with generally less than or equal to one hundred thousand (100,000) square feet of floor area or fewer than two hundred (200) employees on any shift.

Master Planned Development. A development on a single parcel or multiple contiguous parcels treated as a single project and which may contain a mix of uses or densities, commonly including such features as an overall integrated design theme, internal transportation networks, and development and use of other shared resources. Master planned developments commonly emphasize interconnectivity between the various uses of the development and may include phased development plans.

Medical, Dental, or Health Clinic. Any building designed for use of one (1) or more persons lawfully engaged in the diagnosis, care, and treatment of physical or mental diseases or ailments of human beings, including, but not limited to, doctor of medicine, dentists, chiropractors, osteopaths, optometrists, and podiatrists and in which no patients are lodged overnight.

Mixed Use. A building or structure that contains two or more of the following basic land use types—commercial, office, or residential—which are vertically integrated and that are located over each other in whole or in part. Mixed uses may be integrated horizontally provided that they are physically interrelated by pedestrian areas that are uninterrupted by vehicular traffic. In horizontal integration of mixed uses, roads, or parking areas may not separate the uses.

Modular Home. A dwelling constructed in accordance with the current adopted Building Code for site-built dwellings. The structure is transportable in one or more sections, designed for use as a residential dwelling unit, not built on a permanent chassis, and capable of being transported by an appropriate vehicle from place of fabrication to the site on which it is to be erected, where it is placed on a permanent perimeter foundation. When placed on a permanent perimeter foundation or slab, a modular home is functionally indistinct from a stick-built dwelling.

Mortuary and Funeral Home. Funeral homes and parlors, where the deceased are prepared for burial or cremation and funeral services may be conducted.

Motor Home. A vehicular unit designed to provide temporary living quarters for recreational, camping, or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

Neighborhood Commercial. A location for a limited number of retail commercial uses which serve the day-to-day needs of the residents of surrounding neighborhoods and having only a limited impact on nearby development.

Neighborhood Meeting. An informal meeting, hearing, workshop, or other public gathering to obtain comments from the public or other agencies on a proposed project permit prior to the decision. A public meeting does not constitute an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the project permit application file.

NIER (non-ionizing electromagnetic radiation). Electromagnetic radiation primarily in the visible, infrared, and radio frequency portions of the electromagnetic spectrum.

Nonconforming Structure (illegal). A structure which is not permitted under the Regulations of this Title (or any amendments thereto) and was not legally in place, with licenses and permits, at the effective date of this Resolution or any subsequent Resolution.

Nonconforming Structure (legal). A structure (including signs) which is not permitted under the Regulations of this Title (or any amendments thereto) but was legally in place, with licenses and permits in current status, at the effective date of this Resolution or any subsequent Resolution.

Nonconforming Use (illegal). A use which is not permitted under the Regulations of this Title (or any amendments thereto) and was not legally in place, with licenses and permits, at the effective date of this Resolution or any subsequent Resolution.

Nonconforming Use (legal). A use which is not permitted under the Regulations of this Title (or any amendments thereto) but was legally in place, with licenses and permits in current status, at the effective date of this Resolution or any subsequent Resolution.

Nursing Home. An establishment or agency licensed by the State for the reception, board, care, or treatment of three (3) or more unrelated individuals.

Occupied Dwelling House. A permanent building or fixed mobile home that is currently being used on a permanent or temporary basis for human habitation. This does not include offices, shops, industrial warehouses or other structures not intended for human habitation.

Office. This use listing includes offices of administrative businesses providing direct services to consumers, government agency and service facilities, professional offices, and offices engaged in the production of intellectual property. Outdoor storage of materials is prohibited.

Oil and Gas Storage. Oil, gas or liquefied petroleum gas storage means an industrial establishment or area for the storage of gas or liquefied petroleum gas in approved portable metal cylinders for above ground storage.)

Oil, Gas, or Mineral Processing. Includes refining, separation, or storage. Means any establishment and appurtenant facilities utilized in the gas stripping process or coal gasification process to obtain a refined product from a natural resource.

Open Space. That portion of a lot not occupied by a structure, not utilized for parking, and not otherwise used in the operation of the permitted use. Required setback areas meeting this definition shall be considered as open spaces.

Package Liquor Store. See Liquor Store.

Park. Public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use.

Parking Space. A surfaced area for the purpose of storing one (1) parked automobile.

Parking Space, Accessible. A surfaced area for the purpose of storing one (1) parked automobile that is occupied by a disabled occupant as described by the Americans with Disabilities Act of 1990.

Pawn Shop. Any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.

Permit. Any land use or environmental permit or license required for a project action, including, but not limited to, building construction, subdivisions, deviations, planned development district master plans, conditional uses, site plan approval, Conditional Use Permits, or site-specific rezones authorized by an adopted land use plan.

Planned District Boundary (PDB). The area within 1 mile of the City of Gillette Corporate Limits and/or places within the planning district boundary established by an adopted land use plan.

Planning Commission. The Planning and Zoning Commission of Campbell County, Wyoming.

Potable Water Storage Facility. A water tank or similar structure that collects and/or stores potable water after treatment to make the water safe for human consumption.

Primary Dwelling Unit. An existing single-family residential structure on a single parcel with provisions for living, sleeping, eating, a single kitchen for cooking, and sanitation facilities occupied and intended for one household.

Primary Highway. Those being Interstate 90, Interstate 90 Business and Highway 59 from the Converse County line to Airport Rd.

Printing and Publishing. Classified as an Industrial Service.

Professional Office. Any building or part thereof used by one (1) or more persons engaged in the practice of law, accounting, architecture, engineering, or other occupation customarily considered as a profession.

Property Line. The boundary line between two pieces of property.

Public Utility. Any business which furnishes the general public (a) telephone service, (b) cable television service, (c) electricity, (d) natural gas, (e) water, and (f) any other business so affecting the public interest as to be subject to the supervision or regulation by an agency of the State or political subdivision thereof.

Recreation Facility. Facility for various indoor and outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic club with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

Recreational Vehicle. Any pickup truck, camper, motor home, travel trailer, or mobile unit designed or modified to be used for vacation or recreational purposes. A vehicular-type unit primarily designed to provide temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motor power or is mounted on or towed by another vehicle.

Recreational Vehicle Park. A parcel of land upon which two (2) or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as limited-term living quarters. This definition does not apply to temporary housing.

Recreational Vehicle Site. Any area or tract of land, or portion of a recreational vehicle park, designed or used for the limited-term occupancy of one (1) recreational vehicle.

Recreational Vehicle Storage Facility or Area, private or public. A facility or area, designated for the parking of RVs, boats, or extra vehicles not in continual use owned by the residents of an immediate subdivision with the following conditions:

- Neighboring residents may be permitted the use of facility by subdivision authority.
- Parked RVs, boats, and vehicles shall not obstruct view at an intersection and shall have a minimum setback of twenty (20) feet from a corner.
- Be maintained in a sanitary and orderly manner by subdivision authority.
- All outside areas shall be surrounded by a six (6) foot security fence.

Regulations. Chapter 7, Campbell County Zoning and Land Use Regulations.

Related Equipment (Telecommunication Facilities). All equipment ancillary to the transmission and reception of voice and data by means of radio frequencies. Such equipment may include cable, conduit, connectors, equipment pads, equipment shelters, cabinets, buildings, and access ladders.

Religious Institution or Parish House. Places of religious worship such as synagogues, temples, and churches. May include related accessory uses such as offices, classrooms, auditoriums, social halls, and gymnasiums.

Resolution. A formal law or regulatory code put before and adopted by the Campbell County Commissioners.

Restaurant. An eating establishment whose principal business is the sale of prepared food and beverages for consumption within the restaurant building or within a designated seasonal outdoor eating area attached to the primary building, and whose principal method of operation includes one or both of the following characteristics:

- Customers are served their food and beverages by a restaurant employee at the table or counter at which it is consumed.
- There is a cafeteria-type operation where food and beverages generally are consumed within the restaurant building.

Restaurant, Fast-Food. An establishment whose principal business is the sale of pre-prepared food and/or rapidly prepared food directly to the customer in a ready-to-consume state for consumption on the premises or off the premises, and whose principal method of operation includes one or both of the following characteristics:

- Food and beverages are usually served in paper, plastic, or other disposable containers.
- Food and beverages are served directly to the customer in a motor vehicle, either by drive-through window, carhop, or by other means, which eliminates the need for the customer to exit the motor vehicle.

Retail Sales and Services. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include, but are not limited to, art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales, only); outdoor sales plant nurseries, furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.

Reviewing Authority. The individual or governing body given the authority under these Regulations to review and determine appeals.

Review Process(es). The processes one through five (1–5) as described on Table 10.10-1. Each land use permit/action follows one of the listed review process procedures.

Rooming House. A house having self-contained furnished rooms or flats for renting.

Sanitary Landfill, Solid Waste Disposal. A site for the disposal of refuse on land without creating a nuisance or hazard to public health and safety by utilizing the principles of engineering to confine the refuse to the smallest practical area, to reduce it to the smallest practical volume and to regularly cover it with a layer of earth, on a daily or more frequent basis.

School, Public or Private. Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, high schools, and military academies.

Service Station. A building or group of buildings and surfaced area where automotive vehicles may be refueled and serviced; such service shall not include tire recapping, body repairs, or major overhaul.

Setback. The distance required to comply with the front, side, or rear yard and open space 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 curb, edge of the road, or edge of the dedicated right-of-way or public access easement, whichever is closest to the primary structure.

- **Front Setback.** The distance between the front property line and the outermost wall of a structure.
- **Rear Setback.** The distance between the rear property line and the outermost wall of a structure.
- **Side Setback.** The distance between the side property line and the outermost wall of a structure.

Setback Lines. The lines defining the buildable area of a lot and the inside limits of the required yards.

Sexually Oriented Business. As used in this Zoning Code, a sexually oriented business is an adult bookstore, adult video store, adult motion picture theater, or adult live theater, or any establishment that consists of any combination of such uses.

Sign. A sign shall include any sign, billboard, or other device which shall display or include any letter, word, model, banner, flag, pennant, insignia, device, or representation used as, or which is in the nature of an advertisement or announcement which directs attention to an object,

product, place, activity, person, institution, organization, or business but shall not include any display of official notice or official flag. The following definitions apply to specific types of signs:

- **Billboard.** See Off-Premise Sign.
- **Sign, Business.** A sign which directs attention to a business or profession conducted or to products, services, or entertainment sold or offered upon the premises where such sign is located, or to which it is affixed. A For Sale or a For Rent sign relating to the property on which it is displayed shall be deemed a business sign.
- **Sign, Electronic Graphic Display.** Any illuminated sign on which the artificial light is not constant in intensity and color at all times. It includes all signs or portions thereof, that display electronic, static images, static graphics, or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light-emitting diodes (LED), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization, or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic, or digital displays. Electronic graphic display signs include projected images or message with these characteristics onto buildings or other objects.
- **Sign, Illuminated.** A sign designed to give forth artificial light or designed to reflect light derived from any source.
- **Sign, Off-Premise.** A sign which directs the attention of the public to any goods, merchandise, property, business, service, entertainment, or amusement conducted or produced which is bought or sold, furnished, offered, or dealt in elsewhere than on the premises where such sign is located, or to which it is affixed. It may be a board, panel or tablet, either illuminated or non-illuminated.
- **Sign, Pole.** A sign mounted on a freestanding pole or other support so that the bottom edge of the sign face is five (5) feet or more above finished grade.
- **Sign, Sandwich.** An advertising or business ground sign which is constructed in such a manner to form an "A" or a tent-like shape, hinged or not hinged at the top, and each angular face held at an appropriate distance by a supporting member.
- **Sign, Temporary.** A sign approved for use on a temporary basis and subject to a Temporary Use Permit, if applicable.

Slaughterhouse. A building where animals are butchered. See Industrial Service.

Smoke Shop. An establishment that devotes more than fifteen (15) percent of its total floor area to smoking, drug, and/or tobacco sales.

Stable. A roofed structure for the shelter of large animals, typically horses.

Stock Water Well. A water well permitted by the State of Wyoming Engineer's Office as a stock water well.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it.

Street. A right-of-way, dedicated to the public use, which provides vehicular and pedestrian access to adjacent properties.

Street Line. A dividing line between a lot, tract, or parcel of land and the contiguous street.

Street Network. The following definitions apply to specific types of streets within a street network:

- **Arterial.** A street which moves traffic at higher speeds and is intended to connect points of major destinations to provide for regional traffic movement.
- **Collector.** A street which services neighborhoods and districts by connecting traffic movement between arterials and local streets.
- **Local.** A street which provides circulation, parking, and access to adjoining properties and parking facilities.
- **Local-through.** A street which provides limited connectivity between residential subdivisions.

Structural Alterations. Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any complete rebuilding of the roof or the exterior walls. For the purpose of this regulation, the following shall not be considered structural alterations:

- Attachment of a new front where structural supports are not changed.
- Addition of fire escapes where structural supports are not changed.
- New windows where lintels and support walls are not materially changed.
- Minor repair or replacement of non-structural members.

Structure. Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground but not including fences.

Tavern. An establishment in which the primary function is the public sale and serving of alcoholic beverages.

Taxidermy. A business which stuffs and/or mounts animal skins for preservation.

Temporary Housing. Refers to a structure that, by the way that it has been built, is not expected to maintain its durability for as long a period of time as, but has some of the facilities of, a conventional dwelling.

Theater. A structure, room, or outdoor area for the presentation of plays, motion pictures, or other dramatic performances. The following definitions apply to specific types of theaters:

- **Indoor Theater.** A theater entirely contained within a structure.

- **Outdoor/Drive-in Theater.** A theater located partially or entirely outdoors, within a roofed structure having sides open to the outdoors, or within a tent.

Tower. A mast, pole, monopole, lattice tower, or other structure designed and primarily used to support antennas. This definition includes ground-mounted structures twelve (12) feet or greater in height and building-mounted structures that extend above the roofline, parapet wall, or other roof screen with a mast greater than six (6) inches in diameter supporting one or more antennas, dishes, arrays, or other associated equipment.

Townhome. A single-family dwelling unit constructed as a part of a series of two or more abutting single-family dwelling units sharing a common lot line and or/wall and located on a single, individually owned lot.

Trailer. See Manufactured Home.

Transmission Lines and Pipelines. Those facilities that transmit or transport electricity, potable water, reclaimed water, natural gas, petroleum products, sewage, and telephone, telegraph, cable television, and other communication transmission facilities that utilize direct physical conduits.

Travel Trailer. A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use and of such size or weight as not to require special highway movement permits when towed by a motorized vehicle, and a gross trailer area less than 320 square feet.

Truck Camper. A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

Vehicle Fueling and Service 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 minor mechanical work and repairs but shall not include painting or body work or the sale of butane or propane fuels.

Vehicle Parking and Storage. Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling or retail sales.

Vehicle Sales and/or Rental. Retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreational vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships.

Vehicle Service and Repair. The repair, alteration, restoration, towing, painting, detailing, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

Veterinary Clinic. An establishment where animals are admitted principally for examination, treatment, board or care, by a Doctor of Veterinary Medicine. (This does not include open kennels or runs.) Also see Animal Hospital.

Warehouse/Freight Movement. Uses involved in the storage and movement of large quantities of materials or products indoors and/or outdoors. Associated with significant truck and rail traffic. Examples include freestanding warehouses; household moving and general freight storage; cold storage plants/frozen food lockers; weapon and ammunition storage; major wholesale distribution centers; truck, marine and air freight terminals; bus barns; grain terminals; and stockpiling of sand, gravel, bark dust, or other aggregate and landscaping materials.

Wholesale. Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers, and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, and heating and air conditioning supplies and equipment.

Wind Power Generation. The conversion of wind energy into a useful form of energy, such as electricity, using wind turbines.

Wireless Communication Facility. A facility that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. Includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers or similar structures supporting said equipment, equipment buildings, parking area, and other accessory development.

Yard. A space on the same lot with a main building, open, unoccupied and unobstructed by buildings or structures from the ground upward.

Yard, Front. A yard extending across the full width of the lot, the depth of which is the least distance between the street right-of-way and the building setback line.

Yard, Rear. A yard extending across the full width of the lot between the rear of the main building and the rear lot line, the depth of which is the least distance between the rear lot line and the rear of such main building.

Yard, Side. A yard between the main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally, at ninety (90) degrees with the side lot line, from the nearest point of the side lot line toward the nearest part of the main building.

Zone or District. A section of the County for which uniform regulations governing the use, height, area, size, and intensity of use of buildings, land, open spaces, and other regulatory standards about buildings are herein established.

Zoning Certificate. A certificate issued by the County disclosing the nature of the zoning of a property and the applicable regulations.

Zoning Code. Chapter 7, Campbell County Zoning and Land Use Regulations.

CHAPTER 7 – ZONING REGULATIONS

Zoning Commission. The Planning and Zoning Commission of Campbell County, Wyoming.

Zoning Regulations. Chapter 7, Campbell County Zoning and Land Use Regulations.

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Section 10. Administration

This section establishes administrative elements of the Zoning Regulations as follows:

- (1) Clarifies the purpose and authority of the Regulations as a key implementation tool of County policy.
- (2) Provides procedures for Land Use Permit applications.
- (3) Establishes which review body makes recommendations and final decisions to approve or deny a Land Use Permit (i.e., the Applicable Director, Planning Commission, or Board of County Commissioners).
- (4) Defines the type, size, and character of development projects and determines which Land Use Permit (if any) is needed and which procedure to follow.

10.5 Purpose and Authority

- (1) **Title.** This resolution shall be known as the Campbell County Zoning Regulations, referred to as these Regulations.
- (2) **Authority.** These Regulations are enacted pursuant to the authority granted in W.S.S. 18-5-201.
- (3) **Purpose of the Zoning Regulations.** The purpose of these Regulations is to set forth the County regulations governing the development and use of land in accordance with Campbell County policy. The Regulations are specifically intended to do the following:



- (a) Serve as the principal tool for implementing County land use policy in a manner that protects the health, safety, morals, and general welfare of the citizens of Campbell County.
- (b) Facilitate prompt review of proposed development within the County and provide for public information, review, and comment on proposed development that may have a significant impact on the community.
- (c) Create a comprehensive and stable pattern of land uses to help ensure the provision of adequate water, sewerage, transportation, drainage, parks, open space, and other public infrastructure and facilities.
- (d) Ensure the provision of adequate separation between buildings and uses for light, air, privacy, and fire safety.
- (e) Support a transportation network that promotes safe and effective traffic circulation and adequate facilities for all transportation modes.

- (f) Require that permitted uses and development designs provide reasonable protection from fire, flood, landslide, erosion, or other man-made or natural hazards.
 - (g) Ensure compatibility between residential and nonresidential development and facilitate the development of compatible mixed-use developments.
 - (h) Support and further the goals and policies of other Campbell County policies, plans, and regulations.
- (4) **Applicability of Regulations.** These Regulations apply to all zoned land within Campbell County. The use of land, and buildings or structures located upon the land, and the construction, reconstruction, alteration, expansion, or relocation of buildings or structures upon the land, shall conform to the regulations applicable to the district in which the land is located unless otherwise provided for in these Regulations. The following shall apply:
- (a) Buildings and structures shall only be constructed, enlarged, altered, or moved, and land may only be used, as follows (unless otherwise approved):
 - (i) The use shall be listed as permitted or conditionally permitted, in the district in which it is to be located;
 - (ii) The height shall not exceed the limits established for the zoning district in which it is located;
 - (iii) The maximum coverage and location of the building(s) and other site improvements shall not exceed the lot limits as designated by the district in which the site is located;
 - (iv) All site design standards as required by the zoning district in which the property is located shall be adhered to;
 - (v) Any special regulations as described in Section 45 that apply to the proposed use or activity shall apply.
 - (b) In the event a legal nonconforming building is moved, altered, added to, or enlarged, and the proposed change exceeds fifty (50) percent of the building's current value, then all improvements shall be in conformity with the development standards for the zone in which the property is located.
 - (c) The County may issue building or other Land Use Permits only when:
 - (i) The proposed land use and/or structures satisfy the requirements of subsection (a) above and all other applicable regulations; and
 - (ii) The Applicable Director determines that the site was subdivided in compliance with the Campbell County subdivision requirements or the subdivision is exempt from these requirements pursuant to W.S.S. 18-5-303 or other applicable law.

- (d) Nothing in these regulations eliminates the need for obtaining permits, approvals, or Land Use Permits required by any local, regional, state, or federal agency with such jurisdiction.

(5) **Pending Projects**

- (a) Any complete application that has been properly submitted, but upon which no final action has been taken prior to the effective date of these Regulations, shall be processed in accordance with the regulations in effect on the date the application was submitted. The applicant may request the application be processed pursuant to current Regulations, provided that the applicant complies with all requirements set forth herein.
- (b) Approved Land Use Permits that are valid on the effective date of the current Regulations shall remain valid until their expiration date, where applicable.
- (c) Any building or development for which a building permit was granted prior to the effective date of these Regulations shall be permitted to proceed to construction, even if such building or development does not conform to the current Regulations, as long as the building permit remains valid and the scope of the project remains unchanged.

- (6) **Amendments to the Regulations.** The Board of County Commissioners, from time to time on its own motion or on written application of any party, may amend, supplement, change, modify, or repeal, by resolution, the regulations or restrictions herein established. Any proposed amendment, supplement, change, modification, or repeal shall first be submitted to the Planning Commission for its recommendation EXCEPT upon the declaration of emergency circumstances made by the Board of County Commissioners. Amendments adopted by the Board of County Commissioners under emergency circumstances shall be considered by the Planning Commission at a regular meeting and a recommendation shall be made. Upon receipt of a recommendation from the Planning Commission relating to emergency amendments, the Board of County Commissioners shall vote to ratify or rescind the previous action.

(7) **Severability**

- (a) If any court of competent jurisdiction invalidates any provision of these Regulations, then such determination shall not affect the validity of any other provision contained within these Regulations.
- (b) If any court of competent jurisdiction invalidates the application of any provision of these Regulations to a particular property, structure, or land use, then such determination shall not affect the application of that provision to any other building, structure, or land use not specifically identified.

10.10 Approval Authority

- (1) **Purpose.** The purpose of this section is to establish the administrative responsibilities of the Regulations and to identify the basic responsibilities of the officials and bodies charged with its administration. This section describes the responsibility and decision-making authority for each review body (e.g., Applicable Director, Planning Commission, or Board of County Commissioners) on land use actions.

- (2) **Definitions.** As used in this Chapter, the following terms are defined as:
 - (a) “Appeal or Appellate Review” means a hearing, conducted by a single hearing body or officer authorized to conduct such hearings, in which testimony is restricted to information contained in the record.

 - (b) “Applicable Director” means the Director of Public Works, Building Official, Planner/Zoning Administrator, or designee.

 - (c) “Contested Case Hearing” means a hearing, conducted by a governing body or officer authorized to conduct such hearings in which legal rights, duties, or privileges of a party are required by law or the Regulations.

 - (d) “Public Hearing” means an opportunity to provide comment from the public or other agencies.

- (3) **Authority.** There are five Review Processes (1–5) defined by who has the authority to render a decision on the matter. The Review Process for each application is found in the Use District Charts. Please refer to Table 10.10-1 for more information about each Review Process.
 - (a) In general, decisions on applications which are under Review Processes 1–3 are made by the Applicable Director. Review Process 3 applications may be deferred by the Applicable Director to a Review Process 4, and Review Process 4 may be deferred by the Planning Commission to a Review Process 5.

 - (b) Review Process 4 decisions are made by the Planning Commission.

 - (c) Review Process 5 decisions are made by the Board of County Commissioners, following receipt of recommendation from the Planning Commission.

**Table 10.10-1
Procedural Types and Review Processes**

Action	Administrative			Planning Commission	County Commission
	Process 1	Process 2	Process 3	Process 4	Process 5
Pre-Application Meeting	None	None	Recommended	Recommended	Recommended
Notification Requirement (Section 10.20)	None	None	Required	Required	Required
Public Hearing (Section 10.65)	None	None	None	Required	Required
Contested Case Hearing	None	None	None	Planning Commission	County Commission
Decision-Maker	Applicable Director	Applicable Director	Applicable Director/Planning Commission	Planning Commission	County Commission
Administrative Appeal	County Commission	County Commission	County Commission	County Commission	None
Judicial Appeal	District Court	District Court	District Court	District Court	District Court
Example					
	Example	Example	Example	Example	Example
	Accessory Uses (Section 45.65)	Master Sign Plan Review (Section 40.25)	Deviation (Section 10.50)	Conditional Use Permit (Section 10.55)	Zoning or Re-zoning Requests (Section 10.60)
	Zoning Certificate (Section 10.25)	Site Plan Approval (Section 10.35)	Wireless Communication Facility (Section 45.55)	Manufactured Home Park (Section 45.30)	Wind Generation Facilities (Section 32)
	Enforcement Action (Section 10.85)	Home Occupation (Section 45.25)	Group Care Facilities (Section 45.35)	Recreational Vehicle Park (Section 45.45)	
	Buffering Standards Determination (Section 40.30)	Similar Use Determinations (Section 10.40)	Live/Work Facilities & Caretaker Housing (Sections 45.15 and 45.20)	Construction Camps (Section 45.40)	
	Sign Permits (Section 40.25)	Minor Deviation (Section 10.45)	Child Care Establishments (Section 45.60)		

10.15 Interpretation of Regulations

- (1) **Rules of Interpretation.** As used in these Regulations, the following shall apply:
 - (a) Abbreviations. The following phrases, personnel, and document titles are shortened in these Regulations:
 - (i) Campbell County = County.
 - (ii) Board of County Commissioners = County Commissioners

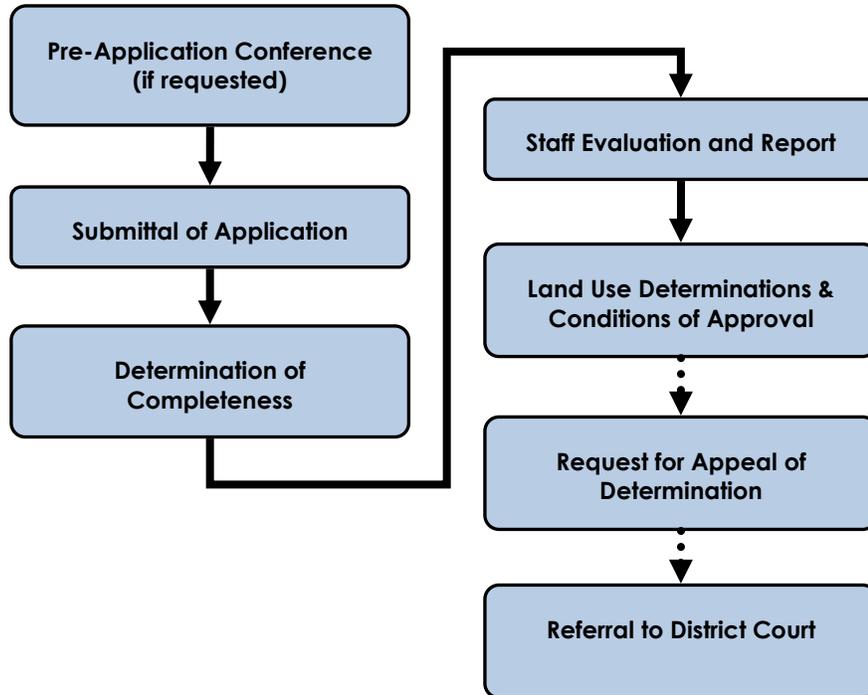
- (iii) Public Works Department = Department
- (b) Terminology. The following apply in these Regulations:
 - (i) Language. The words “shall,” “will,” “is to,” and “are to” and similar words and phrases are always mandatory. “Should” is not mandatory but is strongly recommended, and “may” is permissive.
 - (ii) Tense and number. The present tense includes the past and future tense, and the future tense includes the present. The singular number includes the plural, and plural numbers include the singular unless the natural construction of the word indicates otherwise.
 - (iii) Conjunctions. “And” indicates that all connected items or Regulations shall apply. “Or” indicates that the connected items or Regulations may apply singly or in any combination. “Either...or” indicates that the connected items and Regulations shall apply singly but not in combination. “Includes” and “including” shall mean “including, but not limited to.”
 - (iv) Number of days. Whenever a number of days are specified in these Regulations, or in any Land Use Permit, condition of approval, or notice issued or given as provided in these Regulations, the number of days shall be construed as calendar days, unless otherwise specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the County is not open for business.
 - (v) Minimum requirements. All requirements of these Regulations are minimum requirements, unless specifically stated otherwise.
- (c) Calculations – Rounding. Where any provision of these Regulations requires calculation to determine applicable requirements, any fractional/decimal results of the calculation shall be rounded up to the nearest whole number.
- (d) Zoning Regulations. Any list of any item, including zones or uses, is exclusive. If a use or other item is not listed, it is not permitted unless the Applicable Director determines the use to be similar to a listed use or use category.
- (2) **Elevation of Review Process.** Whenever the Applicable Director receives comment from thirty (30) percent or more of those entitled to notice regarding a Review Process 3 application, the Applicable Director shall elevate the review process for that application to a Review Process 4.

Whenever the Public Works Department receives comment from thirty (30) percent or more of those entitled to notice regarding a Review Process 4 application, the application shall be elevated to a Review Process 5.

At its discretion, the Applicable Director can elevate the Review Process of any application to a Review Process 4 or 5.

10.20 Application Processing of Land Use Permits

Figure 10.20-1
Zoning Land Use Permit Process



- (1) **Purpose.** This section describes the general procedures that apply to all applications submitted under these Regulations. It describes the procedures governing all permits issued under these Regulations.
- (2) **Consolidated Review.** When an applicant makes a request that falls under more than one Review Process, the applicant may choose to have the matter considered in its entirety by the highest Approving Authority. For example, a Zoning Amendment can be consolidated with a Conditional Use Permit, but the final decision for both applications will be made by the Board of County Commissioners at the same public hearing.
- (3) **Pre-Application Conference.** A pre-application conference is available to acquaint applicants with the requirements of the Regulations and other relevant information. To schedule a pre-application conference, the applicant shall submit a request and provide submittal requirements identified by the Public Works Department in the application materials. Information provided by the County at a pre-application conference is not binding and may be modified as development review progresses. Pre-application conferences are generally not required, but are highly encouraged. However, for certain complex applications, the Applicable Director may require the applicant to attend a pre-application conference.

- (4) **Inspections**
 - (a) Pre-approval Inspections. Every applicant seeking a permit or any other action in compliance with these Regulations shall allow the County officials handling the application access to any premises or property which is the subject of the application.
 - (b) Post-approval Inspections. If the permit or other action in compliance with these Regulations is approved, the owner or applicant shall allow appropriate County officials access to the premises in order to determine continued compliance with the approved permit and/or any conditions of approval imposed on the permit.

- (5) **Who May Apply.** Land Use Permit applications may be initiated by the following:
 - (a) All owners and contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers, as evidenced by document of title or agency supplied with the application;
 - (b) Public agencies or utilities that have statutory rights of eminent domain for projects that have the authority to construct;
 - (c) The Applicable Director;
 - (d) The Planning Commission; or
 - (e) The Board of County Commissioners.

- (6) **Application Requirements.** To ensure timely review and approval, all applications for Land Use Permits shall include the following materials and be submitted to the Public Works Department:
 - (a) Application Submittal. All applications must be submitted during regular business hours to the Public Works Department. However, in order to efficiently schedule Review Process 4 and 5 applications with the Planning Commission or the County Commission, it is recommended that such applications be submitted by the second Thursday of each month.
 - (b) Application. Completed application form including applicant signature(s), agent authorization (as appropriate), and proof of property ownership or copy of contract for purchase.
 - (i) Required fee or deposit based on the Land Use Permit(s) requested.
 - (ii) Plans, maps, legal description, and any other information deemed necessary by the Applicable Director to provide the Approving Authority with adequate information to make informed decisions. The Applicable Director will determine the format of the application materials and alter the format of these materials as appropriate.

- (iii) Site plan: Unless otherwise determined by the Applicable Director, a site plan is required for all new construction. Certified (stamped by an engineer or surveyor with a valid State of Wyoming license) site plans are required for all multi-family, commercial, and industrial construction, unless otherwise determined by the Applicable Director.
- (iv) Other: Materials listed on the application form.

(7) Fees

- (a) The following fees shall apply to Land Use Permits.
 - (i) Zoning Certificate: No Fee
 - (ii) Zoning Map Amendment: \$200.00
 - (iii) Minor Deviation: \$50.00
 - (iv) Deviation: \$75.00
 - (v) Temporary Use Permit: \$50.00
 - (vi) Child Care Facility: \$25.00
 - (vii) Conditional Use Permit: \$200.00
 - (A) Conditional Use Permit – Commercial WECS: \$200.00 per tower proposed in project
 - (B) Conditional Use Permit – Noncommercial WECS: \$50.00
 - (C) Conditional Use Permit – Wireless Communication Facility: \$200.00

(8) Determination of Completeness

- (a) Within twenty-one (21) days of receipt of an application, the applicant shall be notified in writing if additional information is necessary to complete the application. The correspondence may identify preliminary information regarding the areas in which the submitted materials are not in compliance with County standards and requirements.
- (b) Rejection by the Applicable Director at this time shall be based solely on completeness of the application.
- (c) Acceptance of an application as complete indicates only that the application is ready for review.
- (d) Information submitted by the applicant to the County after the date the application is considered complete that results in a substantial change from the original application shall require review as a new application.

The Applicable Director shall determine, in its sole discretion, whether a substantial change from the original application is being proposed.

- (9) **Withdrawal.** The following procedure allows for the withdrawal of Land Use Permit applications:
- (a) Request. The applicant may withdraw its application, in writing, at any time prior to the final decision on the Land Use Permit. Any fees paid will not be reimbursed.
 - (b) Incomplete Applications. An application determined to be incomplete for a period longer than six (6) months from the date of receipt shall be deemed denied unless an extension is granted as set for below.
- (10) **Extension.** The Applicable Director, at the applicant's written request, may extend the time limits established under these Regulations for processing a Land Use Permit application, subject to the following:
- (a) Requests for extension must be filed with the Applicable Director prior to the applicable expiration date.
 - (b) No application shall receive an extension which exceeds two (2) years.
 - (c) Regardless of the grant of an extension, applications shall comply with the Regulations in effect at time of initiation of development, including any land surface modification or construction of a structure or building.
 - (d) The grant of an extension shall be in the sole discretion of the Applicable Director.
- (11) **Staff Evaluation and Report**
- (a) Staff Evaluation. The Applicable Director shall review all applications to determine compliance with the Regulations and other applicable regulations.
 - (b) Staff Report. When any of these regulations require Planning Commission and/or Board of County Commissioners action, the Applicable Director shall provide a written recommendation (staff report) to the Approving Authority to approve, deny, or approve with conditions the requested Land Use Permit.
 - (c) Report Distribution. Each staff report shall be furnished to the applicant at the time it is provided to the Approving Authority.
 - (d) The staff report may be amended as necessary at any time prior to the final action to address issues or information not reasonably known at the time the report is due. Substantial amendments will be distributed to the applicant and Approving Authority.

(12) **Conditions of Approval**

- (a) The Approving Authority shall have the authority to impose conditions upon any approval to ensure that adverse impacts are mitigated and all applicable criteria are, or can be, met.

(13) **Revocation.** In the event an applicant, or the applicant's successor in interest, fails to comply with any of the conditions of a Land Use Permit, the Approving Authority may institute revocation proceedings if the Applicable Director determines there is substantial likelihood that any of the following situations exist:

- (a) One or more conditions of approval have not been implemented or have been violated; or
- (b) The activities, or the use itself, are substantially different from what was approved.

(14) **Expiration.** Unless otherwise specified in these Regulations, all Land Use Permits shall expire two (2) years from the date of approval if no development activity has taken place on the subject property. Any new permit shall conform to current rules and regulations.

(15) **Transfer of Permit.** Unless otherwise provided, an approved Land Use Permit runs with the land and is transferred with ownership of that land. Any conditions, time limits, or other restrictions imposed in a Land Use Permit shall bind all subsequent owners of the property for which the Land Use Permit was granted.

(16) **Notice and Decision.** The final decision for a Land Use Permit is as follows:

- (a) Administrative
 - (i) Notice. Review Process 1 and 2 applications do not require notice to anyone other than the applicant. The Applicable Director shall provide notice to all property owners within one thousand (1,000) feet of the subject parcel boundaries, excluding all rights-of-way, for all Review Process 3 applications. Property owners notified shall have fourteen (14) days to respond with comments.
 - (ii) Decision. The Applicable Director shall provide written notice of the decision to the applicant.
 - (iii) Findings. The Applicable Director's decision shall be based on standards set forth within these Regulations and may be accompanied by brief findings if appropriate.
 - (iv) Appeal. Review Process 1, 2, and 3 may be appealed to the Board of County Commissioners.

- (b) Planning Commission
 - (i) Notice. Review Process 4 applications will require a public hearing with notice being provided as set forth in Section 10.65 of these Regulations.
 - (ii) Decision. The Planning Commission may approve, approve with conditions, or deny an application.
 - (iii) Notice of decision. The Planning Commission shall provide written notice of the decision to the applicant.
 - (iv) Appeal. Planning Commission decisions may be appealed to the Board of County Commissioners.
- (c) Board of County Commissioners
 - (i) Notice. Review Process 5 applications will require a public hearing with notice being provided as set forth in Section 10.65 of these Regulations.
 - (ii) Decision. The Board of County Commissioners may approve, approve with conditions, or deny an application.
 - (iii) Notice of decision. The Board of County Commissioners shall provide written notice of the decision to the applicant.
 - (iv) Appeal. Decisions of the Board of County Commissioners may be appealed to district court.

10.25 Zoning Certificate

- (1) **Purpose.** Zoning Certification is a Review Process 1 to certify that a proposed structure or land use is allowed in the applicable zoning district and that the project complies with all applicable requirements of the Regulations. This includes building permit plan check, home occupations, sign permits, and other activities that require a compliance check with regard to the Regulations.
- (2) **Applicability.** Zoning Certification is required prior to establishing a land use, completing site improvements, building a structure, installing a sign, or any other County permit that may have land use implications.
- (3) **Requirements**
 - (a) Prior to obtaining a building permit, sign permit, or other permit where planning approval is required.
 - (b) Prior to the establishment of an allowed land use as a permitted use that does not require a building or other permit.

(4) **Approval**

- (a) Application. The Zoning Certification application shall include the following prior to approval:
 - (i) Existing site improvements and/or structures comply with all applicable requirements of the Regulations and other applicable regulations or have been determined to be legally nonconforming.
 - (ii) New improvements comply with the standards and requirements of the Regulations and other applicable regulations.
- (b) Approval. Approvals shall be indicated by issuance of a signed Zoning Certificate.
- (c) Revocation or Cancellation. The Applicable Director may revoke any permit upon refusal of the permit holder to comply with the requirements of the permit. The Applicable Director shall provide written notice of noncompliance and provide at least thirty (30) days to correct. This provision does not apply in the event that a structure, sign, tree, or other site or building feature, by nature of its physical condition, is an imminent and significant threat to public safety. If such imminent conditions exist, the property owner shall mitigate the condition within the prescribed time as determined by the Applicable Director.

10.30 Temporary Use Permits

- (1) **Purpose.** Temporary Use Permits (TUP) allow short-term activities that may not meet the normal development or use standards of the applicable zoning district, but may be acceptable because of their temporary nature. The TUP applicant must demonstrate the application is consistent with zoning requirements. Regulations in this section may place restrictions on the duration of the temporary use, its location, and other development standards. The intent of these regulations is to ensure that the temporary use does not adversely impact the long-term uses of the same or neighboring sites, or impact the general health, safety, and welfare of persons residing within the community.



- (2) **Applicability.** A Temporary Use Permit may be issued for the following short-term activities. Temporary Use Permits are granted through a Review Process 3.
 - (a) Construction Office. A temporary construction office used during the construction of a main building or buildings on the same site. The

construction office must be removed prior to the issuance of certificates of occupancy of the main building on the site.

- (b) Construction Yards, Off-Site. Site contractors' construction yards, in conjunction with an approved construction project. Construction yards must be removed prior to certificate of occupancy for any buildings on site or within thirty (30) days of any completed permit work when no structures suitable for occupancy are involved.
- (c) A manufactured home for temporary caretaker quarters during the construction of a subdivision, multi-family, or nonresidential project, while a valid building permit is in force. Temporary dwelling units in this instance must be removed prior to the issuance of the certificate of occupancy for the final, permanent residential structure.
- (d) Model Homes. A model home or model home complex may be authorized before the completion of subdivision improvements. The model home may be the final unit converted into a for-sale residential unit.
- (e) Temporary real estate offices, including sales trailers and related facilities, may be established within the area of an approved residential subdivision project, solely for the first sale of homes. Temporary real estate offices must be removed at the time the subdivision is fifty (50) percent sold. In addition, conditions of approval regulating the hours of operation, buffering, or other aspects as deemed necessary may be imposed as part of the Temporary Use Permit.
- (f) Outdoor Displays/Sales (e.g., sidewalk sales). Outdoor sales and display of goods, including promotional sales, may be conducted as part of an otherwise lawfully permitted or allowed permanent use. The temporary activity must be related to the on-site use and all activities shall be conducted within the buildable portion of the lot. The use is limited to thirty (30) days within the first one hundred and eighty (180) days of business and for other businesses shall be limited to one period not exceeding ten (10) days within a given year. Sales and display may not occupy more than ten (10) percent of the parking area and shall not substantially alter the existing circulation pattern of the site. Temporary sales and displays shall not obstruct any existing handicap accessible parking space.
- (g) Seasonal Sales Lots. Temporary seasonal sales activities (e.g., Christmas trees, pumpkin sales, and other similar outdoor sales) may be permitted in any commercial or industrial zoning district, or on any religious facility or school site that abuts a designated collector or arterial roadway. Seasonal sales (e.g., Christmas tree sales, pumpkin sales) may be permitted in any nonresidential zoning district upon issuance of a Temporary Use Permit. The term of permit shall not exceed forty-five (45) days per calendar year.
- (h) Temporary dwellings, including manufactured homes, when a primary dwelling is being constructed or remodeled may be permitted, provided

a valid building permit has been issued. The temporary dwelling shall be limited to a maximum of one (1) year.

- (i) Temporary Signs. Banners and other signage displays are permitted for a period not to exceed thirty (30) days. No more than four (4) Temporary Use Permits for temporary signs shall be issued for the same property per calendar year. Only stationary inflatable signs shall be allowed.
 - (j) Grand Opening Event/Special Day or Weekend Event (e.g., auction, craft fair, carnival, parking lot sale). The time period may not exceed ten (10) days within a calendar year (either consecutive or intermittent). The use must be located on commercial or industrial zoned land or at the Campus. Flea markets are not permitted.
 - (k) Farmers' Markets. The market must be located within the buildable portion of the lot on which it is to be located. The Temporary Use Permit may impose conditions limiting the length of the permit, days and hours of operation, and other development factors as deemed appropriate.
- (3) **Exempt Temporary Uses.** The following temporary uses are exempt from the permit requirements of this section, provided they comply with the development standards listed herein.
- (a) Garage and Yard Sales. Permitted on any parcel where the sale operator resides, not to exceed three (3) sales per calendar year and two (2) consecutive days for each sale.
 - (b) Emergency Facilities. Temporary facilities to accommodate emergency public health and safety needs and activities.
 - (c) Construction Yards, On-Site. Yards and sheds for the storage of materials and equipment used as part of a construction project provided a valid building permit has been issued and the materials and equipment are stored on the same site as the construction activity.
 - (d) Fireworks Stands. Other permit(s) may be required by the Campbell County Fire Department and/or other regulatory agencies.
 - (e) Readerboard Signs. Permitted with review and approval of the Applicable Director of the placement and size of any sign advertising a temporary event or sale.
 - (f) Activities conducted on public property or within the public right-of-way that are approved by the County or as otherwise required by the Municipal Code.
- (4) **Application.** The following is required for all Temporary Use Permit applications:
- (a) TUP application form and fee.
 - (b) A narrative describing the proposed temporary use.
-

- (c) Site plan with dimensions, location of any temporary structures, and key features.
 - (d) Vicinity map identifying the type and location of all land uses adjacent to the subject property.
 - (e) All proposed parking and signage with dimensions.
 - (f) Time period and dates requested for activity.
- (5) **Review.** Temporary uses are reviewed through a Review Process 3, and the Applicable Director or designee may issue the TUP in compliance with this section.
- (6) **General Development Standards.** Each use granted a Temporary Use Permit shall comply with all applicable zoning district and development standards as outlined in these Regulations. The Applicable Director may review the following considerations in granting a Temporary Use Permit.
- (a) Measures for removal of the activity and site restoration, to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by these Regulations; and
 - (b) Limitation on the duration of approved “temporary structures,” to a maximum of one (1) year, so that they shall not become permanent or long-term structures; and
 - (c) Other requirements as appropriate to minimize any adverse impacts of the use.
- (7) **Similar Uses.** When a temporary use is not specifically listed in this section, the Applicable Director shall determine whether the proposed use is similar in nature to listed uses(s) and shall establish the term and impose conditions deemed necessary for the particular use, consistent with the Regulations for Similar Use Determination in Section 10.40 (Similar Use Determinations).
- (8) **Approval.** The Applicable Director shall consider the following to approve or conditionally approve a Temporary Use Permit application:
- (a) The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.
 - (b) The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
 - (c) Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by these regulations.

- (9) **Conditions.** In approving a Temporary Use Permit, the Applicable Director may impose conditions, as follows:
- (a) Measures to minimize impact on adjacent uses, such as buffers, hours of operation, lighting requirements, noise limits, and/or parking standards.
 - (b) Property maintenance requirements to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.
 - (c) Other conditions deemed reasonable and necessary.

10.35 Site Plan Review

- (1) **Purpose.** The purpose of a site plan review is to determine whether a development requires additional site and design considerations beyond the minimum standards of the Regulations. A site plan review is to promote orderly and harmonious growth within the County.
- (2) **Applicability.** Site plan review is through a Review Process 2. Site plan review is required for the following:
- (a) Manufactured home parks.
 - (b) Single-family residential development and additions thereto.
 - (c) Multi-family residential development and additions thereto.
 - (d) Commercial development and additions thereto.
 - (e) Office development and additions thereto.
 - (f) Industrial development and additions thereto.
 - (g) Other proposed uses and development as determined by the Applicable Director.
- (3) **Exemptions.** The following structures and improvements are exempt from site plan review. However, such structures may require additional permits, such as a building permit to ensure compliance with adopted Building Code standards and applicable regulations.
- (a) Accessory structures consistent with Section 45.65 (Accessory Uses);
 - (b) Repairs and maintenance of site improvements or structures that do not add to, enlarge, or expand the area occupied by the land use or the floor area of the structure;



- (c) Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure.
- (4) **Approval.** Decisions on a site plan review shall be made by the Applicable Director and granted only when the Applicable Director determines that the proposed project complies with applicable zoning regulations and applicable site development standards and that the proposed project will not create conflicts with vehicular, bicycle, or pedestrian circulation.
- (5) **Conditions.** The Applicable Director may require modifications to plans in whole or in part and may condition the site plan review to ensure specific design features, construction materials, and conformance with all applicable Regulations.

10.40 Similar Use Determinations

- (1) **Purpose.** The land use district tables in Sections 15 through 33 are not comprehensive. When a use is not listed and it is unclear whether the use is permitted, the Similar Use Determination allows the Applicable Director to determine whether or not a proposed use is substantially similar to a listed use and whether it may be permitted in a particular zoning district.
- (2) **Authority.** The Applicable Director shall have the authority to make Similar Use Determinations through a Review Process 2.
- (3) **Approval.** In determining whether or not a use is similar, the Applicable Director shall consider the following:
 - (a) The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher intensity of activity or population density than the uses listed in the zoning district;
 - (b) The proposed use will be consistent with the purposes of the applicable zoning district; and
 - (c) The proposed use will be consistent with relevant County policies and these Regulations.
- (4) **Determinations.** The decision of the Applicable Director will be provided in writing to the applicant. The decision will include:
 - (a) A brief statement explaining the criteria and standards considered relevant to the decision; and
 - (b) A statement of the standards and facts relied upon in rendering the decision.

10.45 Minor Deviation

- (1) **Purpose.** This section allows Minor Deviations to the Regulations, as set forth in Table 10.45-1, to allow creative design solutions and to accommodate unique site conditions.

- (2) **Applicability.** The Applicable Director shall have the authority to grant a Minor Deviation through a Review Process 2.

**Table 10.45-1
Standards Subject to Minor Deviation**

Standard	Maximum Reduction or Increase
Parking or loading spaces (reduction)	10 percent
Setback (reduction)	15 percent
Maximum building or structure height (increase)	15 percent
Maximum residential density (increase)	25 percent
Fences (increase)	Up to 8 feet tall

- (3) **Limitations.** Under no circumstances shall a Minor Deviation result in any of the following:
- (a) Allow a land use not otherwise permitted in the zoning district;
 - (b) Waive a specific prohibition (e.g., prohibited sign);
 - (c) Waive or modify a procedural requirement; or
 - (d) Relieve impacts due to cost or time.
- (4) **Approval.** The Applicable Director may approve a Minor Deviation, with or without conditions, after considering the following:
- (a) The proposed development is compatible with existing and proposed or expected land uses in the surrounding area.
 - (b) Any exceptions to, or deviations from, the density requirements or other standards result in the creation of project amenities that would not be available through strict adherence to the Regulations (e.g., additional open space, protection of natural resources, improved pedestrian connectivity, etc.).
 - (c) Granting the Minor Deviation will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the subject property.
 - (d) The Minor Deviation is consistent with the adopted land use plan or any applicable development agreement.
 - (e) The Minor Deviation is the minimum required or needed for customary enjoyment of the property.

- (5) **Conditions.** In approving a Minor Deviation, the Applicable Director:
- (a) Shall impose such conditions necessary to ensure that the Minor Deviation does not grant special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located;
 - (b) May impose any reasonable conditions (e.g., the placement, height, nature, and extent of the use, buffers, off-site improvements, performance guarantees, screening, surfacing, hours of operation) to ensure that the Minor Deviation meets the criteria set out in this section.

10.50 Deviation

- (1) **Purpose.** This section allows Deviations from the development standards of these Regulations when special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions for which the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity in the same zoning district.
- (2) **Applicability.** A Deviation may waive or modify any requirement of these Regulations, but shall not:
- (a) Allow a land use not otherwise permitted in the zone;
 - (b) Increase the maximum allowed residential density;
 - (c) Waive a specific prohibition (e.g., prohibited sign);
 - (d) Waive or significantly reduce parking requirements;
 - (e) Waive or modify a procedural requirement; or
 - (f) Relieve impacts due to cost or time.
- (3) **Authority.** The Applicable Director shall have the authority to approve Deviations through a Review Process 3.
- (4) **Approval.** The Applicable Director may approve a Deviation, with or without conditions, after considering the following factors:
- (a) General Findings
 - (i) There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of these Regulations denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district.
 - (ii) Granting the Deviation will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

- (iii) The Deviation is consistent with adopted County policy.
- (5) **Conditions.** In approving a Deviation, the Applicable Director:
 - (a) Shall impose such conditions necessary to ensure the Deviation does not grant special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located;
 - (b) May impose any reasonable conditions (e.g., the placement, height, nature and extent of the use, buffers, off-site improvements, performance guarantees, screening, surfacing, hours of operation) to ensure that the Deviation meets the criteria set out in this section.

10.55 Conditional Use Permit

- (1) **Purpose.** The Conditional Use Permit (CUP) provides for uses which would otherwise not be allowed in a zoning district under these Regulations.
- (2) **Applicability.** This section shall apply to all land uses requiring a Review Process 4, as indicated on the Use District Charts found in Sections 15 through 33.
- (3) **Approval.** The Planning Commission shall approve, approve with conditions, or deny an application for a CUP or to enlarge or alter a conditional use based upon the following factors:
 - (a) The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building location, mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, aesthetic, and similar considerations.
 - (b) The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other regulation standards or other reasonable conditions of approval.
 - (c) All required public facilities and/or infrastructure have adequate capacity to serve the use.
 - (d) The project meets the requirements of these Regulations, including development standards, design guidelines, and any applicable special use regulations set out in Section 45.
 - (e) The project complies with the policies of relevant county, state, and federal codes, plans, and regulations.
 - (f) If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with current Zoning Regulations.
- (4) **Conditions.** The Planning Commission may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity and

that the negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, the following:

- (a) Limiting the hours, days, place, and/or manner of operation;
- (b) Requiring site or architectural design features which minimize nuisance impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor, and/or dust;
- (c) Requiring larger setback areas, lot area, and/or lot depth or width;
- (d) Limiting the building or structure height, size or lot coverage, and/or location on the site;
- (e) Designating the size, number, location, and/or design of vehicle access points or parking areas;
- (f) Requiring street right-of-way to be dedicated and street(s), sidewalks, curbs, planting strips, pathways, or trails to be improved;
- (g) Requiring buffering, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;
- (h) Limiting the number, size, location, height, and/or lighting of signs;
- (i) Limiting or setting standards for the location, design, and/or intensity of outdoor lighting;
- (j) Requiring and designating the size, height, location, and/or materials for fences;
- (k) Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, cultural resources, and/or environmentally sensitive lands;
- (l) Requiring the dedication of sufficient land to the public, and/or construction of pedestrian/bicycle pathways in accordance with the adopted plans, or requiring the recording of a local improvement district non-remonstrance agreement for the same;
- (m) Any conditions or special requirements imposed upon the development by the sheriff, local hospitals, department of health, county or state agencies, or any other agency with interest and standing; and
- (n) Any other conditions deemed necessary.

10.60 Zoning Amendments

- (1) **Purpose.** The purpose of a Zoning Amendment is to change the zoning designation of any parcel(s).

- (2) **Procedure.** The applicant shall submit an application to the Applicable Director, who shall review it for completeness. If complete, the application shall be forwarded to the Planning Commission for its recommendation to the Board of County Commissioners. Prior to the Board of County Commissioners making a decision, it shall hold a public hearing pursuant to Section 10.65.
- (3) **Approval.** The decision to approve or to deny an application for a Zoning Amendment requires consideration of the following factors:
 - (a) The proposed amendment is consistent with adopted County policy;
 - (b) The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County;
 - (c) The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning change and anticipated land uses/development.

10.65 Public Hearings

- (1) **Purpose.** This section establishes the procedures for public hearings, as required by these Regulations.
- (2) **Notice of Hearing.** Notice of a public hearing shall be given to all property owners within one thousand (1,000) feet of the subject parcel(s) property boundaries, excluding all rights-of-way. Notice shall be given at least fourteen (14) days prior to the hearing date. In addition, notice will be published in a newspaper of general circulation in the County at least fourteen (14) days before the hearing. For purposes of Review Process elevation, property owners entitled to notice shall have fourteen (14) days to comment regarding the proposed Land Use Permit or action.
- (3) **Hearing Procedures.** A hearing shall be held at the date, time, and place described in the required public notice. The following shall apply to all public hearings held under these Regulations:
 - (a) **Hearing Comments.** The applicant for a project may represent themselves or be represented by counsel and present any information deemed necessary and relevant. Any other persons in attendance may provide comments regarding the application.
 - (b) **Action of Hearing Body.** Following receipt of comments and information at the public hearing, the Approving Authority may approve, conditionally approve, deny, continue, table, or take under advisement the application.



- (c) Continuances. If a continuance is required, the presiding member of the Approving Authority may continue the hearing.
- (4) **Decisions**
 - (a) Decision. The Approving Authority may render its decision at the conclusion of the hearing or continue the matter as needed. Notice of the decision shall be provided to the applicant.
 - (b) Denial. If an application is denied, no new application for the same or similar request may be submitted within one (1) year of the date of the decision, unless the Applicable Director finds that the conditions surrounding, or request of, the application has sufficiently changed to warrant a new application.

10.70 Appeals

- (1) **Purpose.** This section establishes procedures for an appeal from a decision issued under these Regulations.
- (2) **Authority.** The Approving Authority of an appeal shall be as follows:
 - (a) All decisions under Review Processes 1–4 are appealable to the Board of County Commissioners.
 - (b) All decisions by the Board of County Commissioners are appealable to district court.
- (3) **Who May Appeal**
 - (a) Any person aggrieved or adversely affected by a final decision made under these Regulations may file an appeal of a decision.
 - (b) Filing. Appeals shall be filed with the Reviewing Authority within thirty (30) days following the date of issuance of the final decision. All appeals shall be in writing and provide sufficient information for the basis for the appeal.
 - (c) Rights. Pending a decision on an appeal, the decision of the Approving Authority may be stayed by the Reviewing Authority, upon appropriate terms and conditions.

10.75 Nonconforming Uses and Structures

- (1) **General.** Any use or structure lawfully occupying a building or land at the effective date of these Regulations, or subsequent amendments thereto or at the time of rezone, which does not conform with the regulations of the district in which it is located, shall be deemed a nonconforming use and may continue to operate as it did prior to the adoption of these Regulations and all previous regulations. A nonconforming use shall exist if the owner or developer of such use has lawfully, in reliance on existing laws, resolutions or permits, made substantial

expenditures or otherwise committed him- or herself to a substantial disadvantage, before the law, resolution, or permit is changed.

- (2) **Purpose and Applicability.** This section establishes special regulations for nonconforming land uses and structures that were lawful before the adoption or amendment of these Regulations, but which would be prohibited, regulated, or restricted differently under the current terms of these Regulations or future amendments. It is the intent of these Regulations to allow the continuation of nonconformities under limited conditions outlined herein and reconstruction in the event of natural disaster. Generally, any expansion or change of use of nonconforming uses or structures is prohibited. However, this section establishes special regulations for the potential expansion of nonconformities in limited areas of the County on a case-by-case basis where warranted.
- (3) **Definitions.** For the purposes of this section, the following words and phrases shall have the meaning respectively ascribed to them below.
 - (a) **Legal Nonconforming Use.** A use which is not permitted under these Regulations (or any amendments thereto) but was legally in place at the effective date of these Regulations or any subsequently adopted or amended regulations.
 - (b) **Legal Nonconforming Structure.** A structure (including signs) which is not permitted under these Regulations (or any amendments thereto) but was legally in place, with licenses and permits in current status, at the effective date of these Regulations or any subsequently adopted or amended regulations.
 - (c) **Illegal Nonconforming Use.** A use which is not permitted under the Regulations (or any amendments thereto) and was not legally in place at the effective date of these Regulations or any subsequently adopted or amended Regulations.
 - (d) **Illegal Nonconforming Structure.** A structure (including signs) which is not permitted under the Regulations (or any amendments thereto) and was not legally in place at the effective date of these Regulations or any subsequently adopted or amended regulations.
- (4) **Establishing a Legal Nonconforming Use.** A legal nonconforming use may be established upon application through Review Process 2, subject to verification submitted by the applicant. Following is a list of some, but not all, types of documentation which may be accepted as verification of a legal nonconforming use:
 - (a) Documentation
 - (i) Licenses; such as beer, liquor, retail, or professional occupation showing dates of use.
 - (ii) Rental property; receipts showing dates of use, directories, utility bills, etc.

- (iii) Business; receipts showing types of service or goods provided, dated phone directories, Polk's Directory, and other documentation as approved by the Applicable Director.
- (iv) Statements from utilities, such as power, water, or gas, which indicate date and type of use, i.e., commercial, multi-family residential.
- (v) Affidavits from neighbors who have observed the nonconforming use over the required time period.

(5) **Continuation and Maintenance**

- (a) A nonconforming use may continue to operate in perpetuity, be transferred, or be sold, provided that the use shall not be changed, enlarged, or intensified, nor be expanded to occupy a greater area than it lawfully occupied before becoming nonconforming. Likewise, plans for any use approved as of the date this section becomes effective may be carried out as approved. Any extension of such approval for which the applicant was entitled to apply as of the effective date may be granted according to the regulations in effect prior to the effective date; if granted, such extension will be considered the same as an approval granted before the effective date. The person asserting the nonconforming use must present evidence that the use existed before the enactment of these Regulations prohibited the use.
- (b) A nonconforming structure may be maintained or improved as follows:
 - (i) Maintenance and repair. A nonconforming structure may be maintained and repaired. Maintenance may include repair work necessary to keep the building or structure in sound condition but maintenance shall not include the replacement of a building or structure.
 - (ii) Seismic retrofitting and Building Code compliance. Repairs, alterations, or reconstruction to reinforce unreinforced masonry structures or to comply with Building Code requirements shall be allowed, provided that the work is exclusively to comply with applicable earthquake safety standards and the Building Code.
 - (iii) Structural alteration of a nonconforming structure to improve safety or to reduce fire hazard.

(6) **Modification and Expansion.** A legal nonconforming use or structure may be modified or expanded as listed below.

- (a) Structural Modification. Addition, enlargement, extension, or relocation of a nonconforming structure may be allowed if the changes to the structure conform to these Regulations. Such modifications may not expand the extent of the nonconforming aspect of the structure or result in any new nonconforming conditions for the subject property.

- (b) Exterior improvements or expansion of structures may require site plan review approval as set forth in Section 10.35 of these Regulations.

- (7) **Destruction and Replacement.** If a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, the structure may be repaired or rebuilt and reoccupied in the same manner in which it originally existed if the restoration is started within one (1) year of the date of the damage and is diligently pursued to completion.

- (8) **Loss of Nonconforming Use.** If a nonconforming use is discontinued for a continuous period of six (6) months or more, the nonconforming use shall terminate. A use shall be determined to have been abandoned if (a) evidence of an intention to abandon, and (b) an act or failure to act which shows or implies that the owner does not continue to claim or retain an interest in the nonconforming use. Evidence may include, but is not limited to, removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to document continued operation.

- (9) **Nonconforming Use Permit Procedures**
 - (a) Purpose. The purpose of the Nonconforming Use Permit is to allow for the expansion or modification a nonconforming use in a manner that ensures compatibility with surrounding areas and uses.
 - (b) Permit Requirements. A Nonconforming Use Permit is required for the expansion or modification of existing nonconforming structures or uses.
 - (c) Approving Authority. The Applicable Director shall have the authority to issue Nonconforming Use Permits under a Review Process 2.
 - (d) Decision. A Nonconforming Use Permit shall be granted only when the designated Approving Authority determines that the proposed use or activity complies with all of the following:
 - (i) The establishment, maintenance, or operation of the use expansion applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the County.
 - (ii) The benefit to the public health, safety, or welfare exceeds the detriment inherent in the expansion of nonconformity.
 - (iii) The modified or expanded nonconforming structure or use would not be incompatible with reasonably foreseeable uses as allowed under the applicable zoning regulations.
 - (iv) The modified or expanded nonconforming structure or use would be consistent with the adopted land use plan.

- (v) The modification or expansion does not exceed fifty (50) percent of the original nonconforming use/structure square footage.
- (e) **Conditions/Guarantees.** The designated Approving Authority may impose conditions and/or require guarantees for the Nonconforming Use Permit to ensure compliance with this section and other applicable requirements of these Regulations and to prevent adverse or detrimental impact to the surrounding neighborhood.

10.85 Enforcement

(1) **Purpose.** This section is to ensure compliance with these Regulations to promote the County's efforts at protecting the public health, safety, and welfare of the County.

(2) **Violation of Regulations.** No person shall erect, construct, alter, maintain, or use any building, structure, or land in violation of these Regulations or any amendment thereto.



(3) **Authority.** The Applicable Director is appointed with the authority to enforce the provisions of these Regulations.

(4) **Notice**

(a) The Applicable Director will issue notice of the violation of the Regulations pertaining to the use of any land and the addition, alteration, construction, conversion, erection, moving, reconstruction, or use of any structure.

(b) The Notice of Violation shall allow a period of thirty (30) days to take corrective action unless the violation is deemed to constitute a hazard to public health or safety.

(5) **Violations.** Any structure constructed or maintained contrary to these Regulations, and any use of land or structure operated or maintained contrary to these Regulations, are hereby declared to be a code violation, except as otherwise provided in these regulations.

(a) **Code Violation.** Any structure or use which is altered, constructed, or established contrary to these Regulations or any applicable condition of approval imposed on a permit is unlawful and a code violation. Such violation shall be subject to the remedies and penalties identified in this section, and other remedies available to the County.

(b) **Stop Work Order.** Any construction in violation of these Regulations or any conditions imposed on a permit shall be deferred to the Applicable Director and may be subject to the issuance of a Stop Work Order.

(c) **Remedies.** The owner or agent of a building or premises in or upon which a violation of any provision of these Regulations has been committed or shall exist, or the lessee or tenant of an entire building or entire premises in

or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person or entity who commits, takes part, or assists in any violation or who maintains any building or premises in or upon which violation has been committed or shall exist, shall be punished by a fine not to exceed seven hundred fifty dollars (\$750.00) for each offense. Each and every day that such violation continues shall constitute a separate offense.

- (i) In case any structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained or any structure or land is used in violation of these Regulations, the appropriate authorities of said area, in addition to other remedies, may institute injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, or to correct or abate such violation or to prevent the occupancy of said building, structure, or land.
- (6) **Revocation.** This section provides procedures for the revocation of a permit issued under these Regulations. All permit revocation proceedings shall be before the Board of County Commissioners.
- (a) Authority. In considering the revocation of a permit issued under these Regulations, the Board of County Commissioners may modify the conditions of the permit rather than revoke the same. These modifications may include operation aspects related to buffers, duration of the Land Use Permit, hours of operation, lighting, parking, performance guarantees, property maintenance, signs, surfacing, traffic circulation, etc.
 - (b) Decision. A permit may be revoked or modified if any of the following are shown:
 - (i) Circumstances under which the permit was granted have been changed by the applicant to a degree that one or more of the conditions contained in the original permit can no longer be met;
 - (ii) The Land Use 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 materials supplied by the applicant;
 - (iii) One or more of the conditions of the permit have not been substantially fulfilled or have been violated;
 - (iv) The use or structure for which the permit was granted has ceased to exist or has lost its legal nonconforming use status.
 - (v) The improvement authorized in compliance with the permit is in violation of any code, law, resolution, regulation, or statute; or
 - (vi) The structure/use allowed by the permit has become detrimental to the public health, safety, and welfare, or the manner of operation constitutes or is creating a code violation.

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- (c) **Revocation Proceedings.** Proceedings under this section shall be in accordance with the Wyoming Administrative Procedures Act for contested cases.

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Section 15. Agricultural Zoning District (A-L)

15.5 Purpose

The purpose of this district is to preserve land for agricultural use. The district allows for a variety of agriculture and compatible uses on large tracts of land, such as crop production, livestock keeping, commercial agriculture-related uses, and other compatible land uses.

15.10 A-L Use District Chart

The following Use District Chart contains the basic zoning regulations that apply to property located within A-L zoning districts. Use this chart by reading down the left-hand column entitled "Use." Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

This chart is meant to be a quick reference guide and therefore may not be entirely inclusive of all applicable regulations. Please refer to the Table of Contents and to Section 1 to determine what other regulations of this code may apply to the subject property.



Use District Chart
District A-L

USE ↓	REGULATIONS →	A-L District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 10 acres Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
	Front (feet)	Side (feet)	Rear (feet)						
Agricultural and Natural Resource Uses									
Agriculture, General ¹	1	30	15	40	20	35 ²	C	45.50	
Agriculture, Light ¹	1	30	15	40	10		C	45.50	
Agriculture, Retail ^{1,2,5}	1	30	15	40	20		D	45.50	
Mineral Extraction	1	250	150	250	20		C		
Accessory Uses ¹⁰	1	30	10	30					
Residential Uses⁹									
Bed & Breakfast ^{1,3}	1	30	15	40	10	35 ²	A		
Caretaker Housing	3	30	15	40	10		None	45.20	
Child Care Home	3	30	15	40	10		A	45.60	
Dwelling, Manufactured Home ^{1,3}	1	30	15	40	10		A	45.30	
Dwelling, Single-Family Home ^{1,3}	1	30	15	40	10		A		
Recreational Vehicle Park	4	40	25	50	50		C	45.45	
Construction Camps ⁹	4	100	75	100	20		C	45.40	
Accessory Uses ¹⁰	1	30	5	10					
Commercial and Service Uses									
Cemetery	1	30	30	30	15	35 ²	D		
Religious Institution or Parish House ²	1	30	15	50	20		D		
Golf Course ⁸	1	40	15	40	15		E		
Greenhouse/Nursery	1	30	15	40	20		D		
Stable/Kennel ⁷	1	30	15	40	20		D		
Veterinary Clinic or Animal Hospital ⁶	1	30	15	40	20		D		
Taxidermy	1	30	15	40	20		D		
Accessory Uses ¹⁰	1	30	5	20					
Public Facilities or Institutional Uses									
Airport or Heliport	4	100	75	100	50	35 ²	D	33	
Institutional or Government Facility, except Police Firing Ranges	1	100	75	100	50		E		
Playground or Park	1	30	15	40	10		D		
Public Utilities and Infrastructure	1	30	15	40	50		D	45.55	
Recreation Facility	4	100	75	100	35		E		
School, Public or Private, All Types ⁴	1	30/ 50	30/ 50	30/50	35		E		

USE ↓	REGULATIONS →	A-L District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			REQUIRED YARD SETBACK			Lot Coverage (percent)	Height of Structure (feet)		
Front (feet)	Side (feet)		Rear (feet)						
Wind Power Generation ²	4	100	75	100	10		D	32	
Wireless Communication Facilities ²	3	30	15	40	10	100	B	45.55	

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Each parcel may contain one single-family dwelling or mobile home per ten (10) acres of lot area, i.e., a parcel must be at least 20 acres in size to have two homes.
- (2) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (3) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.
- (4) Up to 49 students: requires 30-foot setbacks. Over 50 students: requires 50-foot setbacks.
- (5) Stockyards, feed lots, animal and livestock sales, and grain elevators are subject to a Review Process 4.
- (6) All animal runs, pens and horse stables, must be located no closer than 20 feet from any property line abutting a residential zone or use.
- (7) Not including miniature golf courses and driving tees operated for commercial purposes.
- (8) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (9) Construction camps shall only be provided for the business owner(s) or employees of the subject site's primary business use.

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(10) See Accessory Uses (Section 45.65).

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Section 18. This section left intentionally blank.

Section 19. This section left intentionally blank.

Section 20. Residential Zoning Districts

20.5 Purpose

The purpose of the residential zoning districts is to provide sufficient space in appropriate locations for residential development to meet the housing needs of the County's present and expected future population with sufficient choice of potential development products and sites. The residential districts are intended to promote the livability, stability, and improvement of neighborhoods. This section provides standards for land use and development for residential development based on the following principles:



- (1) Promote the orderly expansion and improvement of neighborhoods.
- (2) Make efficient use of land and public services.
- (3) Designate land for the range of housing types and densities needed by the community, including owner-occupied and rental housing.
- (4) Provide flexible lot standards that encourage compatibility between land uses, efficiency in site design, and environmental compatibility.
- (5) Provide for compatible building and site design at an appropriate neighborhood scale; provide standards that are in character with the landforms and architecture existing in the community.
- (6) Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, and neighborhood services.
- (7) Reduce reliance on the automobile for neighborhood travel and provide options for walking and bicycling.
- (8) Provide direct and convenient access to schools, parks, and neighborhood services.
- (9) Provide connections to and appropriate transitions between various residential development types and residential densities.

20.10 Residential Zoning District Regulations

The following Regulations are provided for each residential zoning district and identify the characteristic uses and level of development intended for each district. To promote a variety of harmonious uses and the above principles, neighborhood commercial activities are allowed in all residential zones; however, they are subject to more stringent review processes within lower-density zones.

- (1) **R-L Rural Living District.** Development in this district shall address the following:
 - (a) Preserve an area of adequate lot size to accommodate a mixture of uses which are compatible with and convenient to the residents of the district.
 - (b) No lot or parcel shall exceed more than one family business, in addition to the residence, with the residence being the principal use. Any business activity will be operated by family members only who reside on the premises.
- (2) **R-R Rural Residential District.** Allows low-density single-family dwellings, mobile homes, and other noncommercial uses in a rural atmosphere. One Single Family Dwelling or Manufactured Home per lot.
- (3) **R-S Residential Suburban District.** Serves as a permanent residential district for those areas of the community where it is desirable to maintain low residential densities. Only Single Family Dwellings are allowed in this district. One Single Family Dwelling per lot.
- (4) **R-1 Single-Family Dwelling District.** Is established for the purpose of medium-density single-family dwelling control and to allow for certain public facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order, or general welfare of persons residing in the district. Only Single Family Dwellings are allowed in this District. One Single Family Dwelling per lot.
- (5) **R-2 One- and Two-Family Dwelling District.** Provides for a compatible mixture of single- and two-family dwellings, at a density slightly higher than that for single-family districts alone, plus accessory public and semi-public uses offering services to the surrounding area.
- (6) **R-3 Multiple-Family Dwelling District.** Provides for a compatible mixture of single- and multiple-family dwellings, at a density slightly higher than that for single-family districts alone, plus the accessory public and semi-public uses offering services to the surrounding area.
- (7) **R-4 Multiple-Family Dwelling District.** Allows for a compatible mixture of multiple-family dwellings at a higher density and other uses of an institutional or semi-public nature, while maintaining a general residential environment.
- (8) **M-H Manufactured Home District.** Intended primarily for one Manufactured Home on individual lots. Secondly, this district allows conventional, Single-Family dwellings and neighborhood-scale commercial services.
- (9) **M-P Manufactured Home Park.** Intended to permit high-density Manufactured Home uses in a park-like atmosphere. The County encourages mobile homes to concentrate within this residential zoning district. This district allows other limited residential development and neighborhood-scale commercial uses.

20.15 Residential Use District Charts

The following Use District Charts contain the basic zoning regulations that apply to property located within residential zoning districts. Use these charts by reading down the left-hand column entitled “Use.” Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

These charts are meant to be a quick reference guide and therefore may not be entirely inclusive of all applicable regulations. Please refer to the Table of Contents and to Section 1 to determine what other Regulations of this code may apply to the subject property.

**Use District Chart
District R-L**

USE ↓	REGULATIONS →	R-L District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			REQUIRED YARD SETBACK			Lot Coverage (percentage)	Height of Structure (feet)		
Front (feet)	Side (feet)		Rear (feet)						
Agricultural and Natural Resource Uses									
Agriculture, Light	1	30	15	40	10	35 ¹	C	45.50	
Residential Uses									
Bed and Breakfast ²	1	30	15	40	10	35 ¹	A		
Child Care Home	3	30	15	40	10		A	45.60	
Dwelling, Manufactured Home ²	1	30	15	40	10		A	45.30	
Dwelling, Single-Family ²	1	30	15	40	10		A		
Dwelling, Seasonal ²	1	30	15	40	10		A		
Group Care Facilities	3	40	25	50	15		D	45.35	
Recreational Vehicle Parks	4	30	30	30	35		D	45.45	
Accessory Uses ⁶	1	30	5	10					
Commercial Use									
Neighborhood Commercial ⁴	4	30	15	30	50	35 ¹	A		
Religious Institution or Parish House ¹	1	30	15	50	20		D		
Club or Lodge, Private, Not-for-profit	3	30	15	50	20		C		
Institutional or Government Facility, except Police Firing Ranges	1	100	75	100	50		E		
School, Public or Private, All Types ³	1	30/50	30/50	30/50	35		E		
Taxidermy	1	30	15	40	10		D		
Accessory Uses ⁶	1	30	10	15					

USE ↓	REGULATIONS →	R-L District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			REQUIRED YARD SETBACK			Lot Coverage (percentage)	Height of Structure (feet)		
Front (feet)	Side (feet)		Rear (feet)						
Utilities, Transportation, and Communications									
Public Utilities Facilities and Infrastructure	1	40	25	50	50	35 ¹	D	45.55	
Wind Power Generation	4	100	75	100	10		D	32	
Wireless Communication Facilities	3	30	25	40	10		B	45.55	
Recreational Uses									
Park or Playground	1	30	15	40	10	35 ¹	D		
Recreation Facility	4	100	75	100	35		E		

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.
- (3) Up to 49 students: requires 30-foot setbacks. Over 50 students: requires 50-foot setbacks.
- (4) Retail sales and services within this residential district are intended to be neighborhood scale and must be family owned and operated. All employees must be members of a family. The Applicable Director has the authority to determine the appropriateness of any given retail use in this zone and in the specific location of the proposal. The Applicable Director must make written findings and conclusions demonstrating the methodology and logic behind the Land Use Permit decision.
- (5) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (6) See Accessory Uses (Section 45.65).

**Use District Chart
District R-R**

USE ↓	REGULATIONS →	R-R District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Processes (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			REQUIRED YARD SETBACK			Lot Coverage (percent)	Height of Structure (feet)		
Front (feet)	Side (feet)	Rear (feet)	Lot Size = 1 acre Lot Width = 125' at the front setback except on lots accessed by cul-de-sac, then 40' at the property line						
Residential Uses⁶									
Bed and Breakfast ²	1	30	15	40	10	35 ¹	A		
Child Care Home	3	30	15	40	10		A	45.60	
Dwelling, Manufactured Home ²	1	30	15	40	10		A	45.30	
Dwelling, Single-Family ²	1	30	15	40	10		A		
Group Care Facilities	3	40	25	50	15		D	45.35	
Accessory Uses ⁶	1	30	5	10					
Commercial Uses									
Neighborhood Commercial ⁴	4	30	15	40	50	35 ¹	D		
Religious Institution or Parish House ¹	1	30	15	40	20		D		
Institutional or Government Facility, except Police Firing Ranges	1	100	75	100	50		E		
School, Public or Private, All Types ³	1	30/50	30/50	30/50	35		E		
Taxidermy	4	40	25	50	15		B		
Accessory Uses ⁶	1	30	10	15					
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	40	25	50	50	35 ¹	D	45.55	
Recreational Uses									
Park or Playground	1	40	25	50	10	35 ¹	D		
Golf Course	1	40	25	50	15		E		

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.

- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.
- (3) Up to 49 students: requires 30-foot setbacks. Over 50 students: requires 50-foot setbacks.
- (4) Retail sales and services within this residential district are intended to be neighborhood scale. The Applicable Director has the authority to determine the appropriateness of any given retail use in this zone and in the specific location of the proposal. The Applicable Director will provide notice of the decision in writing. For neighborhood commercial uses, the site must:
 - (a) Be small in size;
 - (b) Have access to collector streets.
 - (c) Preferably be located at intersections with local or other collector roads;
 - (d) Have public water and sewer service;
 - (e) Exhibit environmental features such as soil and topography suitable for compact development; and
 - (f) Include adequate buffering by physical features or adjacent uses to protect nearby residential development and preserve the natural character of the County.

Acceptable uses will have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Acceptable uses should be compatible with surrounding development in terms of vehicular traffic levels, scale, building design, materials, and color. Suggested uses are neighborhood-scale commercial, professional, and office uses such as individual medical offices, branch banks, small service establishments, convenience stores with limited hours of operation, small restaurants, and smaller public facilities. Examples of uses which are considered unacceptable include fast-food restaurants, 24-hour convenience stores, and gas stations.

- (5) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (6) See Accessory Uses (Section 45.65).

**Use District Chart
District R-S**

USE ↓	REGULATIONS →	R-S District									
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Lot Coverage (percent)	Height of Structure (feet)	Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 15,000 s.f. Lot Width = 100' at the front setback, except on lots accessed by cul-de-sac, then 40' at the property line			35'	35'				
REQUIRED YARD SETBACK											
Front (feet)	Side (feet)	Rear (feet)									
Residential Uses⁷											
Bed and Breakfast ²	1	30	15	40	10	35'	A				
Child Care Home	3	30	15	40	10		A	45.60			
Dwelling, Single-Family ^{2,7}	1	30	15	40	60		A				
Group Care Facilities	3	30	15	40	70		D	45.35			
Accessory Uses ⁶	1	30	5	10							
Commercial Uses											
Child Care Facility	3	40	25	50	15	35'	D	45.60			
Neighborhood Commercial ⁴	4	30	15	40	70		D				
Religious Institution or Parish House ¹	1	30	15	40	70		D				
School, Public or Private, All Types ³	1	30/50	30/50	30/50	70		E				
Taxidermy	4	40	25	50	15		B				
Accessory Uses ⁶	1	30	10	15							
Utilities, Transportation, and Communications											
Public Utility Facilities and Infrastructure	1	40	25	50	50	35'	D	45.55			
Recreational Uses											
Park or Playground	1	30	15	40	35	35'	D				
Golf Course	1	30	15	40	35		E				

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.

- (3) Up to 49 students: requires 30-foot setbacks. Over 50 students: requires 50-foot setbacks.

- (4) Retail sales and services within this residential district are intended to be neighborhood scale. The Applicable Director has the authority to determine the appropriateness of any given retail use in this zone and in the specific location of the proposal. The Applicable Director will provide notice of the decision in writing. For neighborhood commercial uses, the site must:
 - (a) Be small in size;
 - (b) Have access to collector streets.
 - (c) Preferably be located at intersections with local or other collector roads;
 - (d) Have public water and sewer service;
 - (e) Exhibit environmental features such as soil and topography suitable for compact development; and
 - (f) Include adequate buffering by physical features or adjacent uses to protect nearby residential development and preserve the natural character of the County.

Acceptable uses will have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Acceptable uses should be compatible with surrounding development in terms of vehicular traffic levels, scale, building design, materials, and color. Suggested uses are neighborhood-scale commercial, professional, and office uses such as individual medical offices, branch banks, small service establishments, convenience stores with limited hours of operation, small restaurants, and smaller public facilities. Examples of uses which are considered unacceptable include fast-food restaurants, 24-hour convenience stores, and gas stations.

- (5) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.

- (6) See Accessory Uses (Section 45.65)

- (7) Dwellings in this zoning district must be Single Family Dwellings per Section 5, Definitions

**Use District Chart
District R-1**

USE ↓	REGULATIONS →	R-1 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			REQUIRED YARD SETBACK			Lot Coverage (percent)	Height of Structure (feet)		
Front (feet)	Side (feet)	Rear (feet)	Lot Coverage (percent)	Height of Structure (feet)	Sign Category (See Section 40.25)			Special Use Regulations (See Section 45)	
Residential Uses									
Bed and Breakfast ²	1	20	5	20	60	35 ¹	A		
Child Care Home	3	20	5	20	60		A	45.60	
Dwelling, Single-Family, ^{2,7}	1	20	5	20	60		A		
Group Care Facilities	3	20	10	20	70		D	45.35	
Accessory Uses ⁶	1	20	5	10					
Commercial Uses									
Child Care Facility	3	20	10	20	80	35 ¹	D	45.60	
Neighborhood Commercial ⁵	3	20	10	20	70		D		
School, Public or Private, All Types ³	1	20	10/15	20/30	80		E		
Accessory Uses ⁶	1	20	5	15					
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	20	10	20	70	35 ¹	D	45.55	
Recreational Uses									
Park or Playground	1	20	10	20	50	35 ¹	D		
Golf Course ⁴	1	20	10	20	50		E		

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.
- (3) Up to 49 students: requires 10-foot side yard and 20-foot rear yard setbacks. Over 50 students: requires 15-foot side yard and 30-foot rear yard setbacks.

- (4) Not including miniature golf courses and driving tees operated for commercial purposes.
- (5) Retail sales and services within this residential district are intended to be neighborhood scale. The Applicable Director has the authority to determine the appropriateness of any given retail use in this zone and in the specific location of the proposal. The Applicable Director will provide notice of the decision in writing. For neighborhood commercial uses, the site must:
 - (a) Be small in size;
 - (b) Have access to collector streets.
 - (c) Preferably be located at intersections with local or other collector roads;
 - (d) Have public water and sewer service;
 - (e) Exhibit environmental features such as soil and topography suitable for compact development; and
 - (f) Include adequate buffering by physical features or adjacent uses to protect nearby residential development and preserve the natural character of the County.

Acceptable uses will have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Acceptable uses should be compatible with surrounding development in terms of vehicular traffic levels, scale, building design, materials, and color. Suggested uses are neighborhood-scale commercial, professional, and office uses such as individual medical offices, branch banks, small service establishments, convenience stores with limited hours of operation, small restaurants, and smaller public facilities. Examples of uses which are considered unacceptable include fast-food restaurants, 24-hour convenience stores, and gas stations.

- (6) See Accessory Uses (Section 45.65).
- (7) Single-Family Dwellings may include the rooming and/or boarding of up to two (2) persons, provided no separate kitchen is involved.

**Use District Chart
District R-2**

USE ↓	REGULATIONS →	R-2 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 6,000 s.f. (8,000 s.f. for Two Unit Dwelling) Lot Width = 50' at front setback line			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
Front (feet)	Side (feet)	Rear (feet)							
Residential Uses⁹									
Bed and Breakfast ²	1	20	5	15	60	35 ¹	A		
Child Care Home	3	20	5	15	60		A	45.60	
Dwelling, Manufactured Home ²	1	20	5	15	60		A	45.30	
Dwelling, Single-Family ²	1	20	5	15	60		A		
Dwelling, Two-Family ^{2,4}	1	20	7.5	15	70		A		
Group Care Facilities	3	20	7.5	15	70		D	45.35	
Accessory Uses ⁹	1	20	5	10					
Commercial Uses									
Child Care Facility	3	20	10	20	80	35 ¹	D	45.60	
Neighborhood Commercial ⁸	4	20	7.5	15	70		D		
Mortuary	1	20	7.5	15	70		C		
School, Public or Private, All Types ³	1	20	7.5/10	15/20	70		E		
Accessory Uses ⁹	1	20	5	15					
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	20	10	15	70	35 ¹	D	45.55	
Recreational Uses									
Park or Playground	1	20	7.5	15	50	35 ¹	D		

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.

- (3) Up to 49 students: requires 7.5-foot side yard and 15-foot rear yard setbacks. Over 50 students: requires 10-foot side yard and 20-foot rear yard setbacks.
- (4) For dwelling units that share a common wall, the allowed setback on the common wall is zero (0) feet.
- (5) When an accessory use is permitted, the total lot coverage of the total of the buildings and structures on the lot must not exceed the lot coverage maximum of the primary use. For example, if the lot coverage maximum for the single-family use is 60% in this zone, the lot coverage of the primary house, accessory use, and all other structures on the property combined must not exceed 60%.
- (6) The operator of a home daycare facility must live in the residence as a primary residence.
- (7) Retail sales and services within this residential district are intended to be neighborhood scale. The Applicable Director has the authority to determine the appropriateness of any given retail use in this zone and in the specific location of the proposal. The Applicable Director will provide notice of the decision in writing. For neighborhood commercial uses, the site must:
 - (a) Be small in size;
 - (b) Have access to collector streets.
 - (c) Preferably be located at intersections with local or other collector roads;
 - (d) Have public water and sewer service;
 - (e) Exhibit environmental features such as soil and topography suitable for compact development; and
 - (f) Include adequate buffering by physical features or adjacent uses to protect nearby residential development and preserve the natural character of the County.

Acceptable uses will have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Acceptable uses should be compatible with surrounding development in terms of vehicular traffic levels, scale, building design, materials, and color. Suggested uses are neighborhood-scale commercial, professional, and office uses such as individual medical offices, branch banks, small service establishments, convenience stores with limited hours of operation, small restaurants, and smaller public facilities. Examples of uses which are considered unacceptable include fast-food restaurants, 24-hour convenience stores, and gas stations.

- (8) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (9) See Accessory Uses (Section 45.65).

**Use District Chart
District R-3**

USE ↓	REGULATIONS →	R-3 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 6,000 s.f. (plus 3,000 s.f. per additional unit over 2 units) Lot Width = 50' at front setback line			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
Front (feet)	Side (feet)	Rear (feet)							
Residential Uses¹⁰									
Child Care Home	3	20	5	15	70	35 ¹	A	45.60	
Condominium/ Townhome	1	20	10	15	80				
Dwelling, Manufactured Home ²	1	20	5	15	70		A	45.30	
Dwelling, Multiple-Family (3+ Units) ⁹	1	20	10	15	80		A		
Dwelling, Single-Family ²	1	20	5	15	70		A		
Dwelling, Two-Family ^{2,9}	1	20	5	15	80		A		
Group Care Facilities	3	20	10	20	80		D	45.35	
Recreational Vehicle Park	4	30	20	20	80		D	45.45	
Accessory Uses ¹⁰	1	30	5	10					
Community and Government Services									
Religious Institution or Parish House ¹	1	20	10	15	80	35 ¹	D		
Institutional or Government Facility, except Police Firing Ranges	1	20	10	15	80		D		
Mortuary	1	20	10	15	80		C		
School, Public or Private, All Types ³	1	20	10/15	20/30	80		E		
Commercial Uses									
Child Care Facility	3	20	15	20	80	35 ¹	D	45.60	
Neighborhood Commercial ⁵	3	20	15	20	85		C		
Accessory Uses ¹⁰	1	20	5	10					
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	20	10	15	70	35 ¹	D	45.55	
Recreational Uses									
Park or Playground	1	10	15	50	35	35 ¹	D		

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.
- (3) Up to 49 students: requires 10-foot side yard and 20-foot rear yard setbacks. Over 50 students: requires 15-foot side yard and 30-foot rear yard setbacks.
- (4) Not including miniature golf courses and driving tees operated for commercial purposes.
- (5) Retail sales and services within this residential district are intended to be neighborhood scale. The Applicable Director has the authority to determine the appropriateness of any given retail use in this zone and in the specific location of the proposal. The Applicable Director will provide notice of the decision in writing. For neighborhood commercial uses, the site must:
 - (a) Be small in size;
 - (b) Have access to collector streets.
 - (c) Preferably be located at intersections with local or other collector roads;
 - (d) Have public water and sewer service;
 - (e) Exhibit environmental features such as soil and topography suitable for compact development; and
 - (f) Include adequate buffering by physical features or adjacent uses to protect nearby residential development and preserve the natural character of the County.

Acceptable uses will have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Acceptable uses should be compatible with surrounding development in terms of vehicular traffic levels, scale, building design, materials, and color. Suggested uses are neighborhood-scale commercial, professional, and office uses such as individual medical offices, branch banks, small service establishments, convenience stores with limited hours of operation, small restaurants, and smaller public facilities. Examples of uses which are considered unacceptable include fast-food restaurants, 24-hour convenience stores, and gas stations.

- (6) When an accessory use is permitted, the total lot coverage of the total of the buildings and structures on the lot must not exceed the lot coverage maximum of the primary use. For example, if the lot coverage maximum for the single-family

use is 60% in this zone, the lot coverage of the primary house, accessory use, and all other structures on the property combined must not exceed 60%.

- (7) The operator of a home daycare facility must live in the residence as a primary residence.
- (8) For dwelling units that share a common wall, the allowed setback on the common wall is zero (0) feet.
- (9) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (10) See Accessory Uses (Section 45.65).

Use District Chart
District R-4

USE ↓	REGULATIONS →	R-4 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = See Note 9 Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
	Front (feet)	Side (feet)	Rear (feet)						
Residential Uses⁹									
Child Care Home	3	10	5	15	70	35 ¹	A	45.60	
Condominium/ Townhome	1	10	7.5	15	80	50 ¹	A		
Dwelling, Manufactured Home ²	1	10	5	15	70	35 ¹	A	45.30	
Dwelling, Multiple-Family (3+ Units) ⁸	1	10	7.5	15	80	50 ¹	A		
Dwelling, Single-Family ²	1	10	5	15	70	35 ¹	A		
Dwelling, Two-Family ^{2,8}	1	10	7.5	15	80	35 ¹	A		
Group Care Facilities ⁴	3	10	5	15	80	50 ¹	D	45.35	
Live/Work Facility	3	15	10	15	80	50 ¹	C	45.15	
Recreational Vehicle Park	4	20	10	15	80	35 ¹	D	45.45	
Accessory Uses ¹⁰	1	20	5	10					
Community and Government Services									
Religious Institution or Parish House ¹	1	15	10	15	80	50 ¹	D		
Club or Lodge, Private, Not-for-profit	3	15	10	15	80	50 ¹	C		
Institutional or Government Facility, except Police Firing Ranges	1	15	10	15	80	50 ¹	D		
Mortuary	1	15	10	15	80	35 ¹	C		
School, Public or Private, All Types ³	1	20	10/15	15/20	80	50 ¹	E		
Commercial Uses									
Child Care Facility	3	20	15	20	85	50 ¹	D	45.60	
Hospital	1	20	15	20	85	50 ¹	D		
Neighborhood Commercial ⁴	3	20	15	20	85	50 ¹	C		
Accessory Uses ¹⁰	1	20	5	10					
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	15	10	15	80	50 ¹	D	45.55	
Recreational Uses									
Park or Playground	1	15	10	15	60	35 ¹	D		

USE ↓	REGULATIONS →	R-4 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = See Note 9 Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
Front (feet)	Side (feet)	Rear (feet)							
Recreation Facility or Camp ⁷		4	15	10	15	80	50 ¹	E	

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.
- (3) Up to 49 students: requires 10-foot side yard and 15-foot rear yard setbacks. Over 50 students: requires 15-foot side yard and 20-foot rear yard setbacks.
- (4) Retail sales and services within this residential district are intended to be neighborhood scale. The Applicable Director has the authority to determine the appropriateness of any given retail use in this zone and in the specific location of the proposal. The Applicable Director will provide notice of the decision in writing. For neighborhood commercial uses, the site must:
 - (a) Be small in size;
 - (b) Have access to collector streets.
 - (c) Preferably be located at intersections with local or other collector roads;
 - (d) Have public water and sewer service;
 - (e) Exhibit environmental features such as soil and topography suitable for compact development; and
 - (f) Include adequate buffering by physical features or adjacent uses to protect nearby residential development and preserve the natural character of the County.

Acceptable uses will have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Acceptable uses should be compatible with surrounding development in terms of vehicular traffic levels, scale, building design, materials, and color. Suggested uses are neighborhood-scale commercial, professional, and office uses such as individual medical offices, branch banks, small service establishments, convenience stores with limited hours of operation, small restaurants, and smaller public facilities. Examples of uses which are considered unacceptable include fast-food restaurants, 24-hour convenience stores, and gas stations.

- (5) When an accessory use is permitted, the total lot coverage of the total of the buildings and structures on the lot must not exceed the lot coverage maximum of the primary use. For example, if the lot coverage maximum for the single-family use is 60% in this zone, the lot coverage of the primary house, accessory use, and all other structures on the property combined must not exceed 60%.
- (6) The operator of a home daycare facility must live in the residence as a primary residence.
- (7) For dwelling units that share a common wall, the allowed setback on the common wall is zero (0) feet.
- (8) Minimum lot size is 6,000 square feet plus 1,500 square feet per unit for over 4 units. Townhome minimum square feet is 3,000 square feet. This regulation does not apply to group quarters, dormitories, or boarding houses.
- (9) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (10) See Accessory Uses (Section 45.65).

**Use District Chart
District M-P**

USE ↓	REGULATIONS →	M-P District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			See Section 45.30			Lot Coverage (percentage)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
	Front (feet)	Side (feet)	Rear (feet)						
Residential Uses⁹									
Dwelling, Manufactured Home ^{2,9}	1	20	5	15	60	35 ¹	A		
Dwelling, Single-Family ²	1	20	5	15	60		A		
Group Care Facilities	3	20	7.5	15	70		D	45.35	
Accessory Uses ¹⁰	1	20	5	10					
Commercial Uses									
Child Care Facility	3	20	7.5	15	70	35 ¹	D	45.60	
Neighborhood Commercial ⁷	3	20	7.5	15	70		D		
Manufactured Home Park	3								45.30
School, Public or Private, All Types ³	1	20	7.5/10	15/20	70		E		
Accessory Uses ¹⁰	1	20	5	10					
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	20	10	15	70	35 ¹	D	45.55	
Recreational Uses									
Park or Playground	1	20	7.5	15	50	35 ¹	D		

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

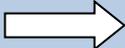
- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.
- (3) Up to 49 students: requires 7.5-foot side yard and 15-foot rear yard setbacks. Over 50 students: requires 10-foot side yard and 20-foot rear yard setbacks.
- (4) For dwelling units that share a common wall, the allowed setback on the common wall is zero (0) feet.

- (5) When an accessory use is permitted, the total lot coverage of the total of the buildings and structures on the lot must not exceed the lot coverage maximum of the primary use. For example, if the lot coverage maximum for the single-family use is 60% in this zone, the lot coverage of the primary house, accessory use, and all other structures on the property combined must not exceed 60%.
- (6) The operator of a home daycare facility must live in the residence as a primary residence.
- (7) Retail sales and services within this residential district are intended to be neighborhood scale. The Applicable Director has the authority to determine the appropriateness of any given retail use in this zone and in the specific location of the proposal. The Applicable Director will provide notice of the decision in writing. For neighborhood commercial uses, the site must:
 - (a) Be small in size;
 - (b) Have access to collector streets.
 - (c) Preferably be located at intersections with local or other collector roads;
 - (d) Have public water and sewer service;
 - (e) Exhibit environmental features such as soil and topography suitable for compact development; and
 - (f) Include adequate buffering by physical features or adjacent uses to protect nearby residential development and preserve the natural character of the County.

Acceptable uses will have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Acceptable uses should be compatible with surrounding development in terms of vehicular traffic levels, scale, building design, materials, and color. Suggested uses are neighborhood-scale commercial, professional, and office uses such as individual medical offices, branch banks, small service establishments, convenience stores with limited hours of operation, small restaurants, and smaller public facilities. Examples of uses which are considered unacceptable include fast-food restaurants, 24-hour convenience stores, and gas stations.

- (8) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (9) Exempt from requirements of Section 45.30(6).
- (10) See Accessory Uses (Section 45.65).

**Use District Chart
District M-H**

USE 	REGULATIONS 	M-H District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Minimum Lot Size = 6,000 sq. ft. Lot Width = See Note 6			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
		Front (feet)	Side (feet)	Rear (feet)					
Residential Uses									
Child Care Home	3	20	5	15	60	35 ¹	A	45.60	
Dwelling, Manufactured Home ²	1	20	5	15	60		A	45.30	
Dwelling, Single-Family ²	1	20	5	15	60		A		
Group Care Facilities ⁴	3	20	10	20	70		D	45.35	
Accessory Uses ⁷	1	20	5	10					
Commercial Uses									
Child Care Facility	3	20	10	20	80	35 ¹	D	45.60	
Neighborhood Commercial ⁵	3	20	10	20	70		D		
School, Public or Private, All Types ³	1	20	10/15	20/30	80		E		
Accessory Uses ⁷	1	20	5	10					
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	20	10	20	70	35 ¹	D	45.55	
Recreational Uses									
Park or Playground	1	20	10	20	50	35 ¹	D		
Golf Course ⁴	1	20	10	20	50		E		

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.
- (3) Up to 49 students: requires 10-foot side yard and 20-foot rear yard setbacks. Over 50 students: requires 15-foot side yard and 30-foot rear yard setbacks.

- (4) Not including miniature golf courses and driving tees operated for commercial purposes.
- (5) Retail sales and services within this residential district are intended to be neighborhood scale. The Applicable Director has the authority to determine the appropriateness of any given retail use in this zone and in the specific location of the proposal. The Applicable Director will provide notice of the decision in writing. For neighborhood commercial uses, the site must:
 - (a) Be small in size;
 - (b) Have access to collector streets.
 - (c) Preferably be located at intersections with local or other collector roads;
 - (d) Have public water and sewer service;
 - (e) Exhibit environmental features such as soil and topography suitable for compact development; and
 - (f) Include adequate buffering by physical features or adjacent uses to protect nearby residential development and preserve the natural character of the County.

Acceptable uses will have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Acceptable uses should be compatible with surrounding development in terms of vehicular traffic levels, scale, building design, materials, and color. Suggested uses are neighborhood-scale commercial, professional, and office uses such as individual medical offices, branch banks, small service establishments, convenience stores with limited hours of operation, small restaurants, and smaller public facilities. Examples of uses which are considered unacceptable include fast-food restaurants, 24-hour convenience stores, and gas stations.

- (6) Minimum width of lot at front setback line for lots 6,000 square feet shall be no less than 60 feet. Minimum width of lot at front setback line for lots 4,000 square feet shall be no less than 40 feet.
- (7) See Accessory Uses (Section 45.65).

Section 21. This section left intentionally blank.

Section 22. This section left intentionally blank.

Section 23. This section left intentionally blank.

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Section 25. Commercial Zoning Districts

25.5 Purpose

Commercial districts are centers of business and civic life. This section provides a range of commercial districts to accommodate the range of commercial land uses in Campbell County. These districts are intended to:

- (1) Promote efficient use of land and urban services;
- (2) Create a mixture of land uses that encourages employment and housing options in close proximity to one another;
- (3) Provide formal and informal community gathering places and opportunities for socialization;
- (4) Encourage pedestrian-oriented development in all commercial areas;
- (5) Provide connections to and appropriate transitions between residential areas and commercial areas.

25.10 Commercial Zoning District Regulations

The following descriptions of each commercial zoning district identify the characteristic uses and level of development intended for each district.

- (1) **C-O Office and Institution District.** Permits a compatible mixture of public, quasi-public, and private institutional and professional service uses at a moderate level of intensity. This district is designed to be compatible with nearby residential districts.
- (2) **C-1 General Commercial District.** Allows basic retail, service, and office uses. Business uses needing large floor areas, particularly those of a service nature, are included in the district.
- (3) **C-3 Business Service District.** Accommodates a compatible mixture of office, light industrial uses, business services, retail outlets for adjoining industry, and retail uses not dependent on visual exposure to passing motorists.

25.15 Commercial Use District Charts

The following Use District Charts contain the basic zoning regulations that apply to property located within commercial zoning districts. Use these charts by reading down the left-hand column entitled "Use." Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

These charts are meant to be a quick reference guide and therefore may not be entirely inclusive of all applicable regulations. Please refer to the Table of Contents and to Section 1 to determine what other regulations of this code may apply to the subject property.

Use District Chart
District C-O

USE ↓	REGULATIONS →	C-O District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 10,000 s.f. Lot Width = 50' at front setback line			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
Front (feet)	Side (feet)	Rear (feet)							
Residential Uses⁶									
Caretaker Housing	3	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	None	45.20	
Group Care Facilities	3	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	C	45.35	
Live/Work Facility	3	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	C	45.15	
Mixed Office and Multi-Family Residential	4	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	75 ¹	D	See Note 3	
Commercial and Service Uses									
All Retail Sales and Service Establishments, except as otherwise mentioned	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	C	See Note 3	
All Recreational, Educational and Cultural Establishments, except as otherwise mentioned	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	C	See Note 3	
Child Care Center	3	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	D	45.60	
Clinic, Medical, Dental or Optical	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	D	See Note 3	
Hospital	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	75 ¹	E	See Note 3	
Office	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	75 ¹	D	See Note 3	
Restaurant or Tavern	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	C	See Note 3	
Mini-Storage Facilities	3	10	5	5 ⁴	85	50	C		
Veterinary Clinic or Animal Hospital ²	3	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	D		
Community and Government Services									
Religious Institution or Parish House ¹	3	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	D		
Club or Lodge, Private, Not-for-profit	3	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	C		
Institutional or Government Facility, except Police Firing Ranges	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	75 ¹	D		
Mortuary	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	50 ¹	C		
School, Public or Private, All Types	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	75 ¹	E		

USE ↓	REGULATIONS →	C-O District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 10,000 s.f. Lot Width = 50' at front setback line			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
Front (feet)	Side (feet)	Rear (feet)							
Recreational Uses									
Park or Playground	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	35 ¹	D		
Recreation Facility or Camp	4	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	35 ¹	D		
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	75 ¹	D	45.55	
Wireless Communication Facilities	3	10 ^{4,5}	5 ^{4,5}	5 ^{4,5}	85	75 ¹	B	45.55	

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) All animal runs and pens, except horse stables, must be completely enclosed within a building.
- (3) Refer to Special Use Regulations to determine if proposed use has additional regulations.
- (4) If the use is adjacent to a residential use or residential district, the setbacks shall meet the following: front: 15 feet; side: 10 feet; rear: 15 feet. Further, the Applicable Director may impose additional setbacks to comply with fire regulations.
- (5) For structures with multiple tenants, the setbacks apply to the building perimeter only.
- (6) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.

Use District Chart
District C-1

USE ↓	REGULATIONS →	C-1 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = See Note 8 Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
		Front (feet)	Side (feet)	Rear (feet)					
Agricultural and Natural Resource Uses									
Agriculture, Retail ⁴²	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D	45.50	
Stable/Kennel ²	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D		
Veterinary Clinic or Animal Hospital ²	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D		
Residential Uses⁹									
Caretaker Housing	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	None	45.20	
Group Care Facilities	3	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	C	45.35	
Construction Camp ¹⁰	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	C	45.40	
Live/Work Facility	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	C	45.15	
Mixed Office and Multi-Family Residential	3	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D		
Commercial and Service Uses									
All Retail Sales and Service Establishments, except as otherwise mentioned ^{3,5}	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	C		
All Recreational, Educational and Cultural Establishments, except as otherwise mentioned ^{3,5}	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	C		
Armory	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	C		
Child Care Center	3	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D	45.60	
Clinic, Medical, Dental or Optical	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D		
Commercial Storage Facilities	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Convention Center and Places of Assembly ⁵	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Hospital ⁵	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Hotels and Motels ⁵	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Office	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D		
Package Liquor Store	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	C		
Restaurant or Tavern	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	C		
Theater ⁵	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	E		
Mortuary ⁵	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	B		
Vehicle Fueling and Service Station	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	C	45.60	

USE 	REGULATIONS 	C-1 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = See Note 8 Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
	Front (feet)	Side (feet)	Rear (feet)						
Community and Government Services									
Religious Institution or Parish House ¹	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D		
Club or Lodge, Private, Not-for-profit	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	C		
Institutional or Government Facility, except Police Firing Ranges	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D		
School, Public or Private, All Types	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Recreational Uses									
Amusement Place	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Golf Course	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D		
Park or Playground	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D		
Recreation Facility or Camp	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D		
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D	45.55	
Wireless Communication Facilities	3	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	100 ¹	B	45.55	

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) All animal runs and pens, except horse stables, must be completely enclosed within a building.
- (3) Refer to Special Use Regulations to determine if proposed use has additional regulations.
- (4) Stockyards, animal and livestock sales, and grain elevators are prohibited.
- (5) Loading and Unloading Regulations. Loading and unloading space shall be provided off-street and on the same premises. The loading and unloading space

or spaces shall be so located to avoid undue interference with public use of streets, alleys, and walkways. Such space shall include a 12-foot by 50-foot loading space with a minimum of 14 feet of height clearance. Each use up to 20,000 gross square feet shall provide one loading space, plus one additional loading space for every 20,000 gross square feet thereafter.

- (6) If the use is adjacent to a residential use or residential district, the setbacks shall meet the following: front: 15 feet; side: 10 feet; rear: 15 feet. Further, the Applicable Director may impose additional setbacks to comply with fire regulations.
- (7) For structures with multiple tenants, the setbacks apply to the building perimeter only.
- (8) All buildings must meet fire code. The minimum lot area must be 1,500 square feet of lot area for each unit built above the ground floor.
- (9) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (10) Construction camps shall only be provided for the business owner(s) or employees of the subject site's primary business use.

**Use District Chart
District C-3**

USE ↓	REGULATIONS →	C-3 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 15,000 s.f. Lot Width = 75' at front setback line			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
Front (feet)	Side (feet)	Rear (feet)							
Agricultural and Natural Resource Uses									
Agriculture, Retail ⁵	1	20	10	15	85	45 ¹	D	45.50	
Stable/Kenne ²	1	20	10	15	85	45 ¹	D		
Veterinary Clinic or Animal Hospital ²	1	20	10	15	85	45 ¹	D		
Residential Uses¹⁰									
Caretaker Housing	3	20	10	15	85	45 ¹	None	45.20	
Group Care Facilities	3	20	10	15	85	75 ¹	C	45.35	
Construction Camp ¹⁰	4	20	10	15	85	45 ¹	C	45.40	
Live/Work Facility	3	20	10	15	85	75 ¹	C	45.15	
Commercial and Service Use									
All Retail or Wholesale Sales and Service Establishments, except as otherwise mentioned ^{6,4}	1	20	10	15	85	75 ¹	C		
All Recreational, Educational and Cultural Establishments, except as otherwise mentioned ^{6,4}	1	20	10	15	85	75 ¹	C		
Armory	4	20	10	15	85	45 ¹	C		
Child Care Center	3	20	10	15	85	45 ¹	D	45.60	
Clinic, Medical, Dental or Optical	1	20	10	15	85	45 ¹	D		
Commercial Storage Facilities	1	20	10	15	85	75 ¹	E		
Convention Center and Places of Assembly ⁶	4	20	10	15	85	75 ¹	E		
Hospital ⁶	1	20	10	15	85	75 ¹	E		
Hotels and Motels ⁶	1	20	10	15	85	75 ¹	E		
Lumber Yard and Building Material Sales and Storage ⁷	1	20	10	15	85	45 ¹	D		
Office	1	20	10	15	85	75 ¹	D		
Package Liquor Store	1	20	10	15	85	45 ¹	C		
Restaurant or Tavern	1	20	10	15	85	45 ¹	C		
Theater ⁶	1	20	10	15	85	45 ¹	E		
Mortuary ⁶	1	20	10	15	85	45 ¹	B		

USE ↓	REGULATIONS →	C-3 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 15,000 s.f. Lot Width = 75' at front setback line			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
	Front (feet)	Side (feet)	Rear (feet)						
Vehicle Fueling and Service Station	1	20	10	15	85	45 ¹	C	45.60	
Vehicle Sales, Service and Repair	1	20	10	15	85	45 ¹	C		
Warehouse	1	20	10	15	85	75 ¹	D		
Industrial Uses									
Manufacturing, Light ⁸	1	20	10	15	85	45 ¹	C		
Community and Government Services									
Religious Institution or Parish House ¹	1	20	10	15	85	75 ¹	D		
Club or Lodge, Private, Not-for-profit	1	20	10	15	85	75 ¹	C		
Institutional or Government Facility, except Police Firing Ranges	1	20	10	15	85	75 ¹	D		
School, Public or Private, All Types ³	1	20	10	15	85	75 ¹	E		
Recreational Uses									
Amusement Place	1	20	10	15	85	75 ¹	E		
Golf Course	3	20	10	15	85	45 ¹	D		
Park or Playground	1	20	10	15	85	45 ¹	D		
Recreation Facility or Camp	4	20	10	15	85	75 ¹	D		
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	20	10	15	85	75 ¹	D	45.55	
Wireless Communication Facilities	3	20	10	15	85	100 ¹	B	45.55	

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) All animal runs and pens, except horse stables, must be completely enclosed within a building.

- (3) Up to 49 students: requires 10-foot side yard and 15-foot rear yard setbacks. Over 50 students: requires 15-foot side yard and 20-foot rear yard setbacks.
- (4) Refer to Special Use Regulations to determine if proposed use has additional regulations.
- (5) Stockyards, animal and livestock sales, and grain elevators are prohibited.
- (6) Loading and Unloading Regulations. Loading and unloading space shall be provided off-street and on the same premises. The loading and unloading space or spaces shall be so located to avoid undue interference with public use of streets, alleys, and walkways. Such space shall include a 12-foot by 50-foot loading space with a minimum of 14 feet of height clearance. Each use up to 20,000 gross square feet shall provide one loading space, plus one additional loading space for every 20,000 gross square feet thereafter.
- (7) Not including ready-mix concrete and asphalt.
- (8) Including bottling, electronics, jewelry, metal craft, monument, carpentry and cabinet works, and plastics.
- (9) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (10) Construction camps shall only be provided for the business owner(s) or employees of the subject site's primary business use.

Section 26. This section left intentionally blank.

Section 27. This section left intentionally blank.

Section 28. This section left intentionally blank.

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Section 30. Industrial Zoning Districts

30.5 Purpose

Industrial districts provide for land use compatibility while providing a high-quality environment for businesses and employees. The districts are also intended to provide suitable locations for heavy industrial uses (e.g., raw materials processing; and manufacturing, assembly, packaging, or distribution of heavy or large goods) that would not otherwise be compatible in other districts. This section guides the orderly development of industrial areas based on the following objectives:

- (1) Provide for efficient use of land and public services;
- (2) Provide appropriately zoned land with a range of parcel sizes for industry;
- (3) Provide transportation options for employees and customers;
- (4) Locate business services close to major employment centers;
- (5) Ensure compatibility between industrial uses and nearby commercial areas;
- (6) Provide appropriate design standards to accommodate a range of industrial users;
- (7) Provide attractive locations for businesses to locate; and
- (8) Accommodate mixed-use development of light industrial areas.



30.10 Industrial Zoning District Regulations

The following descriptions of each industrial zoning district identify the characteristic uses and level of development intended for each district.

- (1) **I-1 Light Industrial District.** Allows for wholesale and warehousing uses, as well as those industrial uses that include fabrication, manufacturing, assembly or processing of materials that are refined in form. Uses in this district do not require intensive land coverage; generate large volumes of vehicular traffic; or create obnoxious sounds, glare, dust, or odors that are offensive when measured at the property line of the subject property.
- (2) **I-2 Heavy Industrial District.** Allows for basic or primary industries that are more intense than I-1 and which are generally not compatible with residential and/or commercial activity.

30.15 Industrial Use District Charts

The following Use District Charts contain the basic zoning regulations that apply to property located within Industrial Zoning Districts. Use these charts by reading down the left-hand column entitled "Use." Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

These charts are meant to be a quick reference guide and therefore may not be entirely inclusive of all applicable regulations. Please refer to the Table of Contents and to Section 1 to determine what other Regulations of this code may apply to the subject property.

**Use District Chart
District I-1**

USE ↓	REGULATIONS →	I-1 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = No Minimum Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
	Front (feet)	Side (feet)	Rear (feet)						
Agricultural and Natural Resource Uses									
Mineral Extraction	1	25	5 ⁷	15	95	45 ¹	D		
Stable/Kennel ²	1	25	5 ⁷	15	85	45 ¹	D		
Veterinary Clinic or Animal Hospital ²	1	25	5 ⁷	15	85	45 ¹	D		
Residential Uses⁹									
Caretaker Housing	1	25	5 ⁷	15	85	45 ¹	None	45.20	
Residential Re-Entry/Halfway House	3	25	5 ⁷	15	85	45 ¹	None		
Construction Camp ¹⁰	4	25	5 ⁷	15	85	45 ¹	None	45.40	
Live/Work Facilities	4	25	5 ⁷	15	85	45 ¹	None	45.15	
Commercial and Service Uses									
All Retail or Wholesale Sales and Service Establishments, except as otherwise mentioned ^{3,4}	1	25	5 ⁷	15	85	45 ¹	C		
Commercial Storage Facility	1	25	5 ⁷	15	85	45 ¹	D		
Lumber Yard and Building Material Sales and Storage ⁵	1	25	5 ⁷	15	85	45 ¹	D		
Machinery and Implement Sales, Service, Repairs and Storage	1	25	5 ⁷	15	85	45 ¹	D		
Vehicle Fueling and Service Station	3	25	5 ⁷	15	85	45 ¹	C	45.60	
Vehicle Parking and Storage	1	25	5 ⁷	15	85	45 ¹	C		
Warehouse	1	25	5 ⁷	15	90	45 ¹	D		
Industrial Uses									
All Industrial Uses, except as otherwise mentioned.	1	25	5 ⁷	15	85	45 ¹	C		
Contractors Yard for Vehicles, Equipment, Supplies	1	25	5 ⁷	15	90	45 ¹	D		
Industrial Services	1	25	5 ⁷	15	85	45 ¹	C		
Manufacturing, Light ⁶	1	25	5 ⁷	15	85	45 ¹	D		

USE ↓	REGULATIONS →	I-1 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size =No Minimum Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
	Front (feet)	Side (feet)	Rear (feet)						
Oil and Gas above or Underground Storage Facility	1	25	5 ⁷	15	90	45 ¹	C		
Warehouse/Freight Movement	1	25	5 ⁷	15	90	45 ¹	D		
Community and Government Services									
Institutional or Government Facility, except Police Firing Ranges	1	25	5 ⁷	15	85	45 ¹	D		
Utilities, Transportation, and Communications									
Airport or Heliport	3	25	5 ⁷	15	90	75 ¹	D	33	
Public Utility Facilities and Infrastructure	1	25	5 ⁷	15	90	75 ¹	D	45.55	
Wind Power Generation	4	25	5 ⁷	15	85	100 ¹	D	32	
Wireless Communication Facilities ⁸	3	25	5 ⁷	15	85	100 ¹	B	45.55	

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) All animal runs and pens, except horse stables, must be completely enclosed within a building.
- (3) Refer to Special Use Regulations to determine if proposed use has additional regulations.
- (4) Loading and Unloading Regulations. Loading and unloading space shall be provided off-street and on the same premises. The loading and unloading space or spaces shall be so located to avoid undue interference with public use of streets, alleys, and walkways. Such space shall include a 12-foot by 50-foot loading space with a minimum of 14 feet of height clearance. Each use up to 20,000 gross square feet shall provide one loading space, plus one additional loading space for every 20,000 gross square feet thereafter.
- (5) Not including ready-mix concrete and asphalt.

- (6) Including bottling, electronics, jewelry, metal craft, monument, carpentry and cabinet works, and plastics.
- (7) When the use abuts a residential zone or use, the side yard shall be 15 feet.
- (8) If the applicant wishes to increase the height of the tower beyond the stated maximum, the review process shall be a Review Process 4.
- (9) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (10) Construction camps shall only be provided for the business owner(s) or employees of the subject site's primary business use.
- (11) It should be noted that placement of the I-1 district adjacent to residential uses or Zoning Districts may be restricted.

Use District Chart
District I-2

USE ↓	REGULATIONS →	I-2 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = No Minimum Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
	Front (feet)	Side (feet)	Rear (feet)						
Agricultural and Natural Resource Uses									
Mineral Extraction	1	25 ⁵	5 ⁵	15 ⁵	90	75 ¹	D		
Stable/Kennel ²	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		
Veterinary Clinic or Animal Hospital ²	1	25 ⁵	5 ⁵	15 ⁵	85	75 ¹	D		
Residential Uses⁷									
Caretaker Housing	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	None	45.20	
Residential Re-Entry/Halfway House	3	25	5 ⁷	15 ⁵	85	50 ¹	None		
Construction Camps ⁸	4	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	None	45.40	
Live/Work Facilities	5	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	None	42.15	
Commercial and Service Uses									
Armory	2	25 ⁵	5 ⁵	15 ⁵	90	50 ¹	C		
Commercial Storage Facility	1	25 ⁵	5 ⁵	15 ⁵	90	50 ¹	D		
Lumber Yard and Building Material Sales and Storage ³	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		
Machinery and Implement Sales, Service, Repairs and Storage	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		
Vehicle Fueling and Service Station	3	25 ⁵	5 ⁵	15 ⁵	90	50 ¹	C	45.60	
Vehicle Parking and Storage	1	25 ⁵	5 ⁵	15 ⁵	90	50 ¹	C		
Warehouse	1	25 ⁵	5 ⁵	15 ⁵	90	50 ¹	D		
Industrial Uses									
All Industrial Uses, except as otherwise mentioned.	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	C		
Bulk Plant, Gasoline, or LP Gas, Above Ground Storage	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	E		
Contractors Yard for Vehicles, Equipment, Supplies	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		
Explosives Manufacturing	4	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		
Heavy Equipment Sales, Service, and Repair	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		
Junk Yard, Auto Wrecking, Scrap Processing	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		
Manufacturing, Light ⁴	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		

USE ↓	REGULATIONS →	I-2 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = No Minimum Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
Front (feet)	Side (feet)	Rear (feet)							
Manufacturing, Heavy	1	25 ⁵	5 ⁵	15 ⁵	90	50 ¹	D		
Oil and Gas Above or Underground Storage Facility	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	C		
Oil Field Supply Sales and Service	1	25 ⁵	5 ⁵	15 ⁵	90	50 ¹	D		
Oil, Gas, or Mineral Processing, Refining, Separation, or Storage	1	25 ⁵	5 ⁵	15 ⁵	90	75 ¹	C		
Printing and Publishing	1	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	C		
Quarry	1	25 ⁵	5 ⁵	15 ⁵	85	75 ¹	D		
Railroad Facility (Including Terminals, Shop, Yard)	1	25 ⁵	5 ⁵	15 ⁵	90	50 ¹	C		
Soils Conditioning, Storage, and Sales	3	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		
Warehouse/Freight Movement	1	25 ⁵	5 ⁵	15 ⁵	90	50 ¹	D		
Sanitary Landfill (Governmental)	3	25 ⁵	5 ⁵	15 ⁵	85	50 ¹	D		
Community and Government Services									
Institutional or Government Facility, including Police Firing Ranges	1	25 ⁵	5 ⁵	15 ⁵	90	75 ¹	D		
Utilities, Transportation, and Communications									
Airport or Heliport	4	25 ⁵	5 ⁵	15 ⁵	90	100 ¹	D	45.33	
Public Utility Facilities and Infrastructure	1	25 ⁵	5 ⁵	15 ⁵	90	100 ¹	D	45.55	
Wind Power Generation	4	25 ⁵	5 ⁵	15 ⁵	85	100 ¹	D	32	
Wireless Communication Facilities ⁶	3	25 ⁵	5 ⁵	15 ⁵	85	100 ¹	B	45.55	

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

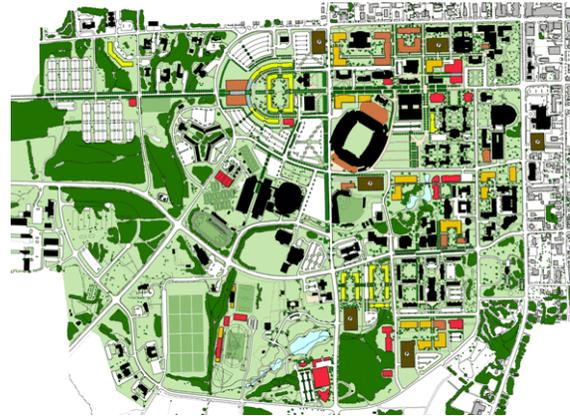
- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) All animal runs and pens, except horse stables, must be completely enclosed within a building.
- (3) Not including ready-mix concrete and asphalt.

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- (4) Including bottling, electronics, jewelry, metal craft, monument, carpentry and cabinet works, and plastics.
- (5) If the property abuts a residential zone or use, then the following setbacks apply: front: 25 feet; side: 25 feet; rear: 25 feet.
- (6) If the applicant wishes to increase the height of the tower beyond the stated maximum, the review process shall be a Review Process 4.
- (7) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (8) Construction camps shall only be provided for the business owner(s) or employees of the subject site's primary business use.
- (9) It should be noted that placement of the I-2 district adjacent to residential uses or Zoning Districts may be restricted.

Section 31. Master Plan District

(1) **Overview.** This section provides the regulatory framework for Master Plan Districts. The regulations in this section are in addition to other relevant development standards and regulations in other parts of these Regulations. The purpose of the Master Plan District is to permit and encourage well-thought-out, planned, and compatible development strategies throughout the County. Master Plan Development often includes a mix of compatible uses and is commonly developed over a phased time period.



(2) **Master Plan District Regulations.** Master Plan Districts may be requested by a developer as part of their subdivision development plan. The Board of Commissioners may also zone areas with the Master Plan District to indicate areas of the County where mixed-use development may be encouraged. The following identify the characteristic uses, level of development, and any specific Regulations related to the Master Plan District:

- (a) This district provides flexibility and creativity in site and building design and location in accordance with an approved plan, which shall be designed to prevent adverse impacts and protect the public health, safety, and welfare. Design excellence or the provision of outstanding public amenity shall be considered when establishing development standards.
 - (i) A sketch plan shall be submitted under a Review Process 3 for review and comment by the Applicable Director. A pre-application meeting is required prior to the submittal of all preliminary master plans, unless waived by the Applicable Director.
 - (ii) Preliminary master plan shall be submitted for approval under a Review Process 4. It shall contain all information listed below. The preliminary plan as proposed by the applicant shall prevent adverse impacts or appropriately mitigate them to protect the public health, safety, and welfare.
 - (A) Uses by right and location;
 - (B) Uses permitted with issuance of a Conditional Use Permit;
 - (C) Conceptual building footprint locations;
 - (D) Building, property, or site coverage;
 - (E) Maximum building height;

- (F) Minimum setbacks on the front, rear, and side yards;
 - (G) Development performance standards;
 - (H) Buffering and screening requirements;
 - (I) Common open space or facilities;
 - (J) Signage requirements and regulations;
 - (K) Parking requirements;
 - (L) Any other requirements and restrictions deemed necessary to protect public health, safety, and welfare;
 - (M) Proposed phasing of development.
- (iii) The final master plan shall be submitted under a Review Process 5 within eighteen (18) months of the approval of the preliminary master plan unless the approval is extended by the Applicable Director. If the final plan is not submitted within the 18-month period or an extension has not been granted, the plan shall be deemed denied. The final master plan shall contain all of the information from the preliminary plan, as well as address any applicable planning considerations.
 - (iv) Amendments to the master plan must be approved on the basis of a new final plan. A new plan map is not required if the amendment is to the text of the master plan. The intent of this overlay district is to permit a compatible mixture of public, quasi-public, and private institutional and professional service uses at a moderate level of intensity. This district is designed to be compatible with nearby residential districts.
- (b) Location and Size of District. The Master Plan District must be a minimum of ten (10) acres in size.
 - (c) Review and Approval. The formation of a Master Plan District is subject to a Review Process 5.
- (3) **Mixed Use Design Standards**
- (a) Applicability. All commercial developments incorporating residential uses shall be considered mixed-use developments and shall include the following site development design standards at a minimum. The Applicable Director will review proposed mixed-use developments and may require additional design standards be incorporated into the overall development.
 - (b) Development Standards. All residential units shall be permanently affixed to the primary commercial use. The residential use is accessory to the primary use and should be located either on top of or behind the primary

use. The residential use may be located adjacent to the side of the primary use with the following conditions:

- (i) The residential use does not exceed thirty (30) percent of the primary use's frontage;
 - (ii) The overall height of the residential use does not exceed the height of the primary use; and
 - (iii) The residential use does not extend further into the front yard setback than that of the primary use.
- (c) Floor Area. The total gross floor area dedicated to the residential use shall not exceed thirty (30) percent of the total gross floor area of the primary use.

**Use District Chart
Master Plan District**

USE ↓	REGULATIONS →	MPD District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			REQUIRED YARD SETBACK			Lot Coverage (percent)	Height of Structure (feet)		
Front (feet)	Side (feet)		Rear (feet)						
Residential Uses⁹									
Dwelling, Single-Family ^{2,9}	1	20	5	20	70		A		
Dwelling, Manufactured Home ^{2,9}	1	20	5	15	70		A	45.30	
Dwelling, Two Family ^{2,9}	1	20	5	15	80		A		
Dwelling, Multiple-Family (3+ Units) ^{2,9}	1	20	10	15	80		A		
Child Care Home	3	20	5	15	70		A		
Condominium/Townhome	1	20	10	15	80		A		
Group Care Facilities	3	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85		C	45.35	
Recreational Vehicle Park	4	30	20	20	80		D	45.45	
Mixed Office and Multi-Family Residential ⁷	3	5	5	5	85		D		
Commercial and Service Uses									
All Retail Sales and Service Establishments, except as otherwise mentioned ^{3,5}	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	C		
All Recreational, Educational and Cultural Establishments, except as otherwise mentioned ^{3,5}	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	C		

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USE 	REGULATIONS 	MPD District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 10 acres Lot Width = None			Lot Coverage (percent)	Height of Structure (feet)		
REQUIRED YARD SETBACK									
	Front (feet)	Side (feet)	Rear (feet)						
Child Care Center	3	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D	45.60	
Clinic, Medical, Dental or Optical	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D		
Commercial Storage Facilities	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Convention Center and Places of Assembly ⁵	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Hospital ⁵	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Hotels and Motels ⁵	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Office	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D		
Package Liquor Store	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	C		
Restaurant or Tavern	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	C		
Theater ⁵	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	E		
Mortuary ⁵	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	B		
Vehicle Fueling and Service Station	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	C	45.60	
Community and Government Services									
Religious Institution or Parish House ¹	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D		
Club or Lodge, Private, Not-for-profit	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	C		
Institutional or Government Facility, except Police Firing Ranges	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D		
School, Public or Private, All Types	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Recreational Uses									
Amusement Place	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	E		
Golf Course	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D		
Park or Playground	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	D		
Recreation Facility or Camp	4	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D		
Utilities, Transportation, and Communications									
Public Utility Facilities and Infrastructure	1	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	50 ¹	D	45.55	
Wireless Communication Facilities	3	5 ^{6,7}	5 ^{6,7}	5 ^{6,7}	85	45 ¹	B	45.55	

Special Regulations. The following special regulations apply to individual land uses as designated in the Use District Chart above. Additional regulations and requirements may be found in General Regulations, Section 1.5, and Parking Requirements, Section 40.10.

- (1) Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers are exempt from height limitations. Please see Section 32 for height restrictions for Wind Power Generation facilities.
- (2) On corner lots, only one front yard must be a minimum of 30 feet. All other front yards shall be regulated as a side yard (minimum 15-foot yard). The applicant may select which front yard shall meet the 30-foot requirement.
- (3) Refer to Special Use Regulations to determine if proposed use has additional regulations.
- (4) Stockyards, animal and livestock sales, and grain elevators are prohibited.
- (5) Loading and Unloading Regulations. Loading and unloading space shall be provided off-street and on the same premises. The loading and unloading space or spaces shall be so located to avoid undue interference with public use of streets, alleys, and walkways. Such space shall include a 12-foot by 50-foot loading space with a minimum of 14 feet of height clearance. Each use up to 20,000 gross square feet shall provide one loading space, plus one additional loading space for every 20,000 gross square feet thereafter.
- (6) If the use is adjacent to a residential use or residential district, the setbacks shall meet the following: front: 15 feet; side: 10 feet; rear: 15 feet. Further, the Applicable Director may impose additional setbacks to comply with fire regulations.
- (7) For structures with multiple tenants, the setbacks apply to the building perimeter only.
- (8) All buildings must meet fire code. The minimum lot area must be 1,500 square feet of lot area for each unit built above the ground floor.
- (9) All residential uses that are adjacent to a mineral extraction use or an intensive agricultural activity shall maintain a 100-foot setback between the use and the shared property line.
- (10) Construction camps shall only be provided for the business owner(s) or employees of the subject site's primary business use.

Section 32. Wind Generation Overlay District

(1) **Overview.** This section provides the regulatory framework for wind generation facilities. The regulations in this section are in addition to other relevant development standards and regulations in other parts of this code. For example, unless otherwise permitted, the requirements of this section are in addition to the requirements of the underlying zoning district. The purpose of this section is to permit and encourage well-thought-out and compatible wind generation facilities throughout the County.



(2) **Intent and Purpose.** The purpose of the Wind Generation Overlay District is to provide for public safety and to prevent hazards from the construction of commercial and noncommercial wind power facilities in Campbell County. For projects which are not regulated by state or federal permitting, the overlay district will provide for comprehensive and exclusive review and permitting of wind generation and distribution facilities in the County through a WECS Use Permit.

(a) This section of these regulations has been adopted for the following purposes:

- (i) To assure that any development and production of wind-generated electricity in Campbell County is safe and effective;
- (ii) To acknowledge that while these facilities are clearly visible and cannot be hidden from view, planning for the design of such facilities takes into consideration methodologies for minimizing the degradation of the visual character of the area where they may be located;
- (iii) To facilitate economic opportunities for local residents;
- (iv) To promote the supply of wind energy in support of Wyoming's goal of increasing energy production from renewable energy sources;
- (v) To work in close association with other regulatory agencies in the permitting process and ensure that any permit or approval conflict with other regulatory agencies will be mitigated.

(b) Definitions

- (i) "Applicant(s)" means the entity or person who submits a WEC Use Permit application for any WECS or WECS project as hereinafter defined.

- (ii) “A-Weighted Sound Level (dbA)” means a measurement of sound pressure level, which has been filtered or weighted to progressively de-emphasize the importance of frequency components below 1000 hertz (Hz) and above 5000 Hz. This reflects the fact that human hearing is less sensitive at low frequencies and at extremely high frequencies, relative to the mid-range of the frequency spectrum. This area of sensitivity also corresponds to the human speech band. This measurement is the most commonly used filter in both industrial noise applications (OSHA) and community noise regulations.
- (iii) “Commencement of Construction” means the start of bona fide construction of a WECS project.
- (iv) “Commercial WEC Project” means WECS, WECS projects and substations, as those terms are hereinafter defined, that provide electricity to be sold to wholesale or retail markets.
- (v) “Credit-Worthy Party” means an entity considered sufficiently sound financially to be granted credit. Credit worthiness shall be determined by a Moody’s rating of Baa2 or Standard & Poors rating of BBB or higher.
- (vi) “Financial Assurance” means reasonable assurance, in the sole discretion of the County Commissioners, from a credit-worthy party that the costs associated with, but not limited to, construction, maintenance, consequences from abandonment, or a failure to properly execute closure and post-closure care, are recoverable from applicant(s) under these Regulations. The financial assurance may be in any form acceptable to the Board of Commissioners and may include irrevocable letter of credit, funds in escrow, certificate of deposit, or joint deposit account.
- (vii) “Nacelle” means the part of the wind turbine which houses a drivetrain consisting of a gearbox, connecting shafts, support bearings, the generator plus other machinery.
- (viii) “Noncommercial WEC Project” means a WECS project with an aggregate generating capacity of 100 kW or less, consisting of ten (10) towers or less, located on the owner’s property, that does not generate electricity to be sold to wholesale or retail markets.
- (ix) “Notice of WECS Project” means the form provided by the Public Works Department for use by commercial WECS project subject to Wyoming Industrial Siting Council permitting to provide notice to the County of the WECS project.
- (x) “Operator” means the entity responsible for the day-to-day operation and maintenance of any WECS, WECS project and substation, including any third-party subcontractors.

- (xi) “Owner” means the entity or entities with an equity interest in the WECS project, including their respective successors and assigns. Owner does not mean the property owner from whom land is leased for locating the WECS project (unless the property owner has an equity interest in the WECS project), or any person holding a security interest in the WECS project solely to secure an extension of credit, or a person foreclosing on such security interest, provided that after foreclosure such person seeks to sell the WECS(s) at the earliest practicable date.
- (xii) “Preliminary Plan Review” means an initial review for the purpose of providing an applicant formal feedback about potential issues that the proposal may face. The preliminary plan review does not expressly grant approval and does not negate or minimize requirements that may arise during later reviews of final proposals.
- (xiii) “Primary Structure(s)” means structures such as residences and occupied commercial or industrial buildings. Primary structure(s) excludes structures such as storage sheds, non-occupied mineral extraction facilities, and other non-occupied structures.
- (xiv) “Project Structure(s)” mean structures such as wind turbine towers, substations, transmission stations, or other associated buildings that are part of the WECS project.
- (xv) “Scenic and Open Viewsheds” means the landscape or topography visible from a geographic point and having aesthetic value as determined through the application of one or more broadly accepted quantitative metrics.
- (xvi) “Substation” means the apparatus that connects the electrical collection system of the WECS(s) and increases the voltage for connection with the utility’s transmission lines. New or existing substations which connect to the transmission grid are not considered part of a WECS project, but as project structures.
- (xvii) “Wind Energy Conversion System” (WECS) means all necessary devices that together convert wind energy into electricity, including the rotor, nacelle, generator, WECS tower, electrical components, WECS foundation, transformer, and electrical cabling from the WECS tower to the substation(s) and their support facilities, including transmission lines.
- (xviii) “WECS Project” means the WECS and associated support facilities including, but not limited to, roads, operation and maintenance buildings, and permanent towers as specified in the application, including the project area as defined by the owner.
- (xix) “WECS Tower” means the turbine tower and/or support structure to which the nacelle and rotor assembly are attached.

- (xx) "WECS Tower Height" means the distance from the highest point of a vertical rotor blade to the top surface of the WECS foundation.

- (c) General Requirements. Except as set forth below in subsection (i), construction, operation, or enlargement of a wind generation facility shall require a Wind Energy Conversion System (WECS) Use Permit. To obtain a WECS Use Permit, the applicant(s) must submit a WECS Use Permit application to the Department of Public Works, who shall review the permit to determine if it contains all of the required information as set forth below. If the application is determined to be deficient, the applicant shall be notified of the deficiency within thirty (30) days of receipt of the application. The applicant shall provide the additional information within thirty (30) days of receipt of the request for additional information.
 - (i) All commercial WECS projects subject to the jurisdiction of the Wyoming Industrial Siting Council shall submit a Notice of WECS Project, along with a copy of the approved Wyoming Industrial Siting Council permit, to the Campbell County Public Works Department. All commercial WECS projects are subject to the Building Code. No further permits are required from Campbell County for projects subject to the jurisdiction of the Wyoming Industrial Siting Council.
 - (ii) All commercial WECS projects **not** subject to the jurisdiction of the Wyoming Industrial Siting Council shall be required to submit a commercial WECS Use Permit application under a Review Process 5. All commercial WECS projects are subject to the Building Code. The WECS Use Permit application for a commercial WECS project shall contain, or be accompanied by, the following information:
 - (A) A WECS project summary, including, to the extent available:
 1. A general description of the project, including its approximate total nameplate generating capacity; the potential equipment manufacturer(s) and type(s) of WECS(s), number of WECS, and nameplate generating capacity of each WECS; the maximum height of the WECS tower(s) and maximum diameter of the WECS rotor(s); the general location of the project.
 2. A description of the applicant, owner, and operator, including their respective business structures.
 3. The name(s), address(es), phone number(s) and email(s) of the applicant(s), owner(s), and operator(s), and all participating surface property owner(s) owning land included in the project.

4. The name(s), address(es), and phone number(s) of all nonparticipating adjacent surface property owner(s) within 1,000 feet of the WECS project site.
5. A site plan for the installation of a WECS project showing the planned location of each WECS tower, guy lines, and anchor bases (if any), primary structure(s), property lines (including identification of adjoining properties), setback lines, public and private access roads and turnout locations, substation(s), electrical cabling from the WECS tower to the substation(s), ancillary equipment, transmission lines, and layout of all significant structures within the geographical boundaries of any applicable setback.
6. A waste management plan that includes an inventory of estimated solid wastes and a proposed disposal program for the construction and operation of the WECS project.
7. Information regarding whether the likelihood of communication interference with local emergency services, communications or local broadcast of residential television. Possible measures for mitigation of potential communication issues shall be included with that information.
8. All required studies, reports, certifications, and approvals demonstrating compliance with the provisions of this section and with all applicable state and federal regulations.
9. Letters from all surface property owners upon which the WECS project will be located or other legal documentation (memoranda of leases, etc.) which demonstrate consent of property owners for the WECS project.
10. Proof of capability to provide financial assurance from a credit-worthy party, as based on an engineer's estimate for decommissioning, in a form found acceptable to the Board of County Commissioners.
11. Wyoming Game and Fish Department (WGF). The applicant(s) shall coordinate with WGF during initial site selection regarding any critical or important wildlife and habitat areas that may be present. The applicant shall include annual monitoring of wildlife impacts and mortalities, as recommended by the WGF. The applicant will need to assure access to the wind development area for the purposes of annual wildlife

monitoring activities. The County will provide a copy of the WECS Use Permit to the WGF for comment.

12. Archeological and historical resources. The applicant(s) shall coordinate with appropriate agencies for matters concerning archaeology studies, historical importance and any other relevant federal, state, and local issues and shall include any information received in the application. The County will provide a copy of the WECS Use Permit to the Wyoming State Historical Preservation Office (SHPO) and any other relevant agencies for comment.
 13. Any other information required by the County as part of its Zoning and Land Use Regulations.
 14. A WECS Use Permit fee of \$200.00 per WECS tower.
- (B) The applicant shall provide notice, via certified letter, to all owners of land within one (1) mile of the proposed WECS project and to all cities and towns located within twenty (20) miles of the WECS project. Notice shall include a general description of the project, including its location, projected number of turbines, and the likely routes of ingress and egress.
- (C) Evidence of publication of notice of the proposed WECS project to be published in a newspaper of general circulation in Campbell County, for two (2) successive weeks, the first of which shall be at least forty-five (45) days prior to the required public hearing. The notice shall include a brief summary of the wind energy facility, invite the public to submit comment, and identify the time and date of hearing.
- (D) The applicant shall notify Campbell County of any changes to the information provided in Section 32(2)(c)(A) that occur while any approval of the WECS Use Permit application is pending. It is understood that apparatus and construction changes may be implemented after the WECS Use Permit is issued and that such changes do not require further review and approval unless such changes result in a significant change, as determined by the Director of Public Works. Examples of significant changes may include, but are not limited to, increase of tower heights by more than ten (10) percent, changes in setbacks, changes in the number of WECS towers by more than five (5) percent, and/or changes in setbacks to existing structures. In the event a significant change occurs, the applicant shall submit a revised project plan showing the final location of all facilities.

(E) Design and installation

1. Design. A wind power generation facility shall comply with the specific safety standards for WECS as delineated in the International Electric Code (IEC) 61400-1: Wind Turbine Generator Systems – Part 1: Safety Requirements, or as delineated in other applicable industry standards as evidenced by the applicant. These standards may include, but are not limited to, those of the American National Standards Institute (ANSI) and National Electrical Commission (NEC). Applicants shall submit certificates of design compliance that equipment manufacturers have obtained from Underwriters Laboratories (UL), Det Norske Veritas (DNV), Germanischer Lloyd Wind Energie (GL), or an equivalent third party.
2. Color. WECS towers and blades shall comply with applicable state and federal standards with respect to their color. Within those applicable standards, applicants are encouraged to consider any color that will help the project blend with the natural visual character of the area. The applicant shall submit a visual rendering of the proposed towers with color scheme.
3. Signage. There shall be no signage or logo of any type allowed on the WECS tower(s), with the exception of safety signs, warning signs, emergency contact signs, and the manufacturer's logo on the WEC tower nacelle. Any other signage shall only be allowed as approved by the County.
4. Natural resources. Reasonable efforts shall be taken to protect and to preserve existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources.

(F) Visibility

1. Plans for the location of WECS towers shall take into consideration methodologies for minimizing potential degradation of views, viewsheds, and scenic or historic landscapes which may have important and unique character or value.
2. Reasonable efforts shall be made to blend the wind facility's towers with the natural surroundings in order to minimize impacts upon open space and the natural landscape.

(G) Warnings

1. A reasonably visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
2. Where guy wires are used, and unless these provisions conflict with state or federal requirements, visible, reflective, colored objects, such as flags, reflectors, or tape, shall be placed on the anchor points of such guy wires and along those guy wires up to a height of fifteen (15) feet from the ground.
3. The WECS project shall be lighted in accordance with Federal Aviation Administration (FAA) requirements.

(H) Climb prevention

1. The exterior surface of all WECS towers must be unclimbable by design or protected by anti-climbing devices, if applicable.

(I) Setbacks

1. All WECS towers shall be set back at least one-quarter (0.25) mile from any primary structure. The distance for the above setback shall be measured from the point of the primary structure foundation closest to the WECS tower to the center of the WECS tower foundation. The owner of the primary structure may waive this setback requirement, but in no case shall a WECS tower be located closer to a primary structure than 1.10 times the WECS tower height.
2. All WECS towers shall be set back a distance of at least 1.50 times the WECS tower height from existing third-party transmission lines and communication towers.
3. All WECS towers shall be set back a distance of at least 1.10 times the WECS tower height from nonparticipating adjacent property lines. This setback does not apply to participating landowner property lines within WECS projects.
4. All WECS towers shall be set back a distance of one-half (0.5) mile from any existing primary structure in a residential zoning district. If such property is undeveloped, the required setback shall be measured from the adjoining property line, or a more restrictive point as determined by the County.

5. All WECS towers shall be set back a distance of one (1) mile from any incorporated municipality, unless waived by official action of the municipality, to no less than one-half (0.5) mile.
 6. All WECS towers shall be set back a minimum of 1.50 times the tower height from any state or federal highway.
 7. All WECS towers shall be set back a distance of at least 1.50 times the WECS tower height from public roads.
 8. All WECS towers shall be set back from state parks a minimum of one-quarter (0.25) mile.
 9. Setback distances may be modified in the discretion of the Director of Public Works subject to the following:
 - (a) Property owner(s) have provided a written waiver to the setback requirement, which shall be recorded on the land records at the Office of the County Clerk.
 - (b) For changes of setbacks from any non-state or non-federal highways, an application shall be made for a reduction of setbacks which details extenuating circumstances as to why a change to the setback requirement should be granted.
- (J) Compliance with additional regulations
1. Nothing in these Regulations is intended to preempt other applicable state and federal laws and regulations.
- (K) Use of county and local public roads. Any applicant(s), owner(s), or operator(s) proposing to use any county, municipality, special districts, or homeowner association road(s) for the purpose of transporting WECS(s) or substation parts and/or equipment for construction, operation, or maintenance of the WECS(s) or substation(s), shall:
1. Submit a report demonstrating how legal access is provided to the WECS facility. The report shall include any private roads that will be created and all such roads shall be marked as private roadways.
 2. Identify all County and local public roads expected to be used in the construction, operation, and decommissioning of the WECS project, including mapping of expected haul routes over such roads.

The report shall also include the anticipated height, width, length, and weight data of all WECS project loads to be transported. The applicant may be required to enter into a road use agreement. The road use agreement shall be developed by the applicant for review by the County Attorney's Office and the Department of Public Works.

3. The applicant is responsible for use of public roads and other infrastructure in accordance, and compliance, with all federal, state, and local regulations governing such activities. All costs associated with repair of damages to any infrastructure, County roads or other public roads (not under the jurisdiction of the state or federal Department of Transportation), due to installation or decommission of the WECS project, shall be borne by the applicant. The applicant shall hire a firm to conduct pre- and post-construction evaluation of the County and local public roadways and infrastructure, which will be used to evaluate damage caused by the WECS project installation and decommissioning.
4. Prior to the commencement of construction, all other required permits shall be obtained, e.g., Campbell County building permit, road access and other permits from the Campbell County Public Works Department or Road and Bridge Department, and from the Wyoming Department of Transportation.

(L) Additional permitted uses

1. The County may allow the applicant(s) to include certain accessory type uses on a WECS project facility property, such as a visitor center where the public may be permitted to view a facility and obtain information about the specific facility and wind farms in general.

(M) Operations

1. Maintenance
 - a. The owner(s) or operator(s) of the WECS must submit a yearly statement noting that all aspects of the WECS project are being maintained per manufacturer's instructions and directions for relevant components of the facility as well as per all state and federal requirements.

- b. Designated and declared noxious weeds shall be controlled on permitted sites during construction and for the life of the WECS project. Control of noxious weeds shall be performed in accordance with any requirements of the Campbell County Weed & Pest District.
 - c. The applicant(s) shall be required to keep the site maintained throughout the life of the project.
2. Noise
- a. Sounds made by a commercial WECS cannot exceed 50 dbA for any period of time when measured at the property line of primary structures.
3. Interference
- a. The applicant(s) shall provide the applicable microwave transmission providers and local emergency service provider(s) (911 operators) copies of the project summary and site plan. To the extent that the above provider(s) demonstrate a likelihood of interference with their communications resulting from the WECS(s), the applicant(s) shall take reasonable measures to mitigate such anticipated interference.
 - b. The developer(s) shall mitigate(s) light impact on existing residences as reasonably feasible, and still meet FAA requirements.
4. Coordination with emergency services
- a. The applicant(s), owner(s), or operator(s) shall submit a written emergency management plan for review and comment to the local fire department, the County Emergency Management Coordinator, and the County Sheriff. If the permit is granted, the plan shall be supplemented and revised following construction of the facility and prior to its operation, if there are any variations in the project construction which would materially impact the original emergency management plan.

5. Nothing in this section shall alleviate the need to comply with all other applicable fire laws and regulations.
- (N) Transfer of applications
1. Notification of a proposed change of owner of the WECS project shall be provided to the Department of Public Works forty-five (45) calendar days prior to any such change taking place. Documentation evidencing any such transfer shall be submitted to the Department of Public Works within twenty (20) days after such transfer is complete.
- (O) Federal, state, and local requirements
1. The applicant(s) shall minimize all concerns and/or potential impacts with private aviation facilities.
 2. The applicant(s) for the WECS project shall comply with all federal, state, and local requirements.
 3. Materials handling, storage, and disposal
 - a. All solid wastes related to the construction, operation, and maintenance of a WECS project shall be removed from the site promptly and disposed of in accordance with all federal, state, and local laws.
 - b. All hazardous materials related to the construction, operation, and maintenance of the WECS project shall be handled, stored, transported, and disposed of in accordance with all applicable federal, state, and local laws.
- (P) Liability insurance. The owner(s) or operator(s) of the WECS project(s) shall maintain a current general liability policy covering bodily injury and property damage with limits of at least \$1 million per occurrence and \$2 million in the aggregate. The applicant(s) shall provide proof of insurance to Campbell County prior to the approval of the submitted application. If the application is approved, the owner(s) or operator(s) of the WECS(s) shall provide proof of insurance annually.
- (Q) Decommissioning plan
1. For WECS projects not owned or operated by a public utility subject to decommissioning and

reclamation requirements of the Public Service Commission per W.S. 35-12-105:

- a. Prior to receiving County siting approval under these Regulations, the applicant(s), owner(s), and/or operator(s) must formulate and submit to the County, a Decommissioning and Reclamation Plan to ensure that the WECS project will be properly decommissioned at the end of the useful life of the facilities. The decommissioning plan shall include:
 - i. The decommissioning of the WECS project or any non-operational portion thereof will be complete within eighteen (18) months of continuous non-operation of the facility. The operator(s) shall give written notice to the County within ten (10) days after electricity generated by the WECS project is not conveyed via transmission lines for delivery to power purchasers for a period of six (6) consecutive months; or less than sixty (60) percent of the WECS towers generate electricity for a period of six (6) consecutive months, whichever occurs first.
 - ii. Provide for the removal of structures, infrastructure, debris, equipment and cabling, down to a depth of at least forty-eight (48) inches below the soil surface.
 - iii. Provide for the restoration of the soil, topography and vegetation within twelve (12) months after the WECS project facilities have been removed. For WECS projects located on private land, the reclamation requirements shall be determined by the landowner and must be included in the plan submitted to the County.
 - iv. An itemized engineering estimate of the decommissioning and reclamation costs certified by a professional engineer. This cost estimate must be updated at least every five (5) years or as otherwise

required by the County. An updated, final decommissioning and reclamation cost estimate, certified by a professional engineer, shall be created upon the occurrence of notice by owner or operator intent to decommission the WECS project. The cost estimate shall not include salvage value/credit as a means of reducing the amount of financial assurance required.

- v. Identification of and procedures for County access to financial assurances.
 - vi. The terms of the decommissioning plan shall be binding upon the owner(s) or operator(s) and any of their successors, assigns or heirs.
 - vii. The County shall have access to the site, pursuant to reasonable notice, to effect or complete decommissioning.
 - viii. The County reserves the ability to review and alter the WECS project decommissioning and reclamation plan if, at the time of decommissioning, changes in the land use or the project make it necessary.
- b. The applicant shall provide financial assurance, in the amount equal to the certified engineer's estimate from Q(1)(a)(iv) above, in any form acceptable to the Board of County Commissioners.
- i. The County may approve an application, contingent upon receipt of financial assurance, for a period of up to three (3) years. If bona fide commencement of construction has not occurred within three (3) years, the WECS Use Permit shall expire.
 - ii. The proposed forms of assurance of financial responsibility may be rejected if the evidence submitted does not adequately assure that funds will be available as required by

these rules. Applicant(s) shall be notified in writing within sixty (60) days of receipt of the evidence of financial assurance of the decision to accept or reject the proposed forms of financial assurance. Any bond or other form of financial assurance shall be subject to cancellation by the surety only upon ninety (90) days prior written notice to Campbell County, and upon receipt the consent of Campbell County.

iii. No WECS project with a financial assurance for decommissioning on file with Campbell County may transfer or assign ownership of the project without evidence of continuation of adequate financial assurance.

c. Financial assurance forfeiture. Bond or other financial assurance forfeiture may occur after Campbell County has provided fourteen (14) days written notice to the owner(s) or operators(s) and any surety for which financial assurance was provided. If the financial assurance is inadequate to cover the costs of the remedy or abatement, the County Attorney may bring suit to recover the additional cost.

2. Nothing in this section shall prevent Campbell County from extending any applicable deadline for removal of a WECS project and the subsequent reclamation thereof.

(iii) Noncommercial WECS

(A) Noncommercial WECS shall be allowed as an accessory structure to an existing or proposed permitted use in all zoning districts except R-1, R-2, and R-3.

(B) A noncommercial WEC Use Permit is processed under a Review Process 5. All applications are subject to compliance with the standard application requirements, all building code requirements and the following noncommercial WEC requirements, as set forth below:

1. Minimum parcel size and total height: The minimum parcel size to establish a noncommercial WECS is one (1) acre and the maximum tower height on a

parcel less than five (5) acres in size is sixty (60) feet. Parcels between five (5) and thirty-five (35) acres in size shall have a maximum tower height of one hundred (100) feet. Parcels of thirty-five (35) acres and larger shall have a maximum tower height of one hundred forty (140) feet.

- a. Roof Mounted WECS: The height on any roof mounted WECS shall not exceed three feet (3') above the building roofline.
2. Noise: WECS shall not exceed 50 dbA, as measured at the closest neighboring inhabited dwelling. Manufacturer data must be submitted to demonstrate compliance with this requirement. This level may be exceeded during short-term events such as utility outages and/or severe windstorms.
3. Setbacks: The WECS shall be set back a distance of one hundred and ten (110) percent of WECS Tower Height from all adjacent property lines.
4. Clear zone: The WECS shall maintain a circular clear zone that has a radius which is equivalent to one hundred and ten (110) percent of the WECS Tower Height. This clear zone shall be maintained free of any occupied structure, tanks containing combustible/flammable liquids, and above-ground utility/electrical lines. The clear zone may be waived if the anchoring system for the structure is certified by a Wyoming Licensed Engineer.
5. Tower security: Any climbing apparatus must be located at least twelve (12) feet above the ground, and the tower must be designed to prevent climbing within the first twelve (12) feet.
6. Lighting: Wind energy systems shall not be artificially lighted with accent lighting. Wind energy systems must be lighted in accordance to the regulations and guidelines of the FAA regulations or appropriate authorities.
7. Signs/Advertising: No tower shall have any sign, writing, or picture that may be construed as advertising.
8. Colors: All towers shall be white, gray, or other neutral color and be nonreflective.
9. Multiple WECS: Multiple WECS are allowed on a single parcel as long as the owner/operator

complies with all noncommercial WECS regulations contained herein. Units shall be installed in compliance with minimum setbacks and clear zone requirements and the minimum distance between wind energy systems shall be equivalent to one hundred and ten (110) percent of the combined height of the tower plus the blade length.

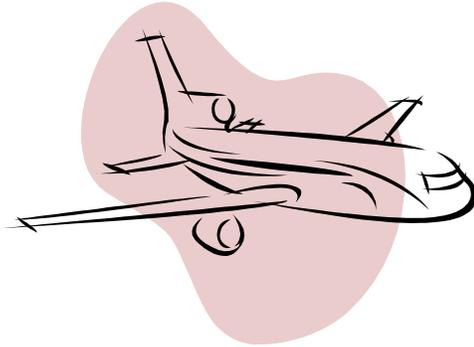
10. Approved wind turbines: At the time of application, the applicant must present a certification from the manufacturer that the system's turbine and other components are equal to or exceed the standards of one of the nationally recognized testing laboratories, as referenced by the State of Wyoming Department of Fire Protection and Electrical Safety.
11. Electrical Wiring Installation: All wiring shall be completed in accordance with the current adopted National Electric Code (NEC).
12. On-site electrical use: On the application, the applicant must certify that the proposed system will be used primarily to reduce on-site consumption of electricity.
13. Compliance with FAA regulations: Noncommercial WECS must comply with applicable FAA regulations.
14. Utility notification: Permit applications for noncommercial WECS shall be accompanied by evidence that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
15. Removal of defective or abandoned WECS: Any WECS found to be unsafe by an authorized County official, or designated authority, shall be repaired by the owner to meet federal, state, and local safety standards, or removed within six (6) months. If any WECS is not operated for a continuous period of twelve (12) months, it shall be removed. If a defective WECS is not fixed, repaired, or removed within six (6) months, the County shall notify the landowner by certified mail that the owner shall have thirty (30) days to take corrective action. If an owner fails to comply, the County may initiate enforcement proceedings as set forth in Section 10.85 of these Regulations.

16. Maintaining compliance: All applicable federal, state, and local regulations shall be met and continually maintained for all WECS.
 17. Fees: Upon filing of the noncommercial WEC Use Permit application, the applicant shall pay a filing fee of fifty dollars (\$50.00).
 18. Notice: The applicant(s) shall provide the Public Works Department with the names and addresses of all owners of any land located within one thousand (1,000) feet of the property boundaries of the property on which the WECS project will be located.
- (3) **Approval.** All Commercial and Noncommercial WEC User permits are reviewed under a Review Process 5. All applications shall be reviewed for a recommendation by the Planning Commission. The Board of County Commissioners shall hold a public hearing on the application not less than forty-five (45) days nor more than sixty (60) days after determining that the application is complete. Written comment on the application shall be accepted for not less than forty-five (45) days after determining that the application is complete.
- (4) **Decision.** Within forty-five (45) days from the date of completion of the hearing, the Board of County Commissioners shall make findings and render its decision in writing on the record whether the application for the WECS Use Permit is granted or denied and include whether or not the applicant has met the standards required by this section. The Board of County Commissioners shall grant the permit if it determines that the proposed facility complies with the requirements established by these Regulations. No permit may be granted if the application is incomplete or notice has not been given as required.
- (5) **Remedies.** Any party aggrieved by the final decision of the Board of County Commissioners may have the decision reviewed by the district court pursuant to Rule 12 of the Wyoming Rules of Appellate Procedure.
- (6) **Referral.** The Board of County Commissioners may refer any application to permit a wind energy facility which does not meet the definition of a facility as defined by W.S. 35-12-102(a)(vii) subject to the provisions found under W.S. 18-5-509 and W.S. 18-5-510.
- (7) **Revocation.** A permit may be revoked or suspended for:
- (a) Any material false statement in the application or in the accompanying statements or studies required of the applicant, if a true statement would have warranted the refusal to grant a permit.
 - (b) Failure to comply with the terms or conditions of the permit after notice of the failure and reasonable opportunity to correct the failure.

- (c) Violation of any of these Regulations, Wyoming law, any order issued by the Board of County Commissioners, or the Wyoming Industrial Siting Council.
 - (d) Failure of the proposed wind energy facility to receive a required permit from the industrial siting council pursuant to the Industrial Development Information and Siting Act.
 - (e) Failure of the permitted wind facility to:
 - (i) Transmit electricity created by wind energy for a period of two (2) consecutive years or more.
 - (ii) Maintain land rights necessary to operate the wind energy facility.
- (8) **Penalties**
- (a) No person shall:
 - (i) Commence to construct a wind energy facility without first obtaining a permit as required by these Regulations.
 - (ii) Construct, reconstruct, operate, locate, erect, maintain, enlarge, change, or use a wind energy facility after having obtained a permit, other than in specific compliance with the permit.
 - (iii) Cause any of the acts specified in this subsection to occur.
 - (b) Any person violating subsection (a) of this section is liable for a civil penalty of not more than ten thousand dollars (\$10,000.00) for each violation. Each day of a continuing violation constitutes a separate offense.
 - (c) Any wind turbine tower or wind generator erected in violation of these Regulations shall subject the owner of the tower or generator to a penalty of seven hundred fifty dollars (\$750.00) per day for every tower or generator so erected.
 - (d) Any penalties collected pursuant to this section shall be paid and credited as provided by W.S. 8-1-

Section 33. Airport Overlay District

- (1) **Purpose.** The purpose of the Airport Overlay District is to provide for public safety and to prevent hazards to air navigation within the vicinity of the Gillette-Campbell County Airport. Please see the Appendix for the Airport Overlay District map.
- (2) **Applicability.** All land uses, regardless of zoning district, which fall within the Airport Overlay District are restricted as described in subsection 3, Protection Zones.
- (3) **Protection Zones.** The following protection zones and their approximate areas are established for land uses underlying those areas, regardless of zoning district. The protections zones are shown on the Airport Overlay District map.
 - (a) Runway Protection Zone (RPZ). All land encompassed by the perimeter of the FAA-required approach surface of runways, as depicted in the Airport Overlay District map, extending outward from the end of the primary surface a distance equal to the length of the FAA Runway Protection Zone (RPZ) for the ultimate planned runway.
 - (b) Approach Zone (AZ). All land encompassed by the perimeter of the FAA-required approach surface, as depicted in the Airport Overlay District map, extending an additional distance beyond the Runway Protection Zone to a point on the approach surface for the ultimate planned runway.
 - (c) Precision Approach Outer Zone (PAOZ). All land encompassed by the perimeter of the FAA-required approach surface, as depicted in the Airport Overlay District map, extending an additional distance beyond the Inner-Approach Zone to the outer limit of the approach surface for the ultimate planned runway with a precision instrument approach.
 - (d) Airport Influence Area (AIA). All other areas not otherwise specified above, which lie within ten thousand (10,000) linear feet of any runway.
- (4) **Use Restrictions**
 - (a) General. Subject at all times to the height restrictions set forth in subsection (b) below or the height restrictions codified in Sections 15 through 33 (Use District Charts) of these Regulations, whichever is more restrictive, no use shall be made of any land in any of the safety zones defined above which creates or causes interference with the operations of radio or electronic facilities on the airport or with radio or electronic communications between airport and aircraft, makes it difficult for pilots to distinguish between airport lights and other lights, results in glare in the eyes of pilots using the airport, impairs visibility in the vicinity of the airport from emissions such as smoke or steam, or otherwise endangers the landing, taking off, or maneuvering of aircraft.



- (b) Height Limitations. Except as necessary and incidental to airport operations, no structure or tree shall be constructed, altered, maintained, or allowed to grow in any airspace zone described in subsection 3 above so as to project above any of the imaginary airspace surface described as follows:
- (i) Primary zone. All that which lies directly under the FAA's imaginary primary surface longitudinally centered on a runway and extending two hundred (200) feet beyond each end of Runways 16/34 and 3/21. The elevation of this surface is identical to the elevation of the nearest point on the runway centerline.
 - (ii) Horizontal zone. All that which lies directly under the FAA's imaginary horizontal surface at a height of four thousand five hundred and fifteen (4,515) feet above mean sea level.
 - (iii) Conical zone. All that which lies directly under the FAA's imaginary conical surface, extending upward and outward from the outer limit of the horizontal surface at a slope of 20:1 for a horizontal distance of four thousand (4,000) feet measured radially outward from the outer boundary of the horizontal surface.
 - (iv) Approach zone. All that land which lies directly under the FAA's imaginary approach surface, longitudinally centered on the extended centerline of both ends of each runway. The inner edge of the approach surface is at the same width, elevation, and position as the end of the primary surface [see subsection (i) above]. The approach surface inclines upward and outward.
 - (v) Precision instrument approach zone. All that which lies directly under the FAA's imaginary precision instrument approach surface longitudinally centered on the extended centerline at each end of any runway with a precision instrument approach. The inner edge of the precision instrument approach surface is at the same width, elevation, and location as the end of the primary surface and inclines upward and outward at a slope of 50:1 for a horizontal distance of ten thousand (10,000) feet expanding uniformly to a width of four thousand (4,000) feet then continues upward for an additional horizontal distance of forty thousand (40,000) feet at a slope of 40:1, expanding uniformly to an ultimate width of sixteen thousand (16,000) feet.
 - (vi) Transitional zone. All that which lies directly under an imaginary surface extending upward and outward at right angles to the runway centerline and extended centerline at a slope of 7:1 from the sides of the primary surfaces and from the sides of the approach surfaces until they intersect the horizontal surface or the conical surface. Furthermore, the transitional surface extends a distance of five thousand (5,000) feet measured horizontally from the edge of the precision instrument approach surface and at right angles to the extended precision instrument runway centerline.

- (c) Special Development Requirements Regarding Aircraft Noise. Development, improvement, or expansion of any residential dwellings, public or private schools, hospitals, convalescent homes, churches, synagogues, temples, and other places of worship are subject to the following requirements for the limitation of noise impacts:
 - (i) Within the airport's approved 65 decibel (db) Day-Night-Level (DNL) noise contour, installation of noise-dampening windows and other building materials and construction methods shall be required, sufficient to reduce interior noise levels to less than 45 db DNL.
 - (ii) Within the Airport Influence Area (as defined in subsection 3(d) above and shown on the Airport Overlay District map), all property owners and residents shall be required to sign a disclosure that they are occupying an area in the vicinity of an airport and that additional noise may be encountered because of this.
- (d) Limitations and Restrictions on Allowed Uses. The land uses identified in Table 33-1, and their accessory uses, are permitted, permitted under limited circumstances, or prohibited in the manner therein described. In the event of conflict with the underlying zone, the more restrictive regulations shall control. As used in this section, a limited use means a use that is allowed subject to special standards specific to that use.

**Table 33-1
Land Use Limitations in Airport Overlay District**

Location	Residential	Commercial	Industrial	Institutional	Farm Use	Roads/ Parking	Utilities	Parks/Open Space	Golf Courses	Athletic Fields	Sanitary Landfills	Water Treatment Plants	Mining
Runway Protection Zone (RPZ) ¹	N	N	N	N	P ³	L ⁴	L ⁵	L ⁶	L ⁷	N	N	N	L ¹⁰
Approach Zone (AZ)	L _{9,12,13}	L _{9,12,13}	L _{9,12,13}	L _{9,12,13}	P ³	P	L ⁵	P	L ⁷	L ⁸	N	L ¹¹	L ¹⁰
Precision Approach Outer Zone (PAOZ)	L _{9,12,13}	L _{9,12,13}	P _{9,12,13}	L _{9,12,13}	P ³	P	L ⁵	P	L ⁷	L ⁸	L ¹⁴	L ¹¹	L ¹⁰
Airport Influence Area (AIA)	P ₃ ¹	P ¹³	P ¹³	P	P ³	P	L ⁵	P	L ⁷	P	L ¹⁴	L ¹¹	L ¹⁰

P = Use is Permitted

L = Use is Allowed Under Limited Circumstances (See Footnotes)

N = Use is Not Allowed

Notes:

- No structures shall be allowed within the Runway Protection Zone for the associated runway. Exceptions shall be made only for structures accessory to airport operations whose location within the RPZ has been approved by the Federal Aviation Administration.
- In the RPZ, public airport uses are restricted to those uses and facilities that require location in the RPZ.
- Farming practices that minimize wildlife attractants are required in the RPZ and encouraged in all zones.
- Roads and parking areas are permitted in the RPZ only upon demonstration that there are no practicable alternatives. Lights, guardrails and related accessory structures are prohibited. Cost may be considered in determining whether practicable alternatives exist.
- In the RPZ, utilities, power lines and pipelines must be underground. In approach surfaces and in airport direct and secondary impact areas, the proposed height of utilities shall be coordinated with the airport sponsor and the Department of Aviation.
- Public assembly facilities are prohibited within the RPZ.
- Golf courses may be permitted only upon demonstration, supported by substantial evidence, that management techniques will be utilized to reduce existing wildlife attractants and avoid the creation of new wildlife attractants. Such techniques shall be required as conditions of approval. Structures are not permitted within the RPZ. For purposes of this section, tee markers, tee signs, pin cups, and pins are not considered to be structures.
- Public assembly facilities may be allowed in an approach surface only if the potential danger to public safety is minimal. In determining whether a proposed use is appropriate, consideration shall be given to proximity to the RPZ; density of people per acre; frequency of use; level of activity at the airport; and other factors relevant to public safety. In general, high-density uses should not be permitted within airport approach surfaces, and nonresidential structures should be located outside approach surfaces unless no practicable alternatives exist.
- Residential densities within approach surfaces should not exceed the following densities: (1) within 500 feet of the outer edge of the RPZ, 1 unit/acre; (2) within 500 to 1,500 feet of the outer edge of the RPZ, 4 units/acre; (3) within 1,500 to 3,000 feet of the outer edge of the RPZ, 6 units/acre.
- Mining operations involving the creation or expansion of water impoundments may be required to adhere to water impoundment requirements of the airport.
- Water treatment facilities allowed only if treatment cells/ponds are fully enclosed to minimize attractiveness to birds.
- If no reasonable alternative exists, structure should be located as far as practical from extended runway centerline.
- Disclosure of airport proximity to be required as a condition of development.
- New landfills meeting the definition of a municipal solid waste landfill (MSWLF) in Title 40 of the Code of Federal Regulations, Section 258.2 shall not be constructed within 6 miles of any part of the airport property unless the landfill receives an exemption from Title 49 of the Code of Federal Regulations, Section 44718, applied for by the State of Wyoming and approved by the Federal Aviation Administration. Expansion or use of any landfill within 6 miles of the airport that existed prior to April 5, 2000, is allowed.

Section 40. Site Planning and Development Standards

40.5 Purpose and Applicability

This section provides standards to ensure that properties are good neighbors. This section helps ensure that development is safe and functional, fits in with the surrounding neighborhood, and is visually consistent with the community. To achieve these objectives, development regulations are provided for site-specific components of projects, such as buffering, parking, loading, lighting, accessory structures, and signage. The following site planning and development standards apply to all development and land use within the zoning districts established by Sections 15 through 33 (Use District Charts) above.

40.10 Parking and Loading

The following parking regulations qualify, supplement, or define the requirements of parking allowed in the district regulations appearing elsewhere in these Regulations.

- (1) **Required Parking Spaces.** At a minimum, the number of spaces shown in Table 40.10-1 below shall be provided for any building that is erected, constructed, or converted for the listed uses.

**Table 40.10-1
Off-Street Parking Requirements**

Land Use	Required Parking	Unit
Residential Uses		
Single-Family Residence	2	Per Dwelling Unit
Two-Family Residence	2	Per Dwelling Unit
Multi-Family Residence	1.5	Per Dwelling Unit
Rooming House	1	Per 3 Sleeping Units
Temporary Housing/Worker Camp	1	Per 3 Sleeping Units
Government/Social Uses		
Elementary School	2	Per Classroom
Junior High School	4	Per Classroom
High School	8	Per Classroom
Church	1	Per 5 Seats
Rest Home/Nursing Home	1	Per Bed
Hospital	1	Per Bed
Day Care/Foster Care	1	Per 600 sq. ft. Gross Floor Area
Commercial/Industrial Uses		
Office	1	Per 300 sq. ft.
Institution	1	Per Bed
Motel/Hotel	1	Per Sleeping Unit
Restaurant	1	Per 2.5 Seats

Land Use	Required Parking	Unit
Service Station	1	Per 50 sq. ft., a minimum of 6
Medical/Dental Clinic	1	Per 100 sq. ft.
Automotive Sales & Service	1	Per 700 sq. ft.
Bank, Post Office	1	Per 300 sq. ft.
Bowling Alley	5	Per Alley
Dance/Assembly Hall	1	Per 200 sq. ft. used for Assembly/Dancing
Funeral Home/Mortuary	1	Per 80 sq. ft.
Furniture/Appliance/Household Goods Store or Repair	1	Per 500 sq. ft.
Retail	1	Per 200 sq. ft.
Sports Area, Auditorium, Theater	1	Per 3.5 Seats
Wholesale	1	Per 2 Employees or 1,000 sq. ft., whichever is greater
Other Commercial Uses	1	Per 1000 sq. ft.
Industrial Uses	1	Per 1000 sq. ft.

- (2) **Location.** Parking shall be located within three hundred (300) feet of the commercial or industrial use it is to serve. Parking for residential uses shall be located on the same lot as the permitted use.

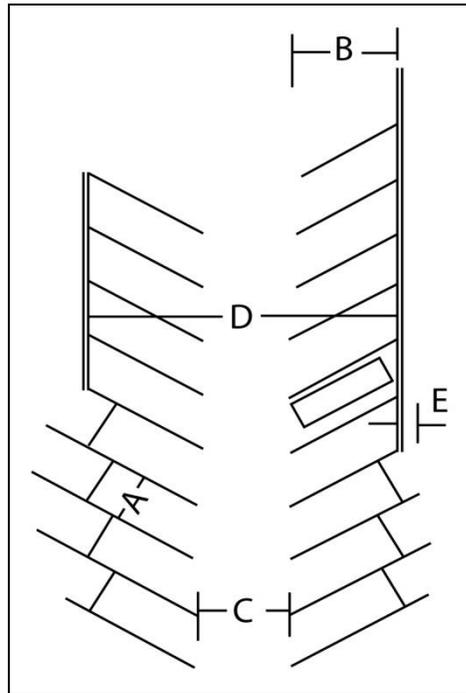
**Table 40.10-2
Parking Dimensions**

Angle	Parking Dimensions				
	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Module Width (D)	Overhang (E)
0	10'	24'	13'	33'	0'
45	10'	24'	12'	46'	2' 6"
50	10'	24'	12'	49"	2' 6"
55	10'	24'	13'	53'	2' 6"
60	10'	24'	15'	57'	2' 6"
65	10'	24'	16'	60'	2' 6"
70	10'	24'	17'	63'	2' 6"
75	10'	24'	17'	64'	2' 6"
90	10'	24'	20'	68'	2' 6"

- (3) **Parking Dimensions**
- (a) **Applicability.** The requirements of this section, including those of Table 40.10-1 above, apply to all required parking installed in the County.

- (b) Parking Stall Dimensions. Parking installed in the County shall conform to the dimensional requirements shown in Table 40.10-2 above and Figure 40.10-1 below.

**Figure 40.10-1
Parking Dimension References**



Dimensions are indicated in feet and inches.

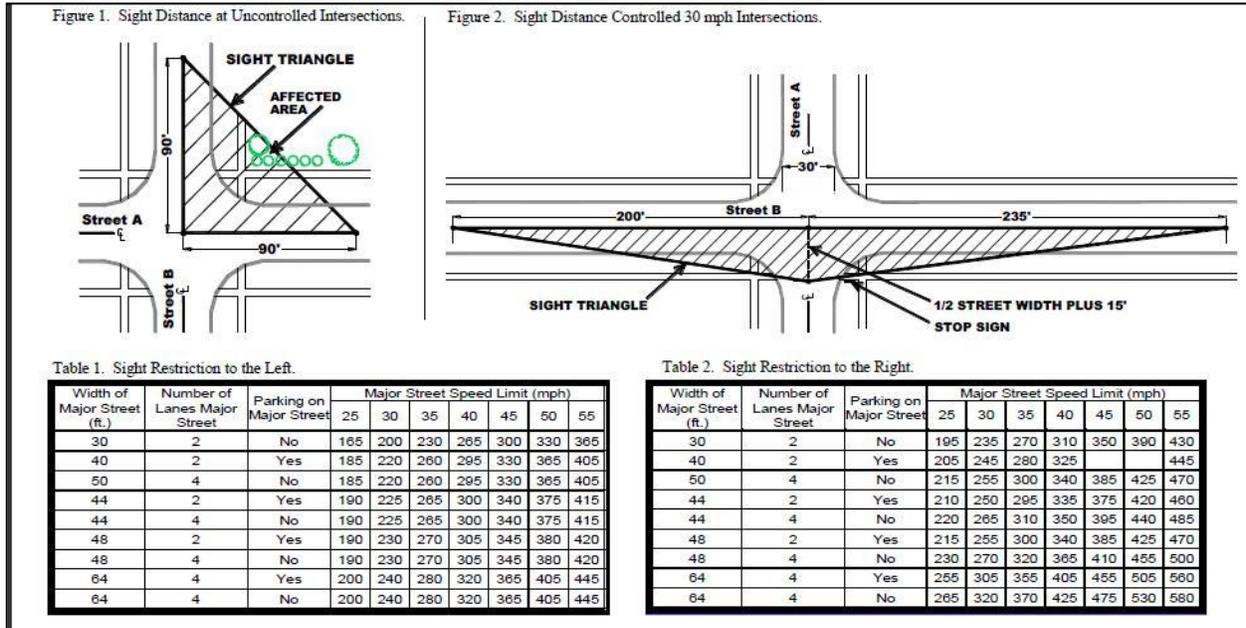
- (i) Parking angle is calculated from the line of the curb outward to the acute angle formed by the parking stall sideline. An angle of zero (0) degrees represents parallel parking. An angle of 90 degrees represents perpendicular parking.
- (ii) Stall width (A) and depth (B) is measured as the minimum width and depth in which a vehicle can park without overhanging the curb or impeding into another parking stall or the drive aisle, as represented by the rectangle in the graphic below.
- (iii) Parking depth (B) may be reduced by the overhang dimension (E), provided a permanent curb stop is installed.
- (iv) Aisle width (C) is indicated for one-way travel. Two-way aisles shall be no less than twenty-five (25) feet in width, regardless of parking angle.
- (v) Module width (D) includes the sum of parking depth (B) and aisle width (C).

- (c) Exceptions. The standards established by Section 40.10(3) and Table 40.10-2 do not apply to single-family and two-family residential uses. Parking stalls for single-family and two-family residential uses shall be eight (8) feet wide by twenty (20) feet deep and shall either be enclosed in a garage or outside any structure, provided that external parking areas do not intrude on any public roadway or right-of-way.
- (4) **Accessible Parking.** Where public parking is provided, accessible parking spaces as mandated by the Americans with Disabilities Act (ADA) shall be provided in compliance with Section 1106 of the 2006 International Building Code, or amendments thereof.
- (5) **Use of Parking.** Parking areas shall be used for parking of passenger vehicles only. In no case shall parking areas be used for sales, repair work, storage, dismantling, or other activities related to the operation of the allowed land use. Parking areas used for such activities shall not count toward the required number of off-street parking spaces.
- (6) **Surfaces.** For all properties within the Planned District Boundary, all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt or concrete. All other properties shall provide these features using an all-weather surface.
 - (a) **Surfacing – Commercial Storage Facilities.** For all commercial storage facilities within the Planned District Boundary, a minimum of 10' of paved surfacing adjacent to the storage unit buildings, with asphalt or concrete, shall be required.
- (7) **Maintenance.** Parking areas and connecting driveways shall be maintained in good condition and kept free of excessive weeds, dust, trash, and other debris at all times.
- (8) **Lighting.** Lighting for parking areas within multi-family, commercial, or industrial districts shall be directed and/or shielded such that light is not directed toward any residential district or use.
- (9) **Plans and Approval Required.** Plans showing layout and design of all required off-street parking areas shall be submitted to and approved by the Applicable Director prior to the issuance of a permit under these Regulations. Before approving the parking layout, the County shall ensure that the spaces provided are usable and meet the standard design criteria. All parking spaces shall be clearly marked.
- (10) **Exceptions.** Off-street parking requirements in industrial districts may be waived by the Applicable Director when it can be established that off-street parking, to satisfy the above requirements, is provided or is available, either private (through a shared parking agreement) or public, on adjoining property or within three (300) hundred feet of the proposed use. In determining whether or not sufficient off-street parking is available to satisfy the requirements of this section, vacant land or spaces allotted to other uses shall not be considered.

40.15 Fences, Walls, and Screening

- (1) **Fences.** Except as otherwise specifically provided in other codes and regulations of the County, the following regulations shall apply to the construction of fences:
- (a) No fence, foliage, or obstruction shall be constructed, planted, or placed on any corner lot within a designated site triangle, as described in the diagram below.

Site Triangle Diagram



- (b) No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals as determined by the Applicable Director.
- (i) An electrical fence is not permitted in Districts R-1, R-2, R-3, and R-4. An electrical fence shall not be installed within fifty (50) feet of a residential structure.
- (c) No person shall erect or maintain any fence which will materially damage the adjacent property by obstructing the view, shutting out of sunlight, or hindering ventilation or which fence shall adversely affect the public health, safety, and welfare as determined by the Applicable Director.
- (d) No fence, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six and one-half (6.5) feet, provided, however, that the County may, by approval of a Minor Deviation or a Deviation permit, authorize the construction of a fence higher than six and one-half (6.5) feet.

40.20 Outdoor Display, Sales, and Storage

- (1) **Use of Commercial Storage.** The use of commercial storage facilities shall not include active retail uses nor shall there be activities allowed within the storage structure other than the temporary storage of articles or goods.

- (2) **Vehicle or Equipment Storage.** Storage of vehicles or equipment outdoors shall be limited to display of such items for sale, unless said storage occurs behind a fence or other obstruction that prevents views of the equipment or vehicles from outside the property.

(3) **Outdoor Storage and Waste Disposal**

(a) C-3 District

- (i) No highly flammable or explosive liquids, solids, or gases shall be stored in bulk above ground.
- (ii) All outdoor storage of materials shall be enclosed by a chain-link or solid fence.
- (iii) Outdoor storage areas may be surfaced with All-Weather surfacing.
- (iv) No materials or wastes shall be deposited on the lot in such a manner that they may be carried off the lot by natural forces or causes.

(b) Industrial Districts

- (i) Fuel and flammable liquids stored above ground and in storage tanks of three hundred (300) gallons or more shall be diked to completely prevent escape of liquid in the event of a rupture of the storage tank. Such storage tanks shall be at least fifty (50) feet away from any building and fifty (50) feet from the boundary lines of the lot.
- (ii) All outdoor storage of materials adjacent to a nonindustrial zoning district shall be enclosed by a solid fence or structure adequate to conceal the materials from the adjacent property.
- (iii) No such materials or wastes shall be deposited on the lot in such a manner that they may be carried off the lot by natural forces or causes.
- (iv) All materials or wastes which might cause fumes or dust, which constitute a fire hazard, or which might be attractive to rodents or insects shall be stored in closed containers.
- (v) Outdoor storage areas may be surfaced with All-Weather surfacing.

40.25 Signs

- (1) **Applicability.** Sections 15 through 33 (Use District Charts) assign a sign category to each use in each zone. This category is either A, B, C, D, E, or F. This section contains the specific requirements in each sign category. If you do not know what sign category applies to the subject property, you should consult the appropriate Use District Charts.
- (2) **Scope and Exclusions.** This section applies to all signs erected or altered after the effective date of these Regulations. This section does not apply to the following:
 - (a) Traffic signs, directional signs, and signs displaying a public service message installed by a governmental agency.

- (b) Seasonal holiday decorations appropriately displayed.
 - (c) Signs displayed no more than seven (7) days to announce the grand opening of a business or use.
 - (d) The use of devices, if approved, on a temporary basis using as described in Section 10.30, if it is determined that it is not detrimental to any nearby neighborhood or use.
 - (e) Thematic flags, banners, or pennants that are complementary to and normally associated with the character of a specific location.
 - (f) Point-of-purchase advertising displays such as product dispensers.
 - (g) National flags and flags of political subdivisions.
 - (h) Gravestones.
 - (i) Historical site plaques and signs integral to an historic building.
 - (j) Structures or improvements intended for a separate use, such as phone booths, Goodwill containers, and newspaper recycling boxes.
 - (k) Election or political signs.
- (3) **Sign Type.** Permitted types of signs for each sign category are listed below.
- (a) Sign Category A – Wall-mounted and pedestal signs. Commercial messages are not permitted, and signs may only be illuminated through external sources (no internal illumination)
 - (b) Sign Category B – Wall-mounted, marquee, and pedestal signs.
 - (c) Sign Categories C, D, and E – Wall-mounted, marquee, pedestal, monument, and pole signs.
 - (d) Sign Category F – Wall-mounted, marquee, pedestal, monument, and pole signs.
- (4) **Sign Area.** The maximum permitted sign area for each sign category is listed below. The permitted area applies only to the sign types listed in Section 40.25(3).
- (a) Sign Category A
 - (i) Signs identifying a detached dwelling unit: four (4) square feet.
 - (ii) Signs identifying a complex or subdivision: thirty (30) square feet per sign face.
 - (iii) The number of signs allowed on a property shall be evaluated by the Applicable Director.

Marquee Sign



(b) Sign Category B

(i) Forty (40) square feet per sign face.

(ii) The number of signs allowed on a property shall be evaluated by the Applicable Director.

Monument Sign



(c) Sign Categories C, D, E, and F

(i) Each development is allowed the sign area shown in Table 40.25-1.

(ii) Each individually licensed business within a multi-use complex is allowed fifty (50) square feet.

Off-Premise Sign



(iii) Each multi-use complex containing seven or more uses or businesses is allowed one hundred (100) square feet per pedestal, monument, or pole sign or one hundred (100) square feet for one wall-mounted sign per abutting right-of-way to be used for center identification signs. These signs must be constructed with materials, colors, shapes, or other architectural features that are the same as the buildings with which the signs are associated.

Pole Sign



Wall-Mounted Sign



- (5) **Sign Area Table.** Table 40.25-1 below establishes the sign area allowed by Section 40.25(4). The sign area is primarily dependent on the linear frontage of the subject property and the sign category of the use. To use this chart, first find the applicable sign category in the applicable zoning district. Then find the corresponding category along the top of the chart, and then find the linear frontage of the subject property along the left margin of the chart. Where the sign category and the linear frontage meet, you will find the maximum sign area for the subject property.

**Table 40.25-1
Sign Area Table**

Total Linear Frontage (Less Than, Feet)	Sign Area by Category (sq. ft.)			
	C	D	E	F
25	40	46	68	76
50	42	53	79	90
75	45	48	88	100
100	48	62	94	108
125	50	65	100	115
150	52	68	105	121
175	54	70	109	126
200	55	73	114	131
225	56	75	117	136
250	58	77	121	140
275	60	80	125	145
300	61	82	128	149
325	64	85	132	152
350	66	87	135	156
375	70	90	140	160
400	73	93	144	163
425	75	95	148	167
450	79	99	151	172
475	82	103	154	175
500	85	107	160	180
501 and greater	95	115	170	195

- (6) **Development Containing Uses in More than One Sign Category.** If the subject property contains uses assigned to more than one sign category, the signs for the entire development must comply with the most restrictive sign category.
- (7) **Sign Height and Dimensions.** The permitted height of signs for each type of sign is listed below:

- (a) Wall-mounted and marquee signs shall not project above the roofline of the building to which they are attached.
- (b) Marquee signs shall not extend further from a building facade than the marquee or canopy to which they are attached.
- (c) Pedestal signs shall not exceed ten (10) feet above average ground elevation.
- (d) Monument signs shall not exceed sixteen (16) feet above average ground elevation.
- (e) Pole signs shall not exceed thirty-five (35) feet above average ground elevation.

(8) Location of Signs

- (a) General. Except as allowed below, all signs must be located on the same lot or property as the use, building, or event with which the sign is associated.
- (b) Exceptions. The following exceptions shall apply:
 - (i) Monument and pole signs must be set back at least five (5) feet from all property lines, except in zones that have no setbacks.
 - (ii) Off-Premise Signs must be set back at least ten (10) feet from all property lines and may not come within twenty (20) linear feet of an existing utility line or structure.

(9) Off-Premise Signs

- (a) A sign which directs the attention of the public to any goods, merchandise, property, business, service, entertainment, or amusement conducted or produced which is bought or sold, furnished, offered, or dealt in elsewhere than on the premises where such sign is located, or to which it is affixed. It may be a board, panel or tablet, either illuminated or electronic graphic display:
 - (i) Off-Premise signs shall be allowed in all commercial and industrial zoning districts and the A-L (Agricultural District). No such sign may be permitted to be displayed in any residential district, except R-L (Rural Living District).
 - (ii) Any such sign intending to be displayed nearer than five-hundred (500) feet to a residential building, church, cemetery or school requires a Conditional Use Permit.
 - (iii) All such signs shall be required to either be a wall-mounted or freestanding-type display.

- (iv) No such sign shall have the lowest edge of its display face more than ten (10) feet above grade nor have the highest edge of its display face more than thirty (30) feet above grade.
- (v) A minimum distance of 500 feet shall be required between each off-premise sign located along a Primary Highway. A minimum distance of 300' feet shall be required between each off-premise sign along all other roads.
- (vi) Off-premise signs must be set back at least ten (10) feet from all property lines and may not come within twenty (20) linear feet of any existing utility lines or structures. The face of any off-premise sign shall not exceed the dimension of forty (40) feet long by fourteen (14) feet high, or five hundred sixty (560) square feet in sign area.
- (vii) Embellished extensions of up to six (6) feet at the top and two (2) feet at the sides of an off-premise sign face shall be permitted, provided that the additional sign area provided by such embellishments does not exceed two hundred (200) square feet, and provided such extensions do not encroach upon the established sign height and setback limitations.

(10) **Electronic Graphic Display Signs**

- (a) Electronic graphic display signs are highly visible from long distances and at very wide viewing angles, both day and night. They are designed to catch the eye of persons in their vicinity. These types of signs can pose a hazard to traffic safety if operated in such a manner that a driver's attention would be held for an extended period of time. All electronic display signs shall comply with the following standards:
 - (i) Message display. No electronic graphic display signs shall utilize colors or displays which create confusion with traffic lights and with lights on emergency vehicles. There shall be no multi-frame messages or effects of movement, blinking, animation, scrolling, flashing, or similar effects in individual images. A one to two (1-2) second animated transition between messages shall be allowed.
 - (ii) Dwell Time: All electronic graphic display signs shall be programmed so that the message or image on the sign changes no more than every six (6) seconds.
 - (iii) Setbacks. All electronic graphic display signs must be a minimum distance of one hundred (100) feet from an adjacent residential zoning district. Any sign within one hundred fifty feet (150) feet of a residential district must be oriented so that no portion of the sign face is visible from an existing or permitted primary residential structure.
 - (iv) Separation. A minimum distance of two thousand (2,000) feet shall be required between each electronic graphic display sign.

- (v) Brightness. All electronic graphic display signs shall utilize technologies which automatically reduce light levels at night and under cloudy or other darkened conditions.
- (vi) Audio. Audio speakers in any form are prohibited in association with electronic graphic display signs.
- (vii) Malfunction. All electronic graphic display signs shall contain a default design that will freeze the device and message in one position if a malfunction occurs. Any electronic graphic display sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner shall be restored to its normal operation within twenty-four (24) hours or set to a blank or static display until repairs can be accomplished.

(11) **Master Sign Plan**

- (a) General. This section provides a mechanism under which special consideration can be given to signs which use a master sign plan to encourage the integration of signs into the framework of the building or buildings on the subject property. The Applicable Director may require a master sign plan for any project or property. The Applicable Director may allow deviations from the requirements of this section consistent with the criteria listed in subsection (e) of this section.
- (b) Authority. An application for a master sign plan under this section will be reviewed by the Applicable Director through a Review Process 2.
- (c) Required Information. As part of any application for a master sign plan under this section, the applicant shall submit the following information:
 - (i) A narrative describing how the proposal is consistent with the criteria listed in subsection (d) of this section.
 - (ii) A colored rendering of the proposed signs in relation to development in the area and on the subject property.
- (d) Criteria. The Applicable Director may approve a master sign plan if:
 - (i) The proposal manifests exceptional effort toward creating visual harmony between the sign, buildings, and other components of the subject property through the use of a consistent design theme. The elements which create visual harmony may include, but are not limited to, color, materials, location, and/or type of sign(s) proposed.
 - (ii) The proposed deviations are the minimum necessary to create readable signs from the rights-of-way providing direct vehicular access based on traffic speeds and patterns in the area of the subject property.
 - (iii) The signs are in character and orientation with planned and existing uses in the area of the subject property.

- (e) Minor Modifications. The Applicable Director may grant a minor modification to the approved master sign plan in writing if:
 - (i) The change does not increase the sign area of the subject property approved in the original master sign plan.
 - (ii) The change maintains visual harmony with those elements specifically identified in the original master sign plan as integral to the design theme of the subject property (for example, location(s), color(s), material(s), or type(s)).
- (f) Appeals. The decision of the Applicable Director in approving or denying a master sign plan may be appealed as set out in Section 10.70.

(12) Prohibited Devices

- (a) General. Except as specifically allowed under subsection (2) of this section, the following devices and facilities are specifically prohibited:



- (i) Pennants, banners, and streamers.
- (ii) Strings of lights, flashing lights, colored lights, advertising searchlights, and flares.
- (iii) Twirlers, propellers, inflatable signs, and wind-activated devices.
- (iv) Electronic graphic display signs which contain effects of movement, blinking, animation, scrolling, flashing, or similar effects in individual images.
- (v) Any sign attached to or placed on a vehicle or trailer parked on public or private property used as an Off-Premise Sign. The prohibition of this subsection does not prohibit the identification of a firm or its principal products on a vehicle operating during the normal course of business.
- (vi) Any sign with the shape and colors of a traffic sign.
- (vii) Any sign which constitutes a traffic hazard including but not limited to signs containing words such as "stop," "look," and "danger."

(13) Sign Maintenance and Removal

- (a) Maintenance. All signs must be kept in a safe manner at all times. Damaged or deteriorated signs must be repaired within sixty (60) days of notification by the Applicable Director. One (1) ninety-day extension may be granted by the Applicable Director.

- (b) Removal. Unless otherwise specified in these Regulations, the applicant or property owner must remove all nonconforming signs within thirty (30) days and all sign copy/graphics from conforming signs within ninety (90) days of the date of the closure or discontinuance of the business, use, or event with which the signs were associated.

40.30 Buffering Standards

- (1) **Applicability.** Buffering may be required upon development between certain uses and zoning districts. The required buffering standard can be found using Table 40.30-1. In the table, find the use which is being proposed, then look below for uses adjacent to the proposed use to find the buffering category. This category is either “P,” “L,” “H,” or “D” or “N/A.” For instance, if a commercial use is proposed adjacent to a high-density residential use, the buffering category “H” would apply. Requirements pertaining to each buffering category are located throughout this subsection.
- (2) **Use of Significant Existing Vegetation**
 - (a) General. The applicant should retain existing trees and vegetation in areas subject to the buffering standards of this section. The Approving Authority shall give substantial weight to the retained trees and vegetation when determining the applicant’s compliance with this section.
 - (b) Supplement. The Approving Authority may require the applicant to plant trees, shrubs, and groundcover according to the requirements of this section to supplement the existing vegetation in order to provide a buffer at least as effective as the required buffer.
- (3) **Minimum Land Use Buffer Requirements.** The applicant shall comply with the Regulations specified in Table 40.30-1 below and with all other applicable Regulations of this Chapter. Land use buffer requirements may apply to the subject property, depending on what permitted use exists on the adjoining property or, if no permitted use exists, depending on the zone that the adjoining property is in.

**Table 40.30-1
Buffering Requirements**

Land Use/Adjoining Land Use	Buffering Standard				
	P	L	H	D	N/A
Residential – Low Density					
Residential – Low Density*	◆				
Residential – High Density**	◆				
Commercial	◆				
Industrial					◆
Agriculture		◆			
Residential – High Density					
Residential – Low Density*			◆		
Residential – High Density**	◆				
Commercial		◆			
Industrial					◆
Agriculture			◆		
Commercial					
Residential – Low Density*				◆	
Residential – High Density**		◆			
Commercial	◆				
Industrial		◆			
Agriculture	◆				
Industrial					
Residential – Low Density*					◆
Residential – High Density**					◆
Commercial		◆			
Industrial	◆				
Agriculture	◆				
Agriculture					
Residential – Low Density*		◆			
Residential – High Density**		◆			
Commercial	◆				
Industrial	◆				
Agriculture	◆				

- P: Buffering is permitted, however, not required.
- L: Low buffering standard is required. Please see "Buffering, Low" as described in Section 40.30(4).
- H: High buffering standard is required. Please see "Buffering, High" as described in Section 40.30(4).
- D: Buffering standard is determined by the Applicable Director (see Section 10.10(3)).
- N/A: These land uses are generally not permitted directly adjacent to each other.
- * Low-Density Residential is defined as 2 units per acre or less.
- ** High-Density Residential is defined as greater than 3 units per acre.

- (4) **Land Use Buffering Standards.** The chart above establishes which buffering standard applies in a particular case. The following subsections establish the specific requirement for each standard:
- (a) For standard “H” High Buffering. The applicant shall provide a fifteen (15)-foot-wide landscaped strip with a six (6)-foot-high solid screening fence or wall. The fence or wall must be placed on the outside edge of the land use buffer or on the property line when adjacent to private property. A fence or wall is not required when the land use buffer is adjacent and parallel to a public right-of-way that is improved for vehicular use. The land use buffer must be planted as follows:
 - (i) At least seventy (70) percent of the landscaping shall be native vegetation within two (2) years of permit approval.
 - (b) For standard “L” Low Buffering. The applicant shall provide a five (5)-foot-wide landscaped strip with a six (6)-foot-high solid screening fence or wall. The fence or wall must be placed on the outside edge of the land use buffer or on the property line when adjacent to private property. A fence or wall is not required when the land use buffer is adjacent and parallel to a public right-of-way that is improved for vehicular use. The landscaped strip must be planted as follows:
 - (i) At least seventy (70) percent of the landscaping shall be native vegetation within two (2) years of permit approval.
 - (c) For standard “D” Determination by the Applicable Director. The applicant may be required to meet one of the above standards (L or H), or the Applicable Director may require additional buffering standards.
 - (d) For standard “P” Buffering Permitted. Any landowner may choose to buffer their property according to the above standards, or submit their own buffering plan for review by the Applicable Director.
 - (e) Location of the Land Use Buffer. The applicant shall provide the required buffer along the entire common border between the subject property and the adjoining property.
 - (f) Multiple Buffering Requirement. If the subject property borders more than one adjoining property along the same property line, the applicant shall provide a gradual transition between different land use buffers. This transition must occur totally within the area which has the less stringent buffering requirement.
 - (g) Adjoining Property Containing Several Uses. If the adjoining property contains several permitted uses, the applicant may provide the least stringent land use buffer required for any of these uses.

- (5) **Gateway Standards.** A number of major vehicular gateways provide primary access in and out of Gillette city limits and Wright town limits throughout Campbell County. They are the roads most traveled and thus provide visitors and residents a “flavor” of Campbell County’s built environment, civic standing, and visual identity. The County strives to improve its appearance by focusing on the development patterns in zoned areas along gateway streets and highways.



- (a) Gateway Identification. The following are identified as Campbell County gateways:
- (i) North Wyoming Highway 14/16
 - (ii) South Wyoming Highway 59
 - (iii) Wyoming Highway 51
 - (iv) South Wyoming Highway 50
 - (v) Interstate 90
 - (vi) Wyoming Highway 387
- (b) Development Standards. The following development standards apply to all designated gateways:
- (i) Setbacks: Within all commercial and industrial zones, the setbacks for parking spaces, parking areas, and service drives shall be a minimum of twenty (20) feet for those properties fronting a gateway. All off-street parking is encouraged to be located behind all buildings located on designated gateways. To encourage parking at the rear of the buildings, the front yard setback may be reduced by up to one-half through the review and approval of the Applicable Director.
 - (ii) Signage – Gateway Sign Maximum Height: Twelve (12) feet maximum to top of sign background area with architectural appurtenances to a maximum of fourteen (14) feet. If illuminated, signs shall include individually illuminated letters or neon lighting. Internally illuminated cabinet signs along any designated gateways are prohibited.

Section 41. This section left intentionally blank.

Section 42. This section left intentionally blank.

Section 43. This section left intentionally blank.

Section 44. This section left intentionally blank.

Section 45. Special Use Regulations

45.5 Overview

This section includes special regulations for certain land use categories and activities. These regulations are in addition to other development standards in other parts of these Regulations, such as Section 40 (Site Planning and Development Standards). The intent of this section is to ensure that the uses regulated are compatible with the surrounding uses.

45.10 Purpose and Applicability

- (1) **Purpose.** The purpose of this section is to establish site planning, development, and/or operating standards for various specific and unique land uses and activities. It is the County's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by applying special design requirements, regulating activities within the use, and establishing special setback and other development standards.
- (2) **Applicability.** Unless otherwise specified, regulations within this section apply to all specified uses in all zoned areas of the County. The regulations and standards contained in this section shall apply to various specific and unique land uses and activities and shall be in addition to any other development standards and regulations contained elsewhere within these Regulations (e.g., lighting, landscaping, parking). These uses may only be located in those Zoning Districts as described in the Use District Charts, and shall only be authorized in concert with, the permit requirements of Sections 15 through 33 (Use District Charts).

45.15 Live/Work Facilities

- (1) **Purpose and Applicability.** The regulations contained in this section shall apply to Live/Work Facilities, as defined in Section 5 (Definitions). The establishment of a new live/work facility shall be consistent with the allowed use regulations and bulk and dimensional requirements of Sections 15 through 33 (Use District Charts) and the standards contained in this section, as well as with other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, the more restrictive shall apply. Live/work facilities are only allowed within commercial and industrial zones (C-O, C-1, C-3, I-1, and I-2).
- (2) **Design**
 - (a) **Density.** Live/work facilities and housing units shall comply with the density regulations of the applicable underlying zoning.
 - (b) **Design Standards**
 - (i) Temporary trailers may be permitted with the issuance of a Temporary Use Permit (see Section 10.30, Temporary Use Permits) for a period of not more than six (6) months. All Live/Work Facilities utilizing temporary trailers or recreational vehicles shall comply with

Section 45.45 (Recreational Vehicle Parks) or Section 45.30 (Manufactured Homes & Manufactured Home Parks).

- (ii) Separation and access. The housing unit(s) shall be separated from other units and other uses in the structure. Access to each unit shall be provided from common access areas, corridors, or halls and the access to each unit shall be clearly separate from other housing units or other uses within the same structure.
 - (iii) When a live/work facility is attached to the nonresidential component of the use, it shall be designed to accommodate commercial or industrial uses, as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or industrial facilities used for similar work activities.
 - (iv) Integration of living and working space. The living space within a live/work facility may be designed as an integral part of the unit and not with separate access from the workspace. Mezzanines and lofts may be used as living space subject to compliance with the other regulations of this section.
 - (v) Parking. Each live/work facility shall comply with the parking standards of Section 40.10 (Parking and Loading).
- (3) **Resident Employees.** Up to five (5) persons, and their immediate family members, may reside in a live/work facility at any one time. Additional employees and their families may be allowed following approval obtained utilizing a Review Process 2, based on findings that the additional residents will not adversely affect safety, utility demand, traffic, and parking conditions in the vicinity of the site.
- (4) **Changes in Use.** After approval, a live/work facility shall not be converted to entirely residential use, nor shall the ratio of living space to working space be changed, unless authorized in writing by the Applicable Director under a Review Process 2. As part of the approval of the permit, the Applicable Director must find that the exclusive residential use will not impair the ability of nonresidential uses on and adjacent to the site to continue operating because of potential health or safety concerns or code violation complaints raised by the exclusively residential use and/or its occupants.

45.20 Caretaker Housing

- (1) **Purpose and Applicability.** The regulations contained in this section shall apply to caretaker housing, as defined in Section 5 (Definitions). The establishment of caretaker housing shall be consistent with the allowed use regulations and bulk and dimensional requirements of Sections 15 through 33 (Use District Charts) and the standards contained in this section, as well as with other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, the more restrictive shall apply. Caretaker housing is only allowed in commercial and industrial districts (C-O, C-1, C-3, I-1, and I-2).

- (2) **Design.** One caretaker housing unit, providing housing to no more than one family, may be permitted in conjunction with an otherwise permitted nonresidential use on the same property. The residential use must be associated with and directly support the nonresidential use of the property (e.g., night watchman or site superintendent for an industrial use or housing for employees that are compensated for conducting on-site work). Immediate family members may also reside within the on-site housing. The residential use may not exceed one hundred (100) percent of the business building or five thousand (5,000) square feet, whichever is smaller.
- (a) Design Standards
- (i) Single-family, manufactured, modular, or stick-built homes shall be allowed as residential caretaker housing. Any manufactured home shall comply with standards for individual manufactured homes (see Section 45.30).
 - (ii) Separation and access. If the caretaker housing unit is detached from the working space, it shall be separated from other buildings and other uses on the property by at least 100'.
 - (iii) Integration of living and working space. If the living space of a caretaker housing unit is designed as an integral part of the working space, it shall be designed to accommodate commercial or industrial uses, as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or industrial facilities used for the same work activity.

45.25 Home Occupations

- (1) **Purpose and Applicability.** The purpose of this section is to allow limited business activity to occur at a residence where the business activity is clearly incidental to the primary residential use and will not change the residential character of the neighborhood.
- (2) **Definition.** A home occupation is an accessory, nonresidential business activity that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone. Child care facilities are excluded from this section and are regulated under Section 45.60 (Special Regulated Uses).
- (3) **Approval.** Home occupations are allowed as part of any residential use, provided the requirements of this section are met by approval of the Applicable Director using a Review Process 2.
- (4) **Performance Standards.** It is the intent of the following standards to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity. These standards shall be incorporated as conditions of approval for the home occupation.

- (a) Number of Home Occupations. One (1) home occupation is allowed in a dwelling.
- (b) Employees. A home occupation shall have no more than one (1) off-site employee. Other off-site employees may be employed by the business but they may not report to the home. No more than two (2) full-time residents may be employed at the home occupation.
- (c) Habitable Floor Area. The use of the residential dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.
- (d) Off-Site Effects. There shall be no mechanical equipment used or operations which create or make dust, odor, vibration, noise, or other effects detectable at the property line of the property in which the home occupation is located.
- (e) On-Site Sales. There shall be no products sold on the premises except artist's originals or products individually made to order on the premises, or as part of electronic commerce. Products which are not artist's originals or individually made to order may be constructed on site, using equipment normally found in a residence; however, these products may only be sold at a permitted commercial location.
- (f) Display. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
- (g) Traffic/Vehicles. The use shall not generate vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than one (1) additional vehicle per hour.
- (h) Storage. There shall be no storage of material, products, or supplies out of doors.
- (i) Exterior Appearance. There shall be no remodeling or construction of facilities for the home occupation which changes the external appearance of the residence from a residential to a more commercial-appearing structure when viewed from the front of the building. Conversion of a portion of the interior of the structure (e.g., a garage) that does not result in a loss of off-street parking or alter the exterior appearance of the structure may be allowed through issuance of a building permit.
- (j) Signs. Home occupations may display a nameplate not more than two (2) square feet in area, flush-mounted to the residence. No other signage or display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling is permitted.
- (k) Visitors and Customers. Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more

than two (2) business visitors per hour and no more than two (2) at any given time.

- (l) Hazardous Materials. Storage of hazardous materials may only be stored in amounts below the thresholds as established by the local Fire Department.
- (5) **Conditions.** The Applicable Director or designee may establish reasonable conditions on the operation of any home occupation if necessary to meet the intent of this section.

45.30 Manufactured Homes and Manufactured Home Parks

- (1) **Purpose and Applicability.** This section applies to new and existing manufactured homes and manufactured home parks within the County. The purpose of this section is to establish standards for the location, development, modification, and operation of manufactured home parks. Individual manufactured home standards are also included in this section and are intended to allow, pursuant to the standards expressed in this section, individual manufactured homes in all areas of the County in which single-family residences are a permitted use.
- (2) **Manufactured Home Parks.** Manufactured home parks are authorized only within the M-P zone, subject to compliance with all development standards established in this section and a subdivision plat. All manufactured home parks shall receive review under a Review Process 4. The applicant must meet all standards imposed by the underlying zone, except where provided in this section, and provide the following:
 - (a) A plan showing location of all manufactured homes, buildings, roadways, recreation areas, off-street parking areas, electrical outlets, sewer outlets, water outlets, water mains, sewer mains, and other improvements and facilities constructed or to be constructed in the manufactured home park.
 - (b) Contact information for the long-term management of the manufactured home park.
 - (c) Utility hookups shall be provided for each manufactured home unit in the manufactured home park. These utilities shall include water, sewer, gas, electricity, and telephone.
- (3) **Development Standards for Manufactured Home Parks**
 - (a) Bulk and Dimensional Requirements
 - (i) Manufactured home park size. Each manufactured home park must occupy a minimum of two (2) acres.
 - (ii) Intensity of use. Manufactured homes may have a density between four (4) and ten (10) units per acre.
 - (iii) Manufactured home space dimensions

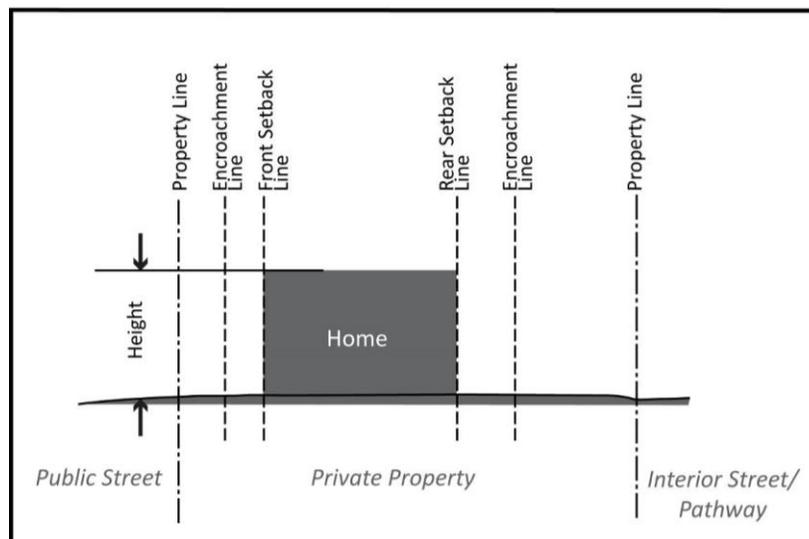
- (A) Space size. All single-wide manufactured home space shall have a minimum of three thousand (3,000) square feet of land area. A double-wide manufactured home space shall have a minimum of forty-five hundred (4,500) square feet of land area. A triple-wide manufactured home space shall have a minimum of fifty-five hundred (5,500) square feet of land area.
- (B) Occupancy. No manufactured home may occupy more than forty (40) percent of the space. No more than one (1) manufactured home may occupy a space.
- (C) Lot width. Minimum width of lot at front setback line shall be no less than twenty-five (25) feet on a cul-de-sac and forty (40) feet on all other lots.
- (D) Setbacks. Unless otherwise stated, all manufactured homes, and extensions thereof, and other buildings must be set back on a leased lot as follows:
 - 1. Twenty (20) feet from the boundary of the park;
 - 2. Twenty (20) feet from a public street;
 - 3. Ten (10) feet from an interior private or public street, walking or parking area; and
 - 4. Ten (10) feet from any other manufactured home.
- (E) Permitted yard encroachments
 - 1. Outdoor terraces or patios constructed at grade and without roofs or walls may project one-half ($\frac{1}{2}$) the distance of the required yard into any yard.
 - a. Open or unwallled porches, decks, balconies, and exterior stairways may project three and one-half (3.5) feet into any yards.
 - b. Window canopies may project two (2) feet into any yard.
 - 2. Buffer strips. A twenty (20) foot strip around the boundary of the manufactured home park must be buffered to provide a visual screen. A solid perimeter fence or wall and a ten (10) foot landscaped buffer area shall be provided. The solid fence or wall shall not be less than four (4) feet high and no more than six (6) feet high. The owner shall be responsible for the maintenance of the fence or wall and the landscaped buffer area.

- (iv) Accessory structures. Accessory structures are not permitted in the front yard and not to be located closer than ten (10) feet to the manufactured home and no closer than five (5) feet from any property line, except that a garage entered from an alley shall be located no closer than twenty (20) feet from the alley.
 - (v) Parking. Paved off-street parking must be provided at the ratio of one and one half (1.5) spaces per manufactured home within the Planned District Boundary and paved, graveled, or other approved All-Weather Surface treatment in all other areas. At least one (1) space must be at the manufactured home space. Other parking spaces may be in a common parking area so long as each space is within two hundred (200) feet of the manufactured home space to which it relates.
 - (vi) Streets. Each space must be adjacent to a public or private street. Both public and private streets are approved by the Applicable Director and are required to meet the requirements of the County. Deviations to the public or private street standards, curbing, sidewalks, lighting, and other street standards are not allowed within the Planned District Boundary.
 - (vii) Pedestrian access. There must be a paved or graveled system of walkways, which gives safe and convenient access to every manufactured home and all common facilities. Sidewalks developed in conjunction with public or private streets may meet this requirement.
 - (viii) Securing and skirting. All manufactured homes and any accessory structures shall be securely fastened to the ground, at least at all four (4) corners. Manufactured homes, once in their permanent location upon the lot, shall be fully skirted.
- (b) Service Buildings. Service buildings, if provided, housing sanitation and laundry facilities, or any other such facilities shall be permanent structures complying with all applicable regulations and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.
 - (c) Recreation. A recreation area shall be provided at a central location in the manufactured home park at the rate of one hundred (100) square feet for each manufactured home space, with a minimum of three thousand (3,000) square feet of recreation area, whichever is greater. Parking areas, streets, and pedestrian sidewalks may not be included in the recreation area calculation. At least fifteen (15) percent of the gross site area must be in open space or recreational areas available for use by all residents. Setback areas and common open space areas less than five thousand (5,000) contiguous square feet do not count as required open space in parks with greater than twenty-five (25) manufactured homes.
- (4) **Commencement of Construction.** Construction shall commence within a period of one (1) year following the issuance of a permit by the Approving Authority and

shall be completed within a period of two (2) years from the date of the issuance of the permit.

- (5) **Management and Maintenance.** Every manufactured home park shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park.
- (6) **Development Standards for Individual Manufactured Homes.** Individual manufactured homes may be sited in any residential district, except R-S and R-1, under the following conditions. These conditions do not apply to manufactured homes within the M-P zoning district.

**Figure 45.30-1
Manufactured Home Park Permitted Yard Encroachments**



- (a) The manufactured home design is consistent with the surrounding homes and has a composition or wood shake or shingle, coated metal, or similar roof with a nominal pitch of 3:12.
- (b) The unit has exterior siding similar in appearance and quality to siding materials commonly used on conventional site-built International Residential Code single-family residences.
- (c) The wheels and tow hitch are removed and the unit is set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the finished grade is enclosed by skirting constructed of brick or an approved concrete product which can be either load-bearing or decorative.
- (d) Manufactured homes shall comply with the minimum setback requirements as indicated in the underlying zoning district (see Section 20, Residential Zoning Districts).

45.35 Group Care Facilities

- (1) **Purpose.** The purpose of this section is to regulate the location and development of group care facilities. This section is meant to provide expanded locations for the placement of group care facilities of all varieties while ensuring the safety and welfare of the group care facility residents and minimize the impact of these facilities on surrounding residential uses.



- (2) **Authority.** Group care facilities of all types are authorized in all residential zones. Group care facilities and group care communities are further authorized in all commercial zones (C-O, C-1, and C-3). Group care family homes and small group homes are authorized in any residential zone. Group care family homes and small group homes may be approved with or without conditions by the Applicable Director. Group care communities and group care facilities are authorized through a Conditional Use Permit. The Planning Commission is authorized to increase the residential density of a group care facility through a Conditional Use Permit in order to minimize the impacts on surrounding residential uses through the use of landscape buffers, fences, and other screenings.
- (3) **Development Standards for Group Care Facilities.** The applicant must meet all standards imposed by the underlying zone, except where provided in this section. In addition, all group care communities, regardless of size (group care family homes, small group homes, or group care facilities) shall comply with the following:
 - (a) The design or redesign of the structure must be approved by the Applicable Director.
 - (b) All necessary licenses shall be obtained and maintained, and all group care communities shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
 - (c) When single-family dwellings located in a residential district are used for these purposes, an architectural character compatible with the surrounding neighborhood shall be maintained such that the exterior appearance of the structure is not altered from its single-family character.
 - (d) Such uses shall front on a paved road and the main means of access for residents or patients, visitors, and employees shall be by a paved road within the Planned District Boundary. Outside the Planned District Boundary, the surface shall be paved or all-weather.
 - (e) Elevators shall be provided for all multi-story structures.

- (f) The group care facility must provide one (1) parking space for every three (3) resident beds and one (1) space per employee on the maximum working shift. The parking requirements may be modified by the Planning Commission if the applicant provides evidence that the level of care provided will preclude at least some of the residents from being able to drive and thus have a car. The parking requirements shall not be reduced to less than one (1) per employee per shift plus one (1) space for every three (3) resident beds.
- (4) **Management and Maintenance.** Every group care facility shall be properly managed to ensure maintenance of individual residential dwelling spaces and common facilities and to ensure all structures and individual home sites are developed and maintained. Any use or activity which constitutes a code violation shall be subject to penalties including civil and criminal fines and punishment as provided in these Regulations and applicable law.

45.40 Construction Camps

- (1) **Purpose and Applicability.** The purpose of this section is to regulate the location, development, and duration of the uses identified in this section.
- (2) **Conditional Use Required.** The use of construction camps or worker camps, as set forth below, requires a Conditional Use Permit utilizing a Review Process 4. A permit may be approved or denied depending upon the compatibility with surrounding land uses and compliance with these Regulations. Construction camps may be authorized in the A-L, C-1, C-3, I-1, and I-2 zoning districts.
- (3) **Development Standards**
 - (a) An applicant must comply with all applicable state and county regulations as a prerequisite to obtaining a Conditional Use Permit where a recreational vehicle court or manufactured home park is proposed as a construction camp to accommodate temporary housing for construction-related workers within ten (10) road miles of the urbanized areas of Gillette and Wright. This includes compliance with all regulations of the manufactured home park and/or travel-trailer court requirements listed in Section 45.30 (Manufactured Homes and Manufactured Home Parks) or 45.45 (Recreational Vehicle Parks).
 - (b) Where a travel-trailer court or manufactured home park is to be used in conjunction with a construction camp which is located more than ten (10) road miles from the urbanized areas of Gillette and Wright, the manufactured home park and travel-trailer court regulations may be waived. In such a case, the site plan and accompanying documents approved in accordance with this section shall constitute the requirements for the temporary residence construction camp.
- (4) **Site Plan Approval Required.** A site plan with supporting documents must be submitted for review and approval by the Approving Authority. The applicant must meet all standards imposed by the underlying zone, except where provided in this section, and provide the following:

- (a) Dimensions, orientation, and vicinity of the parcel;
 - (b) Location, size, number, construction, and types of proposed housing;
 - (c) Traffic access to camp and parking;
 - (d) Location and types of recreational facilities;
 - (e) Approved potable water system and sewage and solid waste disposal;
 - (f) Stormwater runoff and method for control of stormwater;
 - (g) Location of fire protection and medical facilities.
- (5) **Documents Required.** In addition to the site plan, the applicant must also provide information showing how and when the required services and facilities will be provided. All services and facilities will be provided at applicant's expense. Letters of approval for the potable water or other required water systems and sewage facilities from the Wyoming Department of Environmental Quality (DEQ) shall be required.
- (6) **Minor Construction Camps.** A minor construction camp will accommodate less than twenty-five (25) full- or part-time people in residence at any given time, and will be used for less than two (2) years. The following services and facilities must be provided in a minor construction camp:
- (a) Approved potable water, sewage and solid waste disposal facilities. Commercial sewerage facilities shall be approved by the DEQ.
 - (b) Adequate access to the site and parking.
 - (c) Maintenance of the site.
 - (d) Approved electrical services.
 - (e) Emergency medical and fire facilities and security services.
 - (f) Not less than one hundred (100) square feet of living quarters per individual.
 - (g) Common dining areas and recreation areas shall not be included in determining the square feet per individual.
- (7) **Major Construction Camps.** A major construction camp shall be designed to accommodate more than twenty-five (25) full- or part-time people in residence, or to be used more than two (2) years, and shall provide the following services and facilities:
- (a) A public water system and sewage and solid waste disposal facilities approved by the Wyoming DEQ;
 - (b) All services and facilities required for minor construction camps;
 - (c) Recreational facilities.

- (8) **Restoration of Site.** The applicant shall provide a written plan and agreement setting forth how the construction camp will be dismantled, and the area restored to an unoccupied condition.
- (9) **Permanent Housing.** Permanent housing for guests and other temporary persons may be allowed in limited numbers to serve temporary occupants. Permanent housing is not to be used to house permanent employees. In addition to the temporary housing, one single-family home and all of its customary and associated structures are permitted on the parcel. A building permit is required for the construction or siting of any permanent housing along with any site plan requirements applicable to the construction of single- or multi-family housing.
- (10) **Compliance.** The County, in its discretion, may require a bond or other financial guarantee to ensure that all facilities and services are provided. In the event the applicant fails to provide the services and facilities required, the construction camp shall be closed and ordered to vacate. These remedies are in addition to the remedies provided in these Regulations for failure to comply with the zoning requirements.
- (11) **Consent of Landowner.** Prior to the approval of any proposed temporary residence under this code, the applicant must demonstrate proof of the consent and approval of the surface landowner.

45.45 Recreational Vehicle Parks

- (1) **Purpose and Applicability.** The purpose of this section is to establish standards for the location, development, modification, and operation of recreational vehicle parks. Recreational vehicle parks may consist of a combination of recreational vehicles, expandable camp trailers, travel trailers, motor homes, fifth wheels, and converted buses or trucks (whether privately or publicly owned). This use is permitted within A-L, R-3, and R-4 districts and in the Master Plan District through the issuance of a Conditional Use Permit. No recreational vehicle park will be permitted on parcels directly adjacent to the R-L, R-R, R-S, R-1, and R-2 zoning districts.
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- (2) **Approval.** Approval of recreational vehicle parks and associated accessory uses shall require the issuance of Conditional Use Permit through a Review Process 4.
 - (3) **Development Standards**
 - (a) **Recreational Vehicle Park Lot Size.** The tract to be used for a recreational vehicle park shall be not less than two (2) acres.
 - (b) **Commencement of Construction.** Construction must commence within one (1) year following the issuance of the Conditional Use Permit. Construction must be completed within two (2) years following issuance of the permit.

- (i) Density. All recreational vehicle parks shall have a maximum density of twelve (12) recreational vehicles per acre.
- (ii) Recreational vehicle site. Each recreational vehicle site shall have a minimum space of one thousand eight hundred (1,800) square feet provided for each recreational vehicle. No recreational vehicle shall occupy more than thirty (30) percent of the lot area. Each recreational vehicle space shall be at least thirty (30) feet wide and the boundaries of each space permanently marked on the physical site.
- (iii) Clearance. Recreational vehicles shall be so located on each space so that there shall be at least a seven (7) foot clearance between all recreational vehicles; provided, however, that with respect to units parked end to end, the end-to-end clearance shall not be less than seven (7) feet. No recreational vehicle shall be located closer than twenty-five (25) feet from any building within the park or from any property line bounding the park. Expandable sections of an RV shall be considered a part of the RV or park trailer for proper setback or separation requirements.
- (iv) Roads. No roads in a recreational vehicle park shall be dedicated to the public. Each space must front on the common roadway. All roadways must be a minimum of forty (40) feet wide; the driving surface must be a minimum of twenty-four (24) feet wide. Parking is not allowed within the twenty-four (24) foot driving surface. All roadways must have an All-Weather Surface. Roadways must be constructed to ensure rapid and complete drainage of stormwater. Recreational vehicle parks with thirty-one (31) sites or more shall have a minimum of two (2) individual and separate accesses to a public road. Recreational vehicle parks with more than one hundred and fifty (150) sites shall provide regulations for enhanced accesses to a public road (i.e., additional access or a frontage road).
- (v) Addresses. All spaces shall be addressed and be posted in a place clearly visible from the roadway.
- (vi) Restroom facilities. Each recreational vehicle park must, at a minimum, contain and maintain the following restroom facilities:
 - (A) One toilet for each twenty-five (25) sites, or fraction thereof. There shall be a minimum of one (1) toilet provided for each men's and women's restroom, regardless of number of sites. Urinals may be provided for fifty (50) percent of the toilet requirement of the men's restroom. Toilets shall be partitioned for occupant privacy.
 - (B) There shall be at least one (1) individual and separate men's and women's restroom facility.

- (C) One hot water shower shall be provided for each twenty-five (25) sites or fraction thereof. There shall be a minimum of one shower for each men's and women's restroom, regardless of the number of sites. Showers shall be partitioned for occupant privacy.
 - (D) One sink with hot water shall be provided for each twenty-five (25) sites or fraction thereof. There shall be a minimum of one sink for each men's and women's restroom, regardless of the number of sites.
 - (E) Each restroom shall contain shelf space and/or hooks adequate for toilet articles and towels, a well-lighted mirror directly above each sink, an electric outlet convenient to the sink, ample general illumination, wastebaskets, and windows and doors designed for complete privacy.
- (c) Parking. Off-roadway parking shall be provided at the rate of two (2) spaces for each site. Each parking space shall be a minimum of ten (10) feet wide by twenty-five (25) feet in length.
 - (d) Recreation Area. An open space recreation area shall be provided at a central location in the recreational vehicle park area at the rate of two hundred (200) square feet for each site.
 - (e) Permitted Accessory Uses. Except for the following permitted accessory uses, no additional accessory uses are permitted within recreational vehicle parks:
 - (i) One (1) single-family residence for use by the owner or a caretaker of the recreational vehicle park.
 - (ii) One (1) existing family-owned dwelling and outbuildings associated with an agricultural business.
 - (iii) Central laundries, showers, recreation, or administrative space may be considered as accessory uses to a recreational vehicle park.
 - (f) Water and Wastewater Systems. The applicant shall submit drawings and reports prepared by a Wyoming Licensed Engineer to Wyoming DEQ for the proposed water and wastewater systems. Wyoming DEQ shall approve such drawings and reports prior to the issuance of permits or the start of construction of the above systems.
 - (g) Electrical. The electrical connection shall provide for 120- and/or 240-volt services at each recreational vehicle space. All electrical installations, systems, and equipment shall comply with Article 551, Part VI, and other applicable sections of the most recently promulgated National Electrical Code.

- (h) Fire Protection
 - (i) Fire apparatus access road. Fire apparatus access roads shall be all-weather roads with a minimum width of twenty (20) feet and a clear height of thirteen (13) feet and six (6) inches, shall be designed to accommodate the loads and turning radii for fire apparatus, and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction.
 - (ii) Dead-end roads/turnarounds. Dead-end roads more than one-hundred and fifty (150) feet in length shall be provided with turnarounds of one hundred (100) foot diameter all-weather surfacing. An all-weather road surface shall be any surface material acceptable to the Applicable Director that would normally allow the passage of emergency service vehicles typically used to respond to that location within the jurisdiction.
 - (iii) Marking of roads. Approved signs shall be provided and maintained for access roads and driveways to identify such roads. All road identification signs and supports shall be of noncombustible materials. Signs shall have minimum four (4) inch-high reflective letters with a one-half (1/2) inch stroke on a contrasting six (6) inch-high sign. Road identification signage shall be mounted at a height of seven (7) feet from the road surface to the bottom of the sign.
 - (iv) Clearance from ignition sources. Clearance between ignition sources and grass, brush or other combustible materials shall be maintained at a minimum distance of thirty (30) feet. Dense brush, trees, topographical conditions, or other considerations may increase the minimum clearance distance.
- (i) Skirting. All skirting must be approved exterior skirting materials and be installed in accordance with the manufacturer's installation instructions. It shall be secured, as necessary, to assure stability, to minimize vibrations, to minimize susceptibility to wind damage, and to compensate for possible frost heave.
- (j) Garbage Receptacles. Each recreational vehicle site shall be provided with at least one (1) metal trash and garbage can with a tight-fitting cover to permit the disposal of all garbage, trash, and rubbish. Commercial-size dumpsters may serve ten (10) sites or fraction thereof. All trash receptacles shall be screened from view and protected from wind or other damage or displacement.
- (k) Fuel Cylinders. All fuel cylinders shall be secured from falling over. Fuel cylinders being used shall comply with the latest edition of NFPA 58 (standard for the storage and handling of liquefied petroleum gases).
- (l) Exterior Screening. A solid, four (4) to six (6) foot perimeter fence or wall shall be provided between the recreational vehicle park and any adjoining property. The owner shall be responsible for the maintenance of the fence or wall.

- (4) **Site Plan Approval Required.** A site plan with supporting documents must be submitted for review and approval to the Approving Authority. The applicant must meet all standards imposed by the underlying zone, except where provided in this section, and provide the following:
- (a) Dimensions, orientation, and vicinity of the parcel;
 - (b) A plan showing location of all recreational vehicle sites, buildings, roadways, off-roadway parking areas, electrical outlets, refuse facilities, and other improvements and facilities constructed or to be constructed in the recreational vehicle park;
 - (c) Plans for drainage, flood control, and any landscaping;
 - (d) The proposed interior vehicular and pedestrian circulation patterns;
 - (e) The location, roadway area, surfaced roadway widths, and surfacing material of roadways and walkways;
 - (f) Location and types of recreational facilities;
 - (g) Wyoming DEQ approved drawings and reports for the proposed water, stormwater, and wastewater systems;
 - (h) Stormwater runoff, and method for control of stormwater.



45.50 Agricultural, Resource, and Open Space Uses

- (1) **Purpose and Applicability**
- (a) **Purpose.** The purpose of this section is to establish site planning, development, and/or operating standards for agricultural, resource, and open space land uses and/or activities within individual or multiple zoning districts. It is the County's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses.
 - (b) **Applicability.** The regulations and standards contained in this section shall apply only to those uses expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within these Regulations (e.g., lighting, buffering, parking, etc.). These uses may only be located in those zoning districts as described herein and shall only be authorized in concert with the permit requirements of the underlying zone. Specifically, this section

covers those uses within the agricultural land use category. This section does not apply outside of zoned districts.

- (c) Prohibited Uses. The following are prohibited in all zones.
 - (i) The spreading, accumulation, feeding, or use of garbage in any manner on the open surface of the land.
 - (ii) A use or activity engaged in within three hundred (300) feet of a residential or retail business structure, if such use or activity results in unreasonable and continuous odor, dust, or noise, subject to the Wyoming Right to Farm Act (W.S.S. 11-44-101).

(2) Agricultural Activities

- (a) Purpose and Applicability. The purpose of this section is to establish development and operating standards for incidental agricultural activities. The intent of these regulations is to mitigate the potential adverse impacts of these activities on adjacent and surrounding land uses. Uses subject to these standards include:

- (i) Animal feedlots. Animal feedlots are subject to any applicable requirements of the State of Wyoming. In addition to the requirements set forth in this section, animal feedlots shall not be located, enlarged, or maintained without complying with the following standards:

(A) Operation

- 1. Manure shall be removed or disposed of in one of the following manners:
 - a. Spraying or spreading on land followed by disking or plowing.
 - b. Grinding or dehydrating in properly designed dehydrators.
 - c. Stockpiling in a compost plant in an isolated area at least three (3) miles from a residential area.
- 2. Insect and rodent control shall be maintained by:
 - a. Removal of manure and disposal as outlined above.
 - b. Use of chemical sprays and poisons in accordance with procedures and recommendations of a biologist experienced in insect and rodent control.

(B) Drainage

1. All ground surfaces within pens shall be graded and compacted to ensure proper drainage.
2. Surface runoff shall be controlled so that no appreciable amount of soil or manure is carried into any roadway ditch or drainage area where it will deposit and form sludge banks where flies and mosquitoes can breed.

45.55 Utility, Transportation, and Communication Uses

(1) **Purpose and Applicability**

- (a) Purpose. The purpose of this section is to establish site planning, development, and/or operating standards for utility, transportation, and communication uses, including telecommunication facilities and utility facility and infrastructure. It is the County's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by regulating the size, scale, and location of these uses, as well as requiring additional setbacks and buffering.



- (b) Applicability. The regulations and standards contained in this section shall apply only to telecommunication facilities and utility facilities and infrastructure as expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within these Regulations (e.g., lighting, buffering, parking). These uses may only be located in those zoning districts as described in and shall only be authorized in concert with the permit requirements of this code.

(2) **Telecommunications Facilities**

- (a) Purpose and Applicability. Telecommunication facilities shall be subject to the following regulations in this section to the extent that such requirements (1) do not unreasonably discriminate among providers of functionally equivalent services, or (2) do not have the effect of prohibiting personal wireless services, as defined by Telecommunications Act of 1996. This section establishes standards for placement of telecommunication facilities within the County's Planned District Boundary and regulates the installation of antennas and other wireless communication facilities consistent with federal law. This section also promotes and protects the public safety and public welfare of residents as well as contains regulations to minimize potential impacts of the installation of telecommunication facilities.

- (b) Approval. A Wireless Communication Permit is required for the following telecommunication facilities located within the County's Planned District Boundary:
 - (i) Any new telecommunication tower that is not part of a collocation.
 - (ii) Any collocation that increases the overall height of an existing tower to add antennas.
 - (iii) Any building- or roof-mounted antennas that are not screened from view.

- (c) Exemptions. The following telecommunication facilities are exempt from the requirements of this section as specified below:
 - (i) A telecommunication facility shall be exempt from the regulations of this section if a permit issued by the Federal Communication Commission (FCC) specifically provides that the antenna is exempt from local regulation.
 - (ii) Satellite earth station (SES) antennas, which are two meters (6.5616 feet) or less in diameter or in diagonal measurement, located in any nonresidential zoning district. To reduce accidental tripping hazards and maximize stability of the structure, such antennas shall be placed whenever possible on top of buildings and as far away as possible from the edges of rooftops.
 - (iii) Parabolic antennas, direct broadcast satellite (DBS) antennas, and multi-point distribution service (MDS) antennas, which are one meter (3.2808 feet) or less in diameter or diagonal measurement, and television broadcast service (TVBS) antennas, so long as said antennas are located entirely on private property and are not located within the required front yard setback area.
 - (iv) Amateur radio antenna structures provide a valuable and essential telecommunication service during periods of natural disasters and other emergency conditions and are therefore exempt from permit requirements of this section in compliance with the following standards.
 - (A) Height limits. Amateur radio antennas in any district may extend to a maximum height of seventy-five (75) feet, provided that the tower is equipped with a lowering device (motorized and/or mechanical) capable of lowering the antenna to the maximum permitted height when not in operation.
 - (B) Location parameters. All antenna structures shall be located outside of all required setback areas.

- (C) Tower safety. All antennas shall be located within an enclosed fenced area or have a minimum five (5) foot-high tower shield at the tower base to prevent climbing. All active elements of antennas shall have a minimum vertical clearance of eight (8) feet.

- (d) Application Requirements. An application for the approval of a telecommunication facility shall include the following information, in addition to all other information required for a Conditional Use Permit:
 - (i) Visual simulations showing what the proposed facility will look like from the surrounding area as viewed from residential properties and public rights-of-way at varying distances, to assist the Approving Authority and the public in assessing the visual impacts of the proposed facility and its compliance with the regulations of this section.
 - (ii) For wireless communication towers, a map or description of the service area of the proposed telecommunication facility and an explanation of the need for the facility.
 - (iii) For wireless communication towers, a map showing the locations and service areas of other telecommunication facility sites operated by the applicant and those that are proposed by the applicant that are close enough to affect service within the County. A written explanation of why adjacent existing wireless communication facilities could not be used for collocation shall be required. This explanation shall include documentation demonstrating that attempts have been made to co-locate with existing wireless communication facility sites.
 - (iv) Description of proposed approach for screening all telecommunication facilities from public view including plans for installation and maintenance of buffering, and sample exterior materials and colors. Where applicable, a plan showing existing surrounding landscaping, proposed landscaping, a landscape protection plan for construction, and a maintenance plan including an irrigation plan.
 - (v) For wireless communication towers, a narrative description and map showing the coverage area and location of the provider's existing wireless communication facilities and the proposed coverage area of the specific site that is the subject of the application.
 - (vi) Technical information explaining the reasons that a permit is being sought (e.g., for wireless communication towers, whether a new antenna is necessary to accommodate increased demand or to fill a "dead zone" in the provider's coverage area), the reasons that the subject site is considered necessary to accomplish the provider's coverage objectives, and the reasons that the

proposed site is the most appropriate location under existing circumstances.

- (e) General Development Standards. Unless otherwise exempt, the following general development standards shall apply to all telecommunication facilities:
 - (i) All telecommunication facilities shall comply with all applicable requirements of the current Building Code and these Regulations, as well as other standards and guidelines adopted by the County.
 - (ii) To minimize the overall visual impact, new telecommunication facilities shall be encouraged to collocate with existing facilities, with other planned new facilities, and with other facilities such as water tanks, light structures, and other utility structures whenever feasible and aesthetically desirable. To facilitate collocation when deemed appropriate, conditions of approval for Conditional Use Permits shall require all service providers to cooperate in the siting of equipment and antennas to accommodate the maximum number of operators at a given site when found to be feasible and aesthetically desirable. The applicant shall agree to allow future collocation of additional antennas and shall not enter into an exclusive lease for the use of the site.
 - (iii) At least ten (10) feet of horizontal clearance shall be maintained between any part of the antenna and any power lines unless the antenna is installed to be an integral part of a utility tower or facility.
 - (iv) Site design. All facilities (including related equipment) shall be designed to minimize the visual impact to the greatest extent possible, considering technological requirements, by means of placement, screening, and/or camouflage, to be compatible with existing architectural elements, landscape elements, and other site characteristics. The applicant shall use the smallest and least visible antennas possible to accomplish the owner/operator's coverage objective. A visual impact analysis is required to demonstrate how the proposed facility will appear from public rights-of-way.
 - (v) Safety design. All facilities shall be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions or visual blight.
 - (vi) Location. Towers shall not be located in any required front or street side yard in any zoning district. The setback distance from any abutting street right-of-way or residential property line shall be equal to the height of the facility (tower and related equipment). Otherwise, the minimum setback distance from all other property lines shall be at least equal to one hundred (100) percent of the height of the tower.

- (vii) Height limit. The height limit for towers shall be consistent with the maximum building height of the zoning district of the subject parcel and any applicable Federal Aviation Administration regulations. Exceptions to the height limit may be granted when the Applicable Director finds that reasonable alternatives do not exist to provide the necessary service. There is no height limit specified for collocations on existing structures, provided facilities are screened from view of abutting street rights-of-way or camouflaged by matching the color(s) and/or material(s) of the structure to which it is attached.
 - (viii) Lighting. The Applicable Director shall require approved lighting for towers and related equipment.
 - (ix) Landscape. The Applicable Director shall approve landscaping.
 - (x) Design/finish. New towers shall have subdued colors and nonreflective materials that blend with the colors and materials of surrounding areas.
 - (xi) Advertising. The tower and related equipment shall not bear any signs or advertising devices other than certification, warning, or other required seals or signs.
- (f) Development Standards for Antennas (excluding amateur radio antennas). Unless otherwise exempt pursuant to subsection (c) (Exemptions), the following development standards shall apply to receive-only antennas (ground- and building-mounted), parabolic antennas, and satellite earth stations as defined in this section.
- (i) Antenna location. Parabolic antenna and satellite earth stations shall be ground-mounted in residential zoning districts. In all nonresidential zoning districts, the preference is for building-mounted antenna. No antenna shall be located in the required front or street side yard of any parcel unless entirely screened from pedestrian view of the abutting street rights-of-way (excluding alleys). In all zoning districts, ground-mounted antennas shall be situated as close to the ground as possible to reduce visual impact without compromising their function and all portions of the structure/antenna shall be set back a minimum of five (5) feet from any property line.
 - (ii) Height limit. The height limit for ground-mounted antenna is six (6) feet. However, the height may be increased to a maximum of fifteen (15) feet if the setback distance from all property lines is at least equal to the height of the antenna and if the structure is screened in accordance with subsection (iii) (Screening) below. Building- and roof-mounted antenna shall not extend above the roofline, parapet wall, or other roof screen beyond a maximum of four (4) feet or extend out from the face of the building or other support structure by more than eighteen (18) inches.

- (iii) Screening. Ground-mounted antennas shall provide screening to meet the approval of the Applicable Director. In order to facilitate collocations, screening will be reduced to fifty (50) percent for placement of antennas on existing towers when there is no increase in the overall height of the tower.
- (g) Operation and Maintenance Standards
 - (i) Non-ionizing electromagnetic radiation (NIER) exposure. No telecommunication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To this end, no facility or combination of facilities shall produce, at any time, power densities in any inhabited area that exceed the FCC's maximum permissible exposure (MPE) limits for electric and magnetic field strength and power density for transmitters or any more restrictive standard subsequently adopted or promulgated by the County or by the state or federal government.
 - (h) Removal Regulations. In the event one or more telecommunication facility is not operated for the provision of telecommunication services for a continuous period of three (3) months or more, such facility shall be deemed abandoned. The facilities shall be removed within thirty (30) days following the mailing of written notice that removal is required. If two or more providers of telecommunication services use the antenna support structure or related equipment, the period of nonuse under this section shall be measured from the cessation of operation at the location by all such providers. Failure to remove within the time required under these Regulations shall constitute a violation.
 - (i) Effects of Development. The County shall not be liable if development within the County, after installation of a telecommunication facility, impairs reception.

45.60 Special Regulated Uses

- (1) **Purpose.** The purpose of this section is to establish site planning, development, and/or operating standards for special regulated uses within individual or multiple zoning districts. These Regulations apply to child care facilities, sexually oriented businesses, automotive and vehicle uses, and recycling facilities (collection). It is the County's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by requiring special siting and location standards.
- (2) **Applicability.** The regulations and standards contained in this section shall apply only to those uses expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere in these Regulations (e.g., lighting, buffering, signage, and parking). These uses may only be located in those zoning districts as described in Sections 15 through 33 (Use District Charts) and shall only be authorized in concert with the permit requirements of Section 40 (Site Planning and Development Standards).

(3) Child Care Facilities

- (a) Purpose. The purpose of this section is to regulate the location and development of child care establishments. Implementation of this section is meant to provide expanded locations for the placement of child care establishments of all varieties while ensuring the safety and welfare of the supervised children and minimize the impact of these establishments on surrounding uses.
- (b) Authority. Family child care homes (FCCH) are authorized in all residential districts and within the A-L and R-L districts under a Review Process 3. Family child care centers (FCCC) are authorized in the R-1, R-2, R-3, R-4, and C-1 zoning districts under a Review Process 3. Child care centers (CCC) are permitted within the R-2, R-3, R-4, and C-1 zoning districts under a Review Process 4.
- (c) Development Standards for Child Care Establishments (FCCC and CCC). The applicant must meet all standards imposed by the underlying zone, except where provided in this section. In addition, all child care establishments (FCCC and CCC), regardless of size, shall comply with the following:
 - (i) The design or redesign of the structure must be approved by the Applicable Director.
 - (ii) All necessary licenses shall be obtained and maintained, and all group daycare facilities shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
 - (iii) When single-family dwellings located in a residential district are used for these purposes, an architectural character compatible with the surrounding neighborhood shall be maintained such that the exterior appearance of the structure is not altered from its single-family character.
 - (iv) The main means of access for all child care establishments (FCCC and CCC) shall be by a paved road.
 - (v) Child care establishments (FCCC and CCC) must provide one (1) parking space per employee on the maximum working shift, one (1) parking space for parent drop-off, and one (1) additional parking space per ten (10) children supervised up to a maximum of ten (10) additional spaces.
- (d) Public Noticing Requirements for Child Care Facilities
 - (i) The Applicable Director shall notify, by mail, all owners within a minimum distance of one hundred forty (140) feet of an applicant's property line(s) at the time of submissions of the application for all childcare facilities (FCCC, CCC, and FCCH). If the Applicable Director receives comments from more than thirty

(30) percent of notified nearby property owners, the review process will be elevated to a Review Process 4.

- (ii) Notice to nearby property owners is not required for child care license renewals as long as no formal complaints have been received by the Department within the previous calendar year.

(4) Sexually Oriented Business

- (a) Purpose. As defined in this section, sexually oriented businesses include adult bookstores, adult motion picture theaters, adult live theaters, and adult video stores. The regulations of this section are intended to provide a reasonable number of available sites for such uses while minimizing the harmful secondary effects of these uses.
- (b) Approval. Sexually oriented businesses shall be authorized through a Review Process 4 and are only allowed in the I-1 (Light Industrial) and I-2 (Heavy Industrial) zoning districts.
- (c) Location Conditions
 - (i) Sexually oriented businesses are not allowed within the Planning District Boundary.
 - (ii) Sexually oriented businesses are permitted subject to compliance with the following conditions:
 - (A) Such use is more than one thousand (1,000) feet from any property zoned for residential use.
 - (B) Such use is situated more than one thousand (1,000) feet from any other sexually oriented business.
 - (C) Such use is located more than one thousand (1,000) feet from any public building and of the following uses:
 1. Single-family, duplex, or multi-family residences;
 2. Clinic, child-family guidance;
 3. Library;
 4. Public park;
 5. Church;
 6. Citizens improvement club-community center;
 7. Public or private K–12 school;

8. Indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of eighteen (18).

(D) The 1,000-foot separation shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used.

(5) Automotive and Vehicle Uses

(a) Applicability. The regulations and standards contained in this section shall apply only to automobile dismantling and service stations as expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within these Regulations (e.g., lighting, buffering, parking). These uses may only be located in those zoning districts as described in Sections 15 through 33 (Use District Charts) and shall only be authorized in concert with the permit requirements of the underlying zone.

(b) Automobile Dismantling

(i) The establishment of new automobile dismantling uses shall be consistent with the allowed use regulations contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The intent of these regulations is to promote compatibility between automobile dismantling and adjacent uses through the application of special screening regulations.

(ii) Location. Automobile dismantling uses may only be located in those zoning districts as described in Sections 15 through 33 (Use District Charts).

(iii) Screening. As part of the Land Use Permit approval, the applicant must provide and maintain screening of all outdoor storage areas of the automobile dismantling use to minimize impact on adjacent properties.

(c) Service or Convenience Stations

(i) Applicability. The regulations contained in this section shall apply to service or convenience stations. The establishment of new service or convenience stations shall be consistent with the standards contained within this section, as well as other development standards as required in the zoning district. Where the standards of the district conflict with the standards herein, these standards shall apply.

(ii) Purpose. The purpose of this section is to establish requirements for the location and construction of new service or convenience stations. The intent of this section is to ensure that new service or

convenience stations are compatible with surrounding uses and activities by mitigating associated problems with traffic, congestion, excessive pavement and lighting, litter, and hazardous materials.

- (iii) Special requirements for Land Use Permit approval. A site plan review pursuant to Section 10.35 is required for the establishment of a new service or convenience station. Service station Land Use Permits may be issued under a Review Process 3. If the Applicable Director receives comments from more than thirty (30) percent of notified nearby property owners, approval must be through the issuance of a Conditional Use Permit, or Review Process 4.
- (iv) Conditions. In addition to any other conditions which may be imposed, if a Conditional Use Permit is issued pursuant to this section, it shall include the following conditions:
 - (A) If the operation of the service station is discontinued for any reason for a continuous period in excess of three hundred sixty-five (365) days, such discontinuance of operation may be grounds for revocation or modification of the Conditional Use Permit;
 - (B) Upon the revocation of the Conditional Use Permit, the property owner shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station; and
 - (C) The applicant to whom a Conditional Use Permit has been granted shall post on the premises for public display the Use Permit or a copy thereof when issued.
- (v) Location requirements
 - (A) Abutting residential zones or uses. No new service or convenience stations shall be permitted or located on lots abutting property in any residential zoning district or residential use, unless the applicable Approving Authority can make the finding that the design of the service station, along with the conditions placed upon the Conditional Use Permit, will mitigate any adverse effects the station may have on the abutting property. In the event that the property adjacent to an existing service station is subsequently rezoned to an agricultural or residential zoning district, such rezoning shall not cause the service station to be nonconforming with regard to this location requirement.
- (vi) Development and design standards. The following special standards apply to all new service or convenience stations and

qualifying expansions/improvements to existing service or convenience stations. Service or convenience station uses shall also comply with all applicable state and federal regulations regarding site design, pricing signs, containment, maintenance, and operations.

- (A) Frontage. The minimum public street frontage shall be one hundred thirty-five (135) feet on each public street for all new service stations.
- (B) Pump islands. Service station pump islands may be placed in required setbacks provided they are no closer than fifteen (15) feet to the street right-of-way.
- (C) Access driveways. Driveway design shall be subject to review and approval by the Applicable Director. All driveways and access shall be consistent with applicable County standards.
- (D) Buffering. Buffering, as required in Section 40.30, shall be provided and maintained.
- (E) Outdoor lighting. New service or convenience stations shall provide outdoor lighting to both provide enhanced visibility and security on the store property and shield the lights such that a minimum of glare leaves the property. Applicants must present an outdoor lighting plan for review and approval by the Applicable Director.
- (F) Property maintenance and litter removal. Property management shall be responsible for the removal of litter from adjacent property that results from the convenience store (with adjacent property owner consent).
- (G) Signs. Signs shall be consistent with County signage standards and the underlying zone.
- (H) Fences and walls. If permitted adjacent to a residential zoning district or use, a six (6) foot solid wall meeting the approval of the Applicable Director shall be provided between service stations and abutting residential zoning or uses.
- (I) Structure height. Structures shall comply with the height limits of the zoning district, except that canopies constructed over pump islands located within the required setback of the lot shall not exceed a maximum height of twenty-five (25) feet.

(6) Recycling Facility, Collection

- (a) Purpose and Applicability. The regulations contained in this section shall apply to all recycling collection facilities. The establishment of recycling

collection facilities shall be consistent with the standards contained within this section, as well as other development standards as required in the underlying zoning district (e.g., setbacks, screening requirements, etc.). Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these regulations is to provide for compatibility with surrounding uses by requiring additional setbacks, limitation on mechanical equipment, and special parking regulations. Recycling facilities are considered through a Review Process 3.

- (b) Location. New recycling collection facilities shall not be located within seventy-five (75) feet of a residential use or residential zoning district and shall not be located within a required setback.
- (c) Development Standards. All new recycling collection facilities shall observe all development standards of the underlying zoning district, except that they shall also comply with the following additional standards:
 - (i) Recycling facilities can accept only post-consumer recyclable containers comprising glass, plastic, or metal commonly found in household-generated waste. Scrap metal shall not be accepted.
 - (ii) Power-driven processing equipment shall not be used except for reverse vending machines.
 - (iii) Containers must be constructed with durable waterproof and rustproof material(s), secure from unauthorized removal of material, and shall be of a capacity sufficient to accommodate materials collected and the collection schedule.
 - (iv) Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present.
 - (v) Use of parking spaces by the facility and by the attendant shall not reduce available parking spaces below the minimum number required for the main use unless a parking study shows that existing capacity is not fully utilized during the time the mobile recycling facility would be on the site.
 - (vi) Facilities shall be maintained free of litter. All recycling facilities shall be swept and cleaned of all debris at the end of each day. Materials shall not be left outside when attendant is not present.
 - (vii) The design of the facility shall meet the following requirements:
 - (A) Shall not impair the existing required buffering.
 - (B) Design and color of the facility shall be compatible with the existing use on the site.
 - (C) Improvements to the recycling facility shall be required to ensure compatibility with existing buildings, including, but

not limited to, landscaping, screening, trailer skirting, and parking lot improvements.

45.65 Accessory Uses

- (1) **Purpose and Applicability.** The purpose of this section is to establish regulations for uses of private property that are accessory in nature to the permitted use on a private lot. These regulations place restrictions on the location and nature of the accessory use and provide development standards. The intent of these regulations is to ensure that the accessory use does not adversely impact the long-term uses of the same or neighboring sites, or impact the general health, safety, and welfare of persons residing within the community.
- (2) **Permitted Accessory Uses.** Permitted accessory uses, including any use which complies with all of the following conditions, may be operated as an accessory use to a permitted use:
 - (a) Accessory uses shall not be constructed or allowed on any parcel or lot prior to the construction or placement of a permitted use.
 - (b) The accessory use is clearly incidental to and commonly associated with the operation of the permitted use.
 - (c) In all residential zones, if in a separate, detached structure from a permitted use, the Building Footprint devoted to the accessory use shall not exceed two (2) times the Building Footprint of the permitted use.
 - (i) Multiple accessory structures are allowed subject to lot coverage requirements, per the applicable zoning district.
 - (d) The accessory use is operated under the same ownership and on the same property as the permitted use.
 - (e) The accessory use may not include structures or structural features inconsistent with the permitted use.
 - (f) The accessory use must not include residential occupancy, except where permitted as part of a live/work facility (Section 45.15) or as caretaker housing (Section 45.20).
 - (g) For attached accessory uses, the gross floor area utilized by the accessory use, including permitted home occupations (Section 45.25), shall not exceed the gross floor area utilized by the permitted use. This restriction applies to all accessory uses within the R-R, R-S, R-1, R-2 and C-O, C-1, and MPD zoning districts.
 - (h) Within the C-3, I-1, and I-2 districts, nonresidential attached and detached accessory uses may not include an area of over ten (10) percent of the area of the lot or thirty-five (35) percent of the gross floor area of the permitted use, whichever is greater.

- (i) Within any residential use district, except R-S, a restaurant or cafeteria shall be considered a legitimate accessory use only for the following permitted uses: boarding and/or rooming house, nursing home, hospital and elementary or secondary school to serve meals for tenants, patrons, or employees. Such restaurants or cafeterias are not allowed to serve the public.
- (j) Within the R-R and R-S districts, livestock and fowl shall be permitted in accordance with the following regulations:
 - (i) The number of livestock, including horses, cattle, sheep, burros or goats (excluding swine), allowed on a platted lot shall be limited to one (1) animal per one and one-half (1.5) acres of lot areas. Unweaned offspring shall not be included in this allowance.
 - (ii) Rabbits, fowl, or poultry, including chickens, turkeys, geese or game birds, shall be limited to ten (10) rabbits or mixed fowl per two and one-half (2.5) acres. Such animals of less than three (3) months of age shall not be included in this allowance.
 - (iii) No commercial breeding of livestock and fowl shall be permitted.
 - (iv) Areas of the lot, as well as accessory buildings or structures devoted to livestock and fowl, shall be maintained in such a manner as to not constitute a nuisance violation, per Chapter 10, to the surrounding properties.
 - (v) All livestock and fowl shall be shall fenced. Fences shall be of sufficient construction to prevent the escape of or injury to the animals being confined within the fencing. The fencing shall be maintained so that no part of such fence, absent extraordinary circumstances, may be broken, damaged, or in any way create the possibility of injury to the confined animal or to allow the escape thereof.

APPENDIX INDEX

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A-2	Zoning Amendment Application
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A-5	Deviation
A-6	Conditional Use Permit
A-7	Non-Conforming Use Permit
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A-11	Wireless Communication Facility Permit
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A-13	Airport Overlay Zone District Map
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A-18	Review Process 4 Flowchart
A-19	Review Process 5 Flowchart



Campbell County
Department of Public Works
Building, Planning & Zoning

500 S. Gillette Ave., Suite 1500
Gillette, WY 82716
(307) 685-8061/(307)682-1970
www.ccgov.net/publicworks

Building Permit & Zoning Certificate
Application

Building/Site Information:

Physical Address:		
Subdivision Name:	Lot:	Block:
Section:	Township:	Range:
Lot Size:		

Applicant Information:

Name of Applicant:	
Phone Number:	
Mailing Address:	
Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Contractor (if applicable):	
Phone Number:	
Mailing Address:	Email:

Zoning Information/Type of Work to be done:

Application Type:		
<input type="checkbox"/> New Construction <input type="checkbox"/> Residential <input type="checkbox"/> Commercial	<input type="checkbox"/> Update/Expansion of Existing Structure <input type="checkbox"/> Sign – New or Updated <input type="checkbox"/> Change in Use	<input type="checkbox"/> Interior Remodel Only <input type="checkbox"/> Shed or Shop/Accessory Structure <input type="checkbox"/> Paving
<input type="checkbox"/> Electrical Re-Energize		
<input type="checkbox"/> Other		
Description of Project (<i>type of home (modular, stick built, mobile, etc.), size of structures, proposed uses, etc.</i>):		

Construction Information:

Use of Structure/Business Name:	
Existing Use of Property:	Number of Existing Structures on Lot:
Size of New Structure:	
Number of Bedrooms:	Number of Floors:
Is there a basement, or will one be added:	<input type="checkbox"/> Yes <input type="checkbox"/> No

Continued on back →

Proposed Infrastructure:

Source of Water Supply: On-Lot Well Shared Well Centralized Water System Connection

Please identify the proposed water source and clearly show it on the site plan. Information about your water well can be obtained from the State Engineer’s Office. See their website or contact them at (307) 777-6163. See requirements below for providing verification of an existing water source:

On-Lot Well

- A copy of an approved well permit for the intended use from the State Engineer’s Office is strongly recommended

Shared Well

- A copy of an approved well permit for the intended use from the State Engineer’s Office is strongly recommended
- A signed, notarized and recorded copy of a Shared Well Agreement is required when water is provided by a well that is not located on the parcel
- A copy of all separately recorded easements for access to the well for maintenance is recommended

Centralized Water System (Community or Public)

- Provide documentation, as required by the Board of the Water District or other recognized entity, stating that they are willing to provide an additional water tap.

Sewage Disposal Method: On-Lot Septic Public Sewer Other

Site Plan:

Providing a site plan is an important part of permitting any new construction. You may draw your site plan or you may hire someone to create it for you. You are responsible for the accuracy of your site plan.

*** Be aware that a Location Certificate provided by a Licensed Wyoming Surveyor may be required to verify setbacks shown on the site plan.***

Your site plan is used for E-911 addressing as well as historical records. **On an attached sheet, please draw a site plan.** Some key points of what your site plan should include:

- For new construction, please provide the mileage to your driveway/access point
- Provide all building dimensions and setbacks to all property lines, easements and other structures
- The location of your septic system, including leach field and tank
- Show all water and electric service lines to buildings on your property
- See the County brochure “How to Draw a Site Plan” for more information.

Acknowledgement:

I hereby acknowledge and state that the above is correct and agree to comply with all County and State regulations regarding building construction and compliance with County Zoning Regulations.

Signature of Applicant

Date



Application for Zoning Amendment

Permit Cost: **\$200.00**

Primary Code Reference: **Chapter 7, Sections 10.60 and 10.5**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property and Use Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:
Proposed Zoning:	Proposed Use:
Legal Description(s):	

Project Information

Description of Amendment: *Please describe your project/use in as much detail as you feel necessary. Use extra sheets if required.*

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Planning Comm. Date:	PC Recommendation: <input type="checkbox"/> Approve <input type="checkbox"/> Modify <input type="checkbox"/> Deny
County Comm. Date:	CC Decision: <input type="checkbox"/> Approve <input type="checkbox"/> Deny
Chairman:	Date Signed:



The following items shall be submitted along with this application. Please review Chapter 7, Section 10.60 and/or Section 10.5 for the procedures and approvals required for a Zoning Amendment.

Required Materials:

- a) A written narrative indicating the requested change in designation and/or the modification of any zoning language, pursuant to the requirements of Section 10.60 or 10.5 and adequate to allow the County Commission to make the findings required by Section 10.60 or 10.5.
- b) A depiction of the subject property, showing all structures, landscaping, signage, fencing, road access, and other pertinent features, as well as all access points and adjacent roadways.
- c) The names, addresses, and phone numbers of all property owners within 1,000 feet of the subject property.

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of the fact that decisions by the County Commission cannot be administratively appealed and that any appeal must be brought before the District Court, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application for Temporary Use Permit

Permit Cost: **\$50.00**

Primary Code Reference: **Chapter 7, Section 10.30**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property and Use Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:
Proposed Temporary Use(s):	
Legal Description(s):	

Temporary Use Information

Event/Use Name:	
Temporary Use Description: <i>Please describe your project/use in as much detail as you feel necessary. Use extra sheets if required.</i>	
Term of Temporary Use	Begin Date: _____ End Date: _____

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Planning Comm. Date:	PC Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Chairman:	Date Signed:

The following items shall be submitted along with this application. Please review Section 10.30 for the specific regulations, procedures and approvals required for a Temporary Use Permit.

Required Materials (per Section 10.30):

- a) A general narrative of the temporary use, including the reason for the event/use, the portion of the property to be used, the general features of the event/use, and any other information necessary to determine the temporary use's consistency with Regulations.
- b) The names, addresses, and phone numbers of all property owners within 1,000 feet of the project site.
- c) A site plan with dimensions, location of any temporary structures, and key features of the site and event/use.
- d) A vicinity map indentifying the type and location of all land uses adjacent to the subject property.
- e) All proposed parking and signage, complete with dimensions and elevation drawings (signs and other features that rise above ground level.

Updates to These Materials

The Applicant or his/her agent shall notify Campbell County of any changes to the information provided in the application summary that occur while any approval of the Temporary Use Permit application is pending. Notification of any changes to the information provided in the application during or post-construction must be provided to the County for review and approval by the Director of Public Works. It is also understood that the Applicant shall submit a revised project plan showing the final location of all facilities.

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Planning Commission to the County Commission, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application for **Minor Deviation**

Certificate Cost: **\$50.00**

Primary Code Reference: **Chapter 7, Section 10.45**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property and Use Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:
Legal Description(s):	

Proposed Deviation Information

NOTE - Pursuant to Section 10.45, a Minor Deviation is limited to the following actions. Check any and all actions for which the Minor Deviation is applied:

- | | |
|---|---|
| <input type="checkbox"/> Parking or Loading (Max. 10 Percent Reduction) | <input type="checkbox"/> Setbacks (Max. 15 Percent Reduction) |
| <input type="checkbox"/> Building/Structure Height (Max. 15 Percent Increase) | <input type="checkbox"/> Residential Density (Max. 25 Percent Increase) |
| <input type="checkbox"/> Fence Height (Max 8 Feet Tall) | |

Description of Deviation(s) Requested: *Please describe the deviation(s) from development regulations requested, including code references if possible.*

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Director Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date Signed:

The following items shall be submitted along with this application. Please review Section 10.45(4) for the procedures and approvals required for the issuance of a Deviation as well as the appropriate section for the development regulations which applies to the deviation(s) requested (Section 45).

Required Materials:

- a) A general narrative of the proposed deviation, including adequate detail to allow the Applicable Director to make a determination as to whether the proposed deviations are allowed within the zoning regulations (see Section 10.45(4).
- b) A narrative describing the reason for the requested deviation.
- c) A depiction of any feature related to the deviation (i.e. an elevation of a fence and site plan showing the fence location, a site plan showing reduced setbacks, etc.)

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Applicable Director to the County Commission, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application for Deviation

Certificate Cost: **\$75.00**

Primary Code Reference: **Chapter 7, Section 10.50**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property and Use Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:
Legal Description(s):	

Proposed Deviation Information

NOTE: Pursuant to Chapter 7, Section 10.50, a Deviation may not do any of the following:

- Allow a Land Use not otherwise permitted in the zone;
- Increase the maximum allowed residential density;
- Waive a specific prohibition (e.g., a prohibited sign);
- Waive or significantly reduce parking requirements;
- Waive or modify a procedural requirement; or
- Relieve impacts due to cost or time.

Description of Deviation(s) Requested: *Please describe the deviation(s) from development regulations requested, including code references if possible.*

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Director Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date Signed:

The following items shall be submitted along with this application. Please review Section 10.50 for the procedures and approvals required for the issuance of a Deviation.

Required Materials:

- a) A general narrative of the proposed deviation, including adequate detail to allow the Applicable Director to make a determination as to whether the proposed deviations are allowed within the Regulations (see Section 10.50).
- b) A narrative describing the reason for the requested deviation.
- c) A depiction of any feature related to the deviation (i.e. elevation of a fence and site plan showing the fence location, site plan showing reduced setbacks, etc.).
- d) The names, addresses, and phone numbers of all property owners within 1,000 feet of the project site.

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Applicable Director to the County Commission, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application for **Conditional Use Permit**

Permit Cost: **\$200.00**

Primary Code Reference: **Chapter 7, Section 10.55**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property and Use Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:
Proposed Use(s):	
Legal Description(s):	

Project Information

Project Name:
Project Description: <i>Please describe your project/use in as much detail as you feel necessary. Use extra sheets if required.</i>

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Planning Comm. Date:	PC Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Chairman:	Date Signed:



The following items shall be submitted along with this application. Please review Chapter 7, Section 10.55 for the procedures and approvals required for a Conditional Use Permit. Also, review the appropriate section for the zoning designation of the subject property (Sections 15 through 33) and, in the case that the proposed use is listed in Section 45.60, any special regulations for the proposed use listed in that chapter.

Required Materials:

- a) A general description of the project, including any proposed uses and whether each individual use is conditional or not, the overall intended use of the property, and any details required to ensure compliance with the Regulations.
- b) A plan for the subject property showing all buildings and structures and their intended uses as well as any landscaping, signs, lighting, or other features governed by the Regulations.
- c) A graphic depiction of any parking and loading areas; fencing, walls, or screening; outdoor display, sales, and storage areas; or signs proposed for the property (see Sections 40.10 through 40.25).
- d) The names, addresses, and phone numbers of all property owners within 1,000 feet of the project site.
- e) The name and phone number of all services and utilities currently serving the property or those who will once the conditional use is in operation, including any Improvement & Service District, Homeowner’s Association, etc.

Updates to These Materials

The Applicant or his/her agent shall notify Campbell County of any changes to the information provided in the application summary that occur while any approval of the Conditional Use Permit application is pending. Notification of any changes to the information provided in the application during or post-construction must be provided to the County for review and approval by the Applicable Director. It is also understood that the Applicant shall submit a revised project plan showing the final location of all facilities.

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Applicable Director or the Planning Commission to the County Commission, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application for **Non-Conforming Use Permit**

Certificate Cost: **None**Primary Code Reference: **Chapter 7, 10.75(9)**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property and Use Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:
Legal Description(s):	
Permit Actions Sought: <i>(check all that apply)</i>	<input type="checkbox"/> Expansion <input type="checkbox"/> Modification

Proposed Use Information

Project Description: <i>Please describe the planned expansion/modification of your non-conforming use. Use additional sheets if required.</i>

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Director Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date Signed:

Primary guidance as to the requirements and process for obtaining a Non-Conforming Use Permit are included in Section 10.75(9) of the Regulations. The following materials are required with all applications:

Required Materials:

- a) A general narrative of the proposed improvements and land use, including adequate detail indicating which aspects of the current Regulations are not met and specific code references.
- b) A completed and signed application for the establishment of a Legal Non-Conforming Use, approved by the Applicable Director.
- c) A depiction of all proposed improvements/expansion on the project site, complete with the location of all structures, property lines, setback lines, landscaping, site access, and other details deemed by the Applicable Director to be necessary to determine that the project meets the requirements of Section 10.75 of the Regulations.

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Applicable Director to the County Commission, according to the requirements of Section 10.70 of the Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application to Establish a **Legal Non-Conforming Use**

Certificate Cost: **None**

Primary Code Reference: **Chapter 7, Section 10.75(4)**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property and Use Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:
Legal Description(s):	

Proposed Use Information

Code Requirements Not Met: *Please describe any ways in which your land use does not comply with current Code requirements. Use extra sheets if required and please include specific code references if possible.*

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Director Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date Signed:



Along with an application to establish a Legal Non-Conforming Use, the applicant must submit the following:

Required Materials:

- a) A general narrative of the proposed improvements and land use, including adequate detail indicating which aspects of the current Regulations are not met and specific code references.
- b) Sufficient documentation to show that the non-conforming use existed in its current state and condition prior to adoption of the current Regulations, uninterrupted through to the present day including, but not limited to, the following:
 - a. Licenses, such as beer, liquor, retail, or professional occupation showing dates of applicability.
 - b. For rental properties, receipts showing the dates of use, directories, utility bills, or other such documents.
 - c. For a business, receipts showing the type of service or goods provided, dated phone directories, Polk’s Directory, or other similar documentation.
 - d. For commercial or multi-family residential uses, statements from utility providers, such as power, water, or gas, which indicate date and time of use.
 - e. Notarized statements from neighbors who have observed the nonconforming use over the required time period.

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Applicable Director to the County Commission, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application for **Commercial WECS Use Permit**

Permit Cost: **\$200.00 per WEC Tower**

Primary Code Reference: **Chapter 7, 32(2)(c)(ii)**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other	
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:

WEC Use Information

Legal Description of Property: <i>Use additional sheets if necessary.</i>
General Description of the Project: <i>Use additional sheets if necessary.</i>

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Planning Comm. Date:	PC Recommendation: <input type="checkbox"/> Approve <input type="checkbox"/> Modify <input type="checkbox"/> Deny
County Comm. Date:	CC Decision: <input type="checkbox"/> Approve <input type="checkbox"/> Deny
Chairman:	Date Signed:

The following items shall be submitted along with this application. Please review Chapter 7, Section 32 for the procedures and approvals required for a Commercial WEC Use Permit. Likewise, review the appropriate section for the underlying zoning designation of the subject property.

Commercial WECS Required Materials [See Section 32]:

- a) A general description of the project including the total name plate generating capacity; the potential equipment manufacturer(s) and type(s) of WECS(s); the number and name plate generating capacity of each WECS; the maximum height of any WECS towers; the maximum diameter of any WECS blades; and the general location of the project.
- b) The name(s), address(es), phone number(s), and email address(es) of the Applicant(s), Owner(s), and Operator(s) as well as all participating property owners owning land included in the project area.
- c) The names, addresses, and phone numbers of all property owners within 1,000 feet of the WECS site.
- d) A site plan for the installation of the project showing the planned location of each tower, guy line, and anchor bases, primary structures, property lines (including identification of adjacent properties), setback lines, public & private access roads and turnout locations, substation(s), electrical cabling between towers and the substation(s), ancillary equipment, transmission lines, and layout of all significant structures within the boundaries of any setback.
- e) A waste management plan that includes an inventory of estimated solid wastes, and a proposed disposal program for the construction and operation of the WECS Project.
- f) Information regarding whether there is a high likelihood for communication interference with local emergency services, communications or local broadcast of residential television. Possible measures for mitigation of potential communication issues shall be included with that information if there is a high likelihood that communication services will be adversely affected.
- g) All required studies, reports, certifications, and approvals demonstrating compliance with the provisions of this Section and with all applicable State and Federal Regulations.
- h) Letters of consent to permit from all surface property owners upon which the WECS project will be located or other legal documentation (memoranda of leases, etc.) which demonstrate consent of property owners for the WECS project.
- i) Proof of capability to provide Financial Assurance from a Credit Worthy Party, as based on an engineer's estimate for decommissioning, in a form found acceptable to the Board.

Updates to These Materials

The Applicant or his/her agent shall notify Campbell County of any changes to the information provided in the application summary that occur while any approval of the WECS Use Permit application is pending. Notification of any changes to the information provided in the application during or post-construction must be provided to the County for review and approval by the Director of Public Works. It is understood that apparatus and construction changes may be implemented after the WECS Use Permit is issued, and that such changes do not require further review and approval unless such changes result in a significant change or increase in project impacts. It is also understood that the Applicant shall submit a revised project plan showing the final location of all facilities.



Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of the fact that decisions by the County Commission cannot be administratively appealed and that any appeal must be brought before district court, according to the requirements of Section 10.70 of these Regulations.

Applicant Signature: _____ Authorized Agent: _____

Acknowledgement of the Existence of Additional Regulations

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of the fact that various State and Federal regulations apply to the construction, use, dismantling, or reclamation of commercial WEC facilities and that these regulations are not codified in the County Zoning Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application for Non-Commercial WECS Use Permit

Permit Cost: **\$50.00**

Primary Code Reference: **Chapter 7, Section 32(c)(iii)**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:
Legal Description(s):	

WEC Use Information

General Description of the Project: <i>Use additional sheets if necessary.</i>
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FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Planning Comm. Date:	PC Recommendation: <input type="checkbox"/> Approve <input type="checkbox"/> Modify <input type="checkbox"/> Deny
County Comm. Date ¹ :	CC Decision: <input type="checkbox"/> Approve <input type="checkbox"/> Deny
Chairman:	Date Signed:

¹ County Commissioners shall only consider a non-commercial WECS Use Permit when 20 percent or more of notified property owners protest to the issuance of a WECS Use Permit. Otherwise, final approval authority lies with the Planning Commission, per Section ????.



The following items shall be submitted along with this application. Please review Chapter 7, Section 32 for the procedures and approvals required for a Non-Commercial WECS Use Permit. Likewise, review the appropriate section for the zoning designation of the subject property.

Non-Commercial WECS Required Materials:

- a) A general narrative describing the WECS improvements and uses, of sufficient detail to ensure compliance with the requirements of Section 32(c)(iii).
- b) The names, addresses, and phone numbers of all property owners within 1,000 feet of the subject property.
- c) A site plan for the installation of the project showing the planned location of all structures on the property, features of the WECS use (including towers, guy lines, anchors, equipment sheds, electrical boxes, fencing, etc.) as well as any required setbacks, easements, and the location of adjacent properties.

Updates to These Materials

The Applicant or his/her agent shall notify Campbell County of any changes to the information provided in the application summary that occur while any approval of the WECS Use Permit application is pending. Notification of any changes to the information provided in the application during or post-construction must be provided to the County for review and approval by the Director of Public Works. It is understood that apparatus and construction changes may be implemented after the WECS Use Permit is issued, and that such changes do not require further review and approval unless such changes result in a significant change or increase in project impacts. It is also understood that the Applicant shall submit a revised project plan showing the final location of all facilities.

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Planning Commission to the County Commission, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application for **Wireless Communication Facility**

Permit Cost: **\$200.00**

Primary Code Reference: **Chapter 7, Section 45.70**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property and Use Information

Communication Facility Location (Physical Address):	
Current Zoning:	Current Use:
Proposed Use(s):	
Legal Description(s):	

Project Information

Project Name:
Project Description: <i>Please describe your project/use in as much detail as you feel necessary. Use extra sheets if required.</i>

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Planning Comm. Date:	PC Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Chairman:	Date Signed:

The following items shall be submitted along with this application. Please review Chapter 7, Section 45.70 for the procedures and approvals required for a Wireless Communication Facility. Also, review the appropriate section for the zoning designation of the subject property (Sections 15 through 33).

Required Materials:

- a) A general description of the project, including any proposed uses and whether each individual use is conditional or not, the overall intended use of the property, and any details required to ensure compliance with the Regulations.
- b) A visual simulation showing what the proposed facility will look like from the surrounding areas as viewed for residential properties and public rights-of-way at varying distances.
- c) For wireless communication towers, a map or description of the service area of the proposed telecommunication facility and explanation of the need for the facility.
- d) For wireless communication towers, a map showing the locations and service areas of other telecommunication facility sites operated by the applicant and those that are proposed by the applicant that are close enough to affect service within the County.
- e) A written explanation as of why adjacent existing wireless communication facilities could not be used for co-location. Documentation shall be provided which demonstrates that attempts have been made to co-locate with existing wireless communication facility sites.
- f) For wireless communication towers, a narrative description and map showing the coverage area and location of the provider's existing wireless communication facilities and the proposed coverage area of the specific site that is subject of the application.
- g) Technical information explaining the reasons that a permit is being sought.
- h) Review of Chapter 7, Section 45.70(e) for all general requirements of Wireless Communication Facilities.
- i) The names, addresses, and phone numbers of all property owners within 1,000 feet of the project site.

Updates to These Materials

The Applicant or his/her agent shall notify Campbell County of any changes to the information provided in the application summary that occur while any approval of the Wireless Communication Facility application is pending. Notification of any changes to the information provided in the application during or post-construction must be provided to the County for review and approval by the Director of Public Works. It is also understood that the Applicant shall submit a revised project plan showing the final location of all facilities.

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Planning Commission to the County Commission, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: _____ Authorized Agent: _____

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.



Application for **Child Care Facility**

Permit Cost: **\$25.00**

Primary Code Reference: **Chapter 7, Section 45.60(3)**

Applicant Information

Name of Applicant:	
Applicant Phone Number:	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable):	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

Property and Use Information

Property Address (if different from applicant):	
Current Zoning:	Current Use:
Proposed Temporary Use(s):	
Legal Description(s):	

Child Care Facility Information

Type of Facility:	<input type="checkbox"/> Family Child Care Home <input type="checkbox"/> Family Child Care Center <input type="checkbox"/> Child Care Center
Child Care Facility Description: <i>Please describe your location, number of children, operating times, etc. in as much detail as you feel necessary. Use extra sheets if required.</i>	

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Planning Comm. Date:	PC Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Chairman:	Date Signed:

The following items shall be submitted along with this application. Please review Section 45.60 for the specific regulations, procedures and approvals required for a Child Care Facility permit.

Required Materials (per Section 10.30):

- a) A general description of the proposed Child Care Facility.
- b) If an agent is identified above, the property owner must also sign the application below, granting the agent permission and authority to act as Applicant on the property owner's behalf.
- c) The names, addresses, and phone numbers of all property owners within 1,000 feet of the project site.

Updates to These Materials

The Applicant or his/her agent shall notify Campbell County of any changes to the information provided in the application summary that occur while any approval of the Child Care Facility application is pending. Notification of any changes to the information provided in the application during or post-construction must be provided to the County for review and approval by the Director of Public Works.

Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Applicable Director or Planning Commission to the County Commission, according to the requirements of Section 10.70 of the Regulations.

Applicant Signature: _____ Authorized Agent: _____

Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Department regarding any submittals received or changes made during this application.

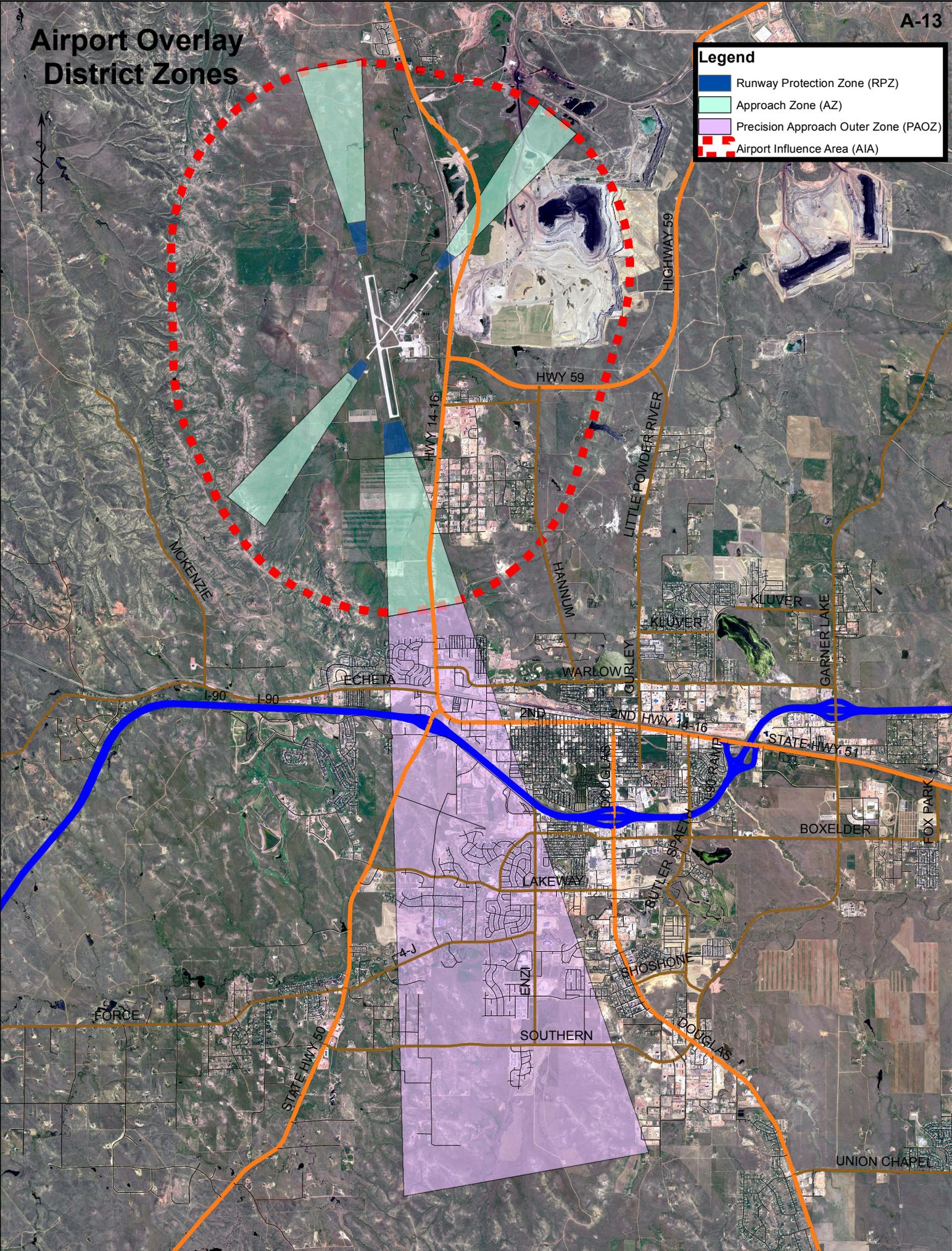
Applicant Signature: _____ Date: _____

Yes, I request to receive notification of submittal changes made during the application review process.

Airport Overlay District Zones

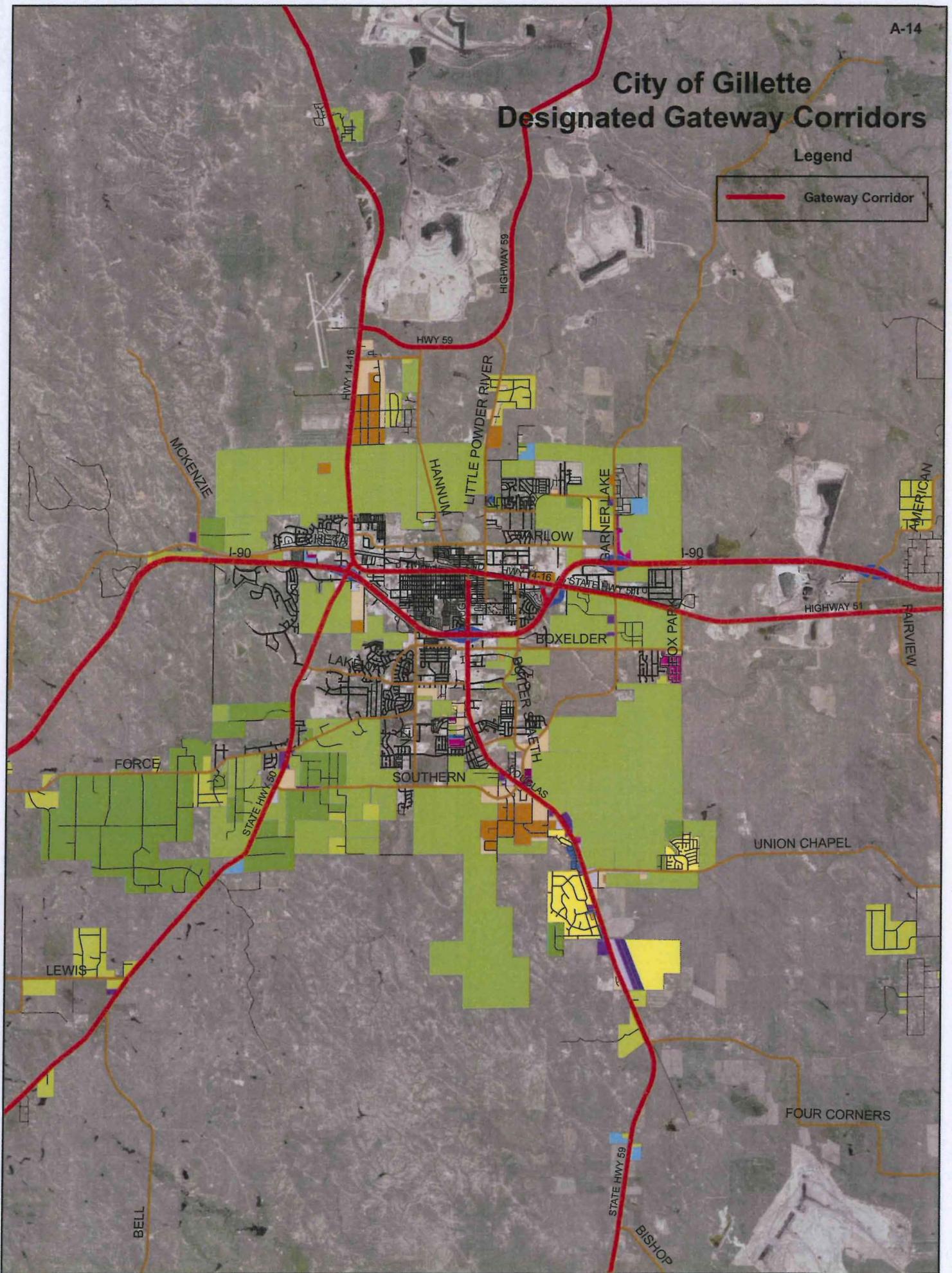
Legend

- Runway Protection Zone (RPZ)
- Approach Zone (AZ)
- Precision Approach Outer Zone (PAOZ)
- Airport Influence Area (AIA)



City of Gillette Designated Gateway Corridors

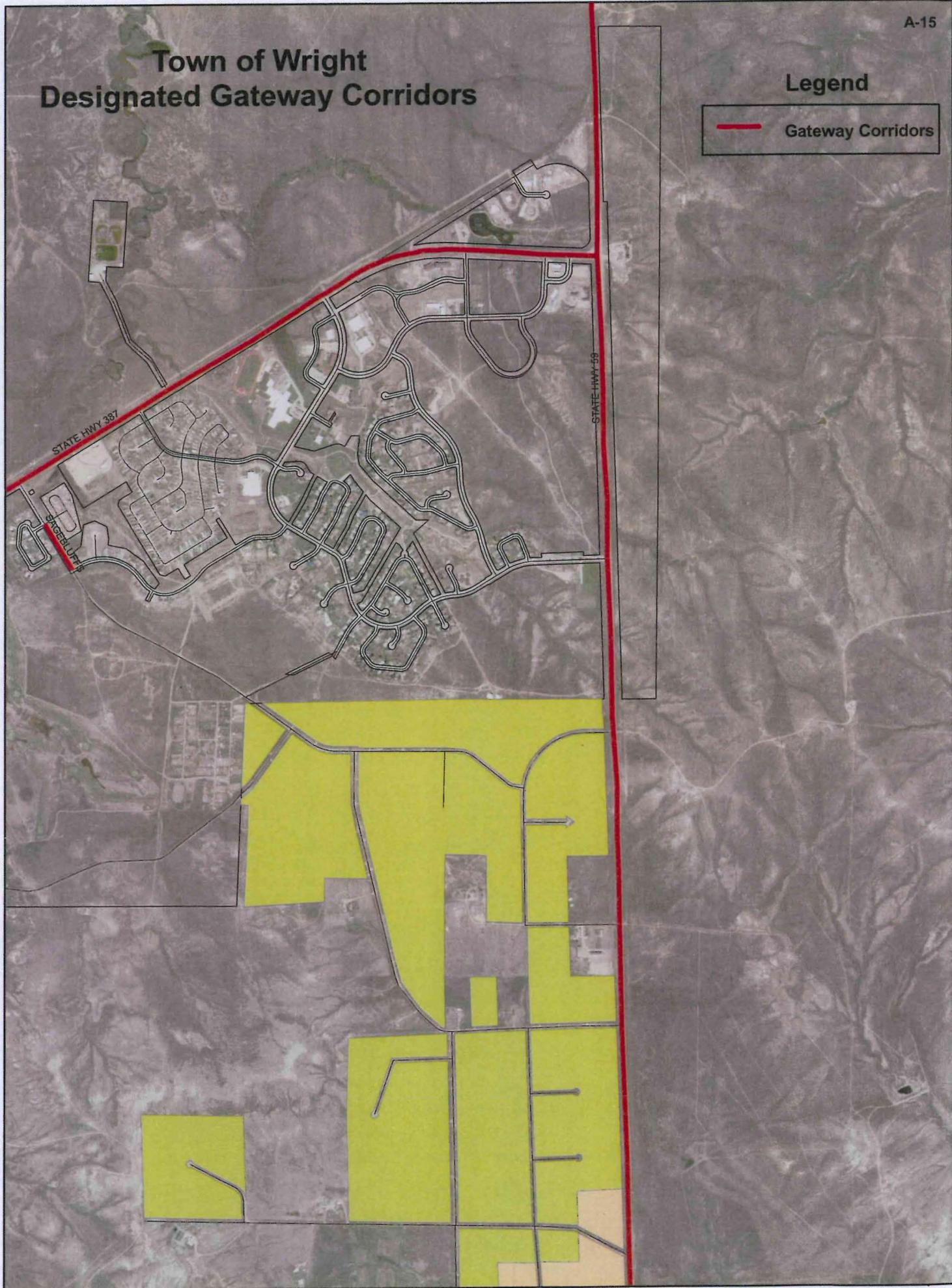
Legend



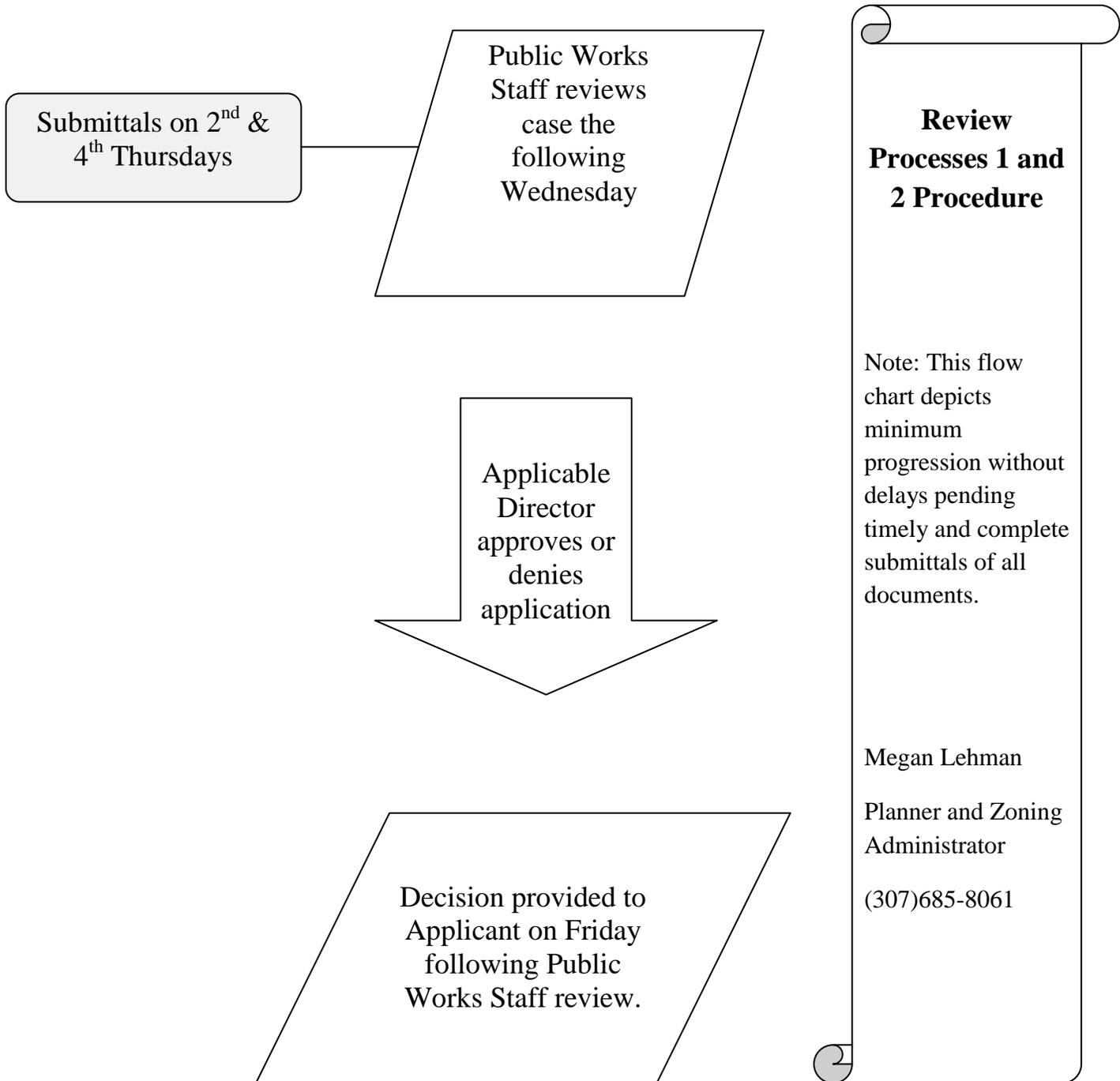
Town of Wright Designated Gateway Corridors

Legend

 Gateway Corridors

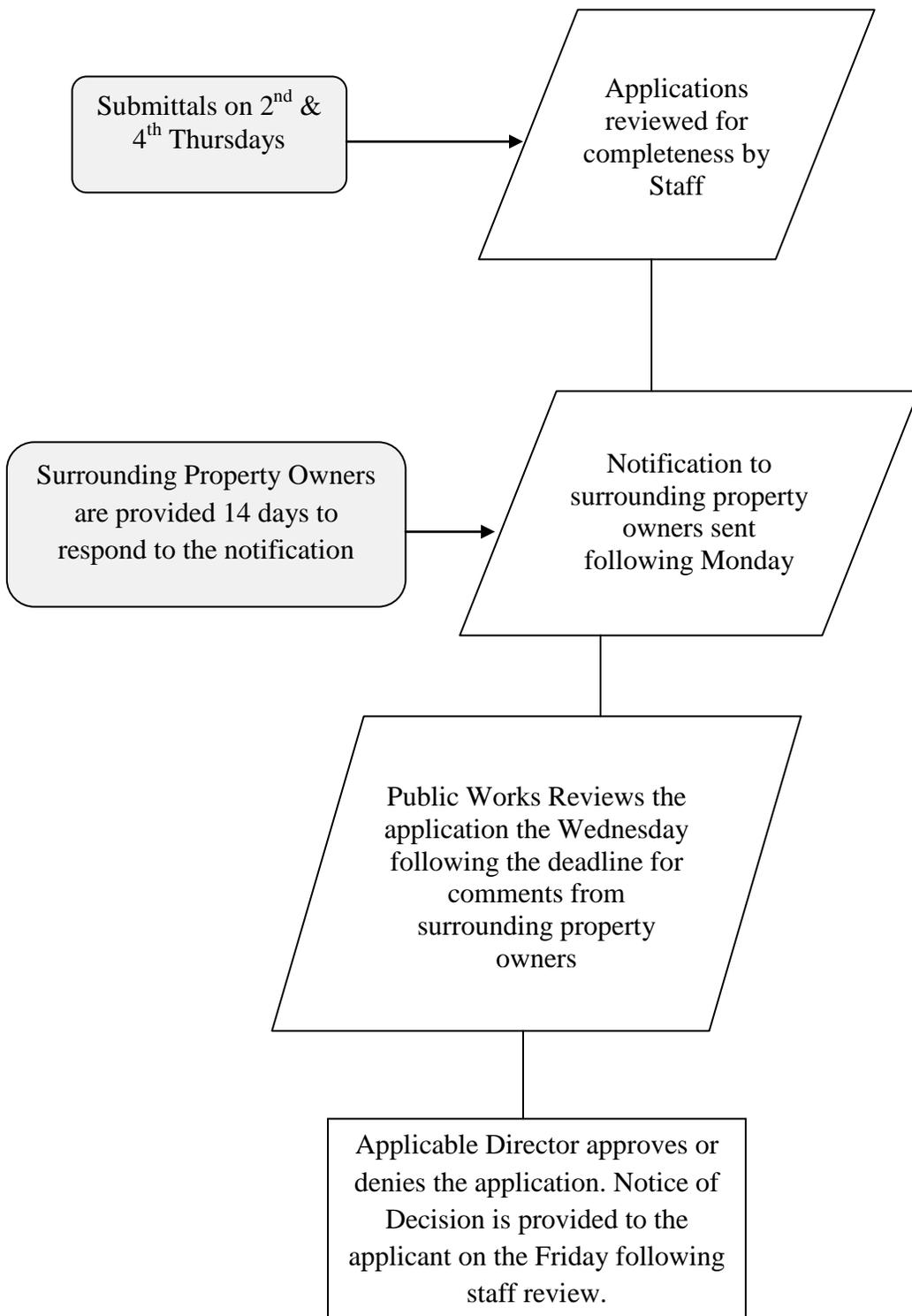


Review Process 1& 2



Review Process 3

Pre-Application Meetings Are Recommended for Review Process 3 applications. Please call 685-8061 to schedule an appointment.



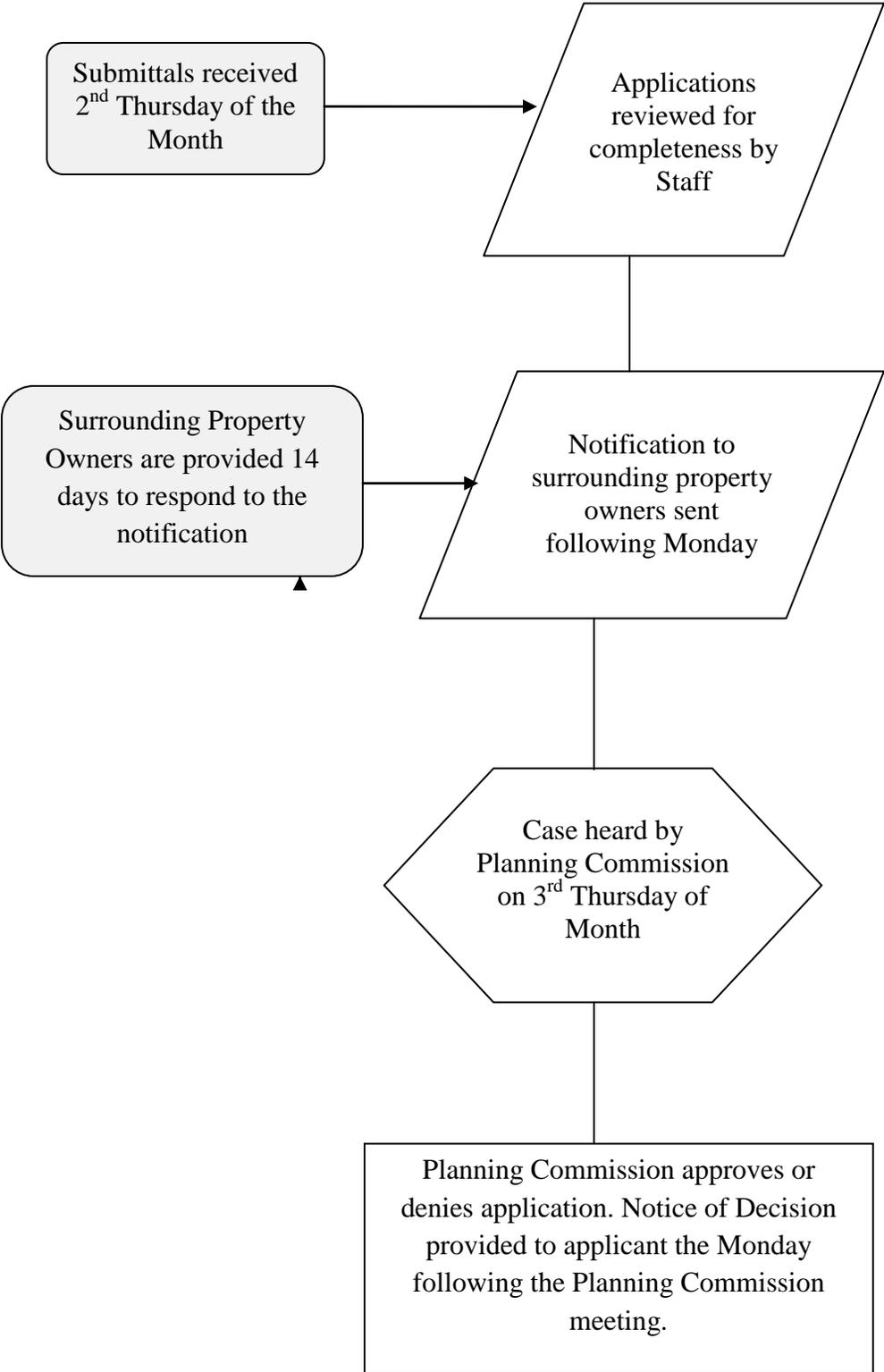
Review Process 3 Procedure

Note: This flow chart depicts minimum progression without delays pending timely and complete submittals of all documents.

Megan Lehman
Planner and Zoning Administrator
(307)685-8061

Review Process 4

**Pre-Application Meetings Are Recommended for Review Process 4 applications.
Please call 685-8061 to schedule an appointment.**



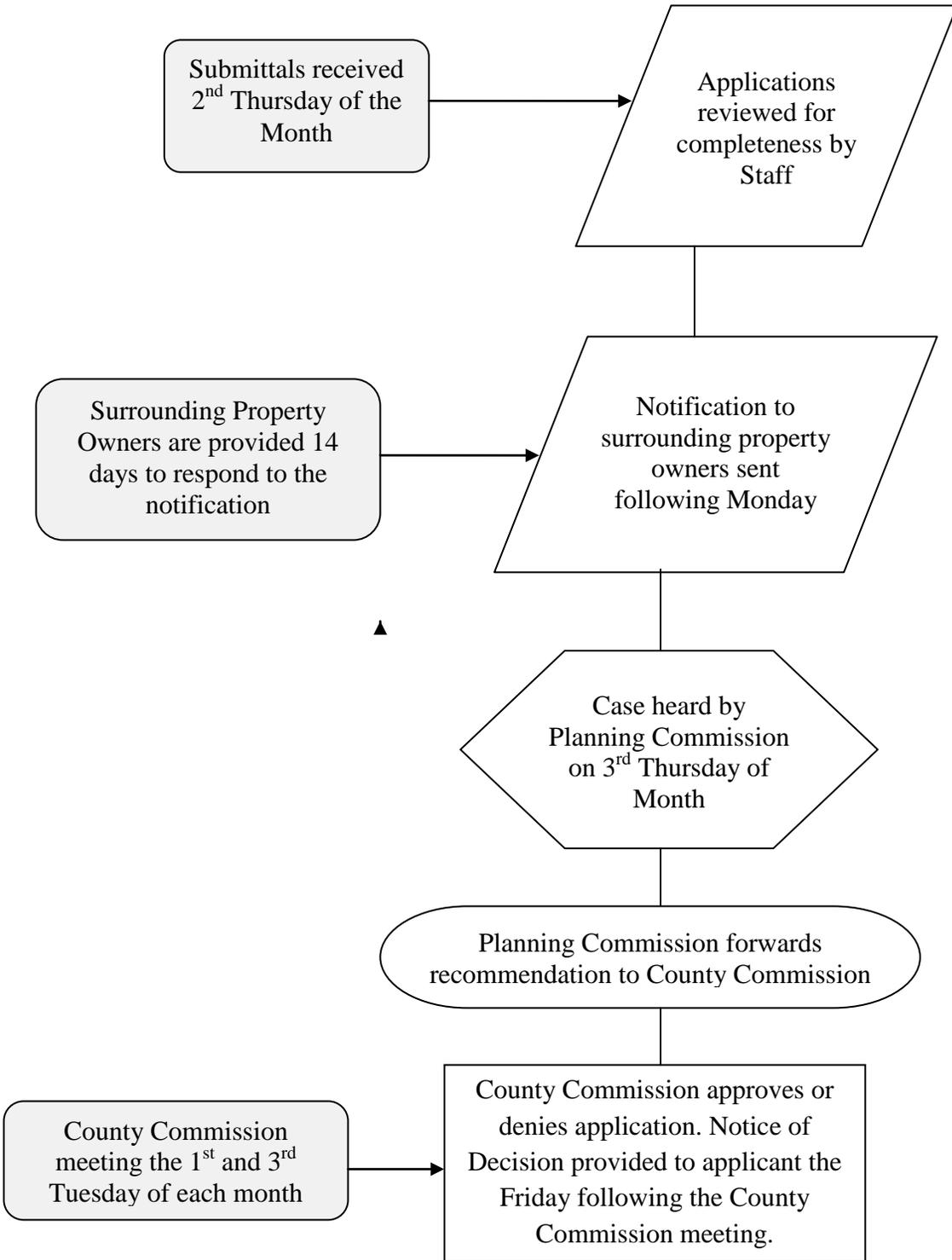
Review Process 4 Procedure

Note: This flow chart depicts minimum progression without delays pending timely and complete submittals of all documents.

Megan Lehman
Planner and Zoning Administrator
(307)685-8061

Process 5 Review

**Pre-Application Meetings Are Recommended for Review Process 5 applications.
Please call 685-8061 to schedule an appointment.**



Review Process 5 Procedure

Note: This flow chart depicts minimum progression without delays pending timely and complete submittals of all documents.

Megan Lehman
Planner and Zoning Administrator
(307)685-8061