

CHAPTER 24

ZONING

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ARTICLE 1 – Purpose and Introduction

24-1: CITATION OF ORDINANCE

This chapter shall be known as and may be cited as the CITY OF WORLAND JURISDICTIONAL AREA ZONING PLAN, except that when cited herein, it shall be referred to as "this chapter".

24-2: ADOPTION OF THIS CHAPTER

This chapter is adopted as the city of Worland jurisdictional area zoning plan relating to comprehensive planning and zoning, pursuant to provisions of Wyoming law, including, without limiting the generality of the foregoing, sections 15-1-501 to 15-1-512 inclusive and 15-1-601 to 15-1-611 inclusive, Wyoming Statutes 2015.

24-3: INTENT AND PURPOSE

The intent of this chapter is to protect the public health, safety and general welfare of the city of Worland and its people through the establishment of minimum regulations governing development and use of land. This chapter shall divide the city into districts and establish regulations in regard to location, erection, construction, reconstruction, alteration, and use of structures and land. Such regulations are established to protect such use areas; to provide orderly development and redevelopment; to provide adequate light, air and access to property; to prevent congestion in the public right of way; to prevent overcrowding of land and undue concentration of structures by regulating land, building, yards, and density of population; and to provide for compatibility of different land uses.

24-4: RELATION TO COMPREHENSIVE PLAN

The enforcement of, amendments to, and administration of this chapter shall be accomplished in accordance with the recommendations contained in the Worland comprehensive land use plan, as developed and amended from time to time by the BOARD of Adjustment and Planning Commission and City Council of the city of Worland.

24-5: SEVERABILITY

It is hereby declared to be the intention of the city of Worland that the provisions of this chapter are separable in accordance with the following:

A. If any court of competent jurisdiction shall adjudge any provision of this chapter to be invalid, such judgement shall not affect any other provision of this chapter not specifically included in said judgement.

B. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this chapter to a particular property, building, or other structure, such judgement shall not affect the application of said provision to any other property, building, or structure not specifically included in said judgement.

24-6: CONFLICT WITH OTHER REGULATIONS

In the case of a conflict between this chapter and/or any part thereof, or any other ordinance of the city of Worland, the more restrictive provision in all cases shall apply.

ARTICLE 2 - Definitions

24-7: DEFINITION OF TERMS

Except as specifically defined herein, all words in this chapter shall have their customary dictionary definitions. For the purposes of this chapter certain words and terms used herein are defined as follows:

Words in the present tense include the future tense; words used in the singular include the plural; and words used in the plural include the singular; the word "shall" is always mandatory, the word "person" includes a firm, association, organization, partnership, trust, corporation or company, as well as an individual; the word "lot" includes the words "plot" or "parcel"; the word "building" includes the word "structure"; the words "used" or "occupied" as applied to any land or building shall be construed to include the word "intended, arranged, or designed to be used or occupied"; the words "map" or "zoning map" mean the official zoning map of the city of Worland that delineates the area to be governed by these regulations.

ACCESSORY: A use, or building or structure, and/or part of a building or other structure, which is subordinate to, and the use of which is incidental to that of the main building, structure or use on the same lot, and/or including a private garage. If an accessory building is attached to the main building by a common wall or roof, such accessory building shall be considered a part of the main building.

ADULT ESTABLISHMENT: Any business which offers its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing or relating to “specified sexual activities” or “ specified anatomical areas,” including, but without limitation, adult bookstores, adult motion picture theaters, saunas, adult companionship establishments, adult health clubs, adult cabarets, adult novelty business, adult motion picture arcades, adult modeling studios, adult hotel or motel, and adult body painting studios.

ADMINISTERING AUTHORITY: Any person, consultant, or entity authorized by the governing body to review applications, enforce regulations, and interpret the requirements pertaining to this chapter.

ALLEY: A permanent public way providing a secondary means of access to abutting lots.

ANIMAL: For this chapter the word “animal” shall have the same definition as defined in Chapter 4 of the Worland City Code.

AUTO WASHING ESTABLISHMENT: A building which has its primary purpose as washing automobiles and trucks. Such facilities shall be considered incidental to automobile service stations if no more than one auto may be washed at one time and if the service station is clearly the principal use.

AUTOMOBILE SERVICE STATION: An establishment with the primary business function of the retail sales of liquid fuels used for commercial and private vehicles including construction and agricultural equipment, and the minor repair and service work incidental to the operation of passenger automobiles.

BERM: An elevated mound designed to provide visual diversity, screen undesirable views and provide protection from adverse or intense weather conditions.

BOARD: For the intent of this entire chapter, BOARD shall mean the Worland BOARD of Adjustment and Planning Commission, BOARD of Adjustment, Planning Commission, and the Zoning BOARD.

BUILDING: Any structure having enclosed space and a roof for the housing and/or enclosure of persons, animals or chattels, except manufactured homes and mobile offices. When divided by a wall without openings, it shall be deemed a separate building.

BUILDING, HEIGHT OF: The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

A. The elevation of the highest adjoining sidewalk or ground surface within a five foot (5') horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet (10') above lowest grade.

B. An elevation ten feet (10') higher than the lowest grade when the sidewalk or ground surface described in subsection A of this definition is more than ten feet (10') above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

BUILDING, PRINCIPAL: A building in which is conducted the main or principal use of the lot on which said building is situated.

BUILDING, PUBLIC: A building, supported by government funds, to be used in an official capacity on the behalf of the entire community.

BUSINESS: The engaging in the purchase, sale, barter, or exchange of goods, wares, merchandise, or services; the maintenance or operation of offices or recreational or amusement enterprises.

CAMPGROUND: Any area of land used to temporarily accommodate two (2) or more camping parties, including cabins, tents, and recreational vehicles.

CARETAKER FACILITY: The residential use of a structure (including in appropriate cases, a Manufactured home) in conjunction with a business or industrial activity that requires on site monitoring, maintenance, or specialized care on a continual, regular or sustained basis.

CHILD DAYCARE CENTER: Any private person, partnership, association or corporation which provides care or supervision, supplemental to daily parental care, for three (3) or more non-emancipated children not related to the provider.

CHURCH: A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

CLUB, PRIVATE (NONPROFIT): A nonprofit association of persons who are bona fide members paying dues, which owns, hires, or leases a building, or portion thereof the use of such premises being restricted to members and their guests.

COMMON AREA: An area of land within a residential development which is held in common or mutual ownership by all property owners within that development. The uses of such areas are reserved for, and are to be maintained by an association of the property owners.

COMPREHENSIVE LAND USE PLAN: The official document adopted by the city of Worland which serves as a policy guide for decision making in terms of future physical, economic and social land use patterns within the city.

CONIFEROUS: A plant or tree which remains with leaves or needles predominantly intact year round.

CONVENIENCE FOOD RESTAURANT: An establishment where the principal business is the sale of foods, frozen dessert, or beverages to the consumer in a ready to eat state for consumption either within the premises, or for carryout with consumption either on or off the premises, and whose design or principal method of operation includes both or the following characteristics:

A. Food, frozen desserts or beverages are usually served in edible containers or in paper, plastic or other disposable containers.

B. The customer is not usually served food at his table by an employee, but receives it at a counter, window or similar facility for carrying to another location for consumption either on or off the premises.

DECIDUOUS: A plant or tree which sheds its leaves seasonally.

DEVELOPMENT: Any manmade change to improve or alter real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

DWELLING: Any building or any portion thereof which is not an "apartment house", "lodging house" or "hotel" or "motel", which contains one or two (2) "dwelling units" or "guestrooms", intended or designed to be built, used, rented, leased, let or hired out to be occupied or which are occupied for living purposes.

DWELLING, MULTI-FAMILY: A building or portion thereof used for occupancy by five (5) or more families living independently of each other.

DWELLING, SINGLE-FAMILY: A building used for residential occupancy by one family.

DWELLING, TWO-, THREE- OR FOUR-FAMILY: A building or portion thereof for occupancy by two (2), three (3) or four (4) families living independently of each other.

DWELLING UNIT: One or more rooms designed for or occupied by one family for living or sleeping purposes and may contain kitchen facilities for use solely by one family. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. A bachelor apartment constitutes a dwelling unit within the meaning of this chapter.

FAMILY: Any number of persons living and cooking together on the same premises as a single housekeeping unit.

FENCE: A barrier constructed of materials erected for the purpose of protection, confinement, enclosure, privacy or ornamentation.

FOWL: For this chapter the word "fowl" shall have the same definition as defined in Chapter 4 of the Worland City Code.

GARAGE, PRIVATE: A detached accessory building or portion of a principal building, used for the storage of self-propelled vehicles where the capacity does not exceed three (3) vehicles per family housed in the building to which such garage is accessory.

GARAGE, PUBLIC: Any building or premises, except those defined herein as a private garage, used for the storage or care of motor vehicles; or where such vehicles are equipped for operation, repaired, or kept for remuneration, hire or sale.

GRADE PLANE: A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

GREENHOUSE: For the purpose of this section 24-19, is construed to mean "sun space", a glazed area designed primarily to collect solar energy for heating an adjacent structure. Such "sun space" may or may not be for occupancy and may or may not be used for raising plants.

GROUND COVER: A low growing, spreading or dwarf plant species that provides partial or complete covering of the ground surface.

GROUP HOME: A single, residential structure having common kitchen facilities, occupied by persons having physical, mental, emotional or social problems and living together for the purpose of training, observation, and/or common support.

HAZARDOUS USE: Any use that involves the storage, manufacturing, and distribution of an item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. These items and/or agents are identifiable through and regulated by adopted local, state, or federal codes.

HOME OCCUPATION: Any use conducted entirely within a dwelling and carried on solely by the occupants thereof, who use is clearly incidental and secondary to the use of the dwelling for residential purposes and which meets the requirements of this chapter.

HOTEL OR MOTEL: A building or portion thereof, or group of buildings, in which lodging is provided and offered to transient guests for compensation.

HUMAN MEDICAL SERVICES: Includes sanitarium, clinic or hospital, provided such institution is operated by or treatment given under the direct supervision of a physician licensed to practice by the state of Wyoming.

IMPERVIOUS COVER: Surfacing material or structural development that effectively prohibits infiltration of precipitation or overland flow of water into the substrate.

LANDSCAPE IMPROVEMENTS: The installation, construction or placement of living plant material, landscape material or a combination thereof

LANDSCAPE MATERIAL: Any combination of decorative natural material; including natural or crushed stone or rock, shredded or chipped cork and bark; various amenities including benches, gazebos, decorative lighting under a finished height of sixteen feet (16'), and other materials which are commonly used in the landscaping industry. Landscaping materials do not include weed barrier, irrigation system components, synthetic ground cover or plants.

LIVING PLANT MATERIAL: Shrubs, trees, grasses and flowers or any combination thereof which are and remain to be alive, excluding plant families, species or varieties considered undesirable, a nuisance or weed.

LOT: A parcel or group of parcels of land which are created as legally subdivided and recorded entities, occupied by not more than one principal building, and its accessory buildings, together with such open space or yards as are required by this chapter, and having frontage on or access to a public street over an easement approved by the city council.

LOT, CORNER: A lot at a junction of and fronting on two (2) or more intersecting streets.

LOT, INTERIOR: A lot other than a corner or through lot.

LOT LINES: The lines bounding a lot as defined in this section.

LOT, THROUGH: A lot having frontage on two (2) parallel or approximately parallel streets.

MINI-WAREHOUSE: A building or group of buildings in a controlled access and fenced or screened compound that contains relatively small storage spaces or varying sizes having individual, compartmentalized and controlled access for the dead storage of excess personal property of an individual or family generally stored in residential accessory structures, when such storage is not located on the lot of their residence.

MAIN FLOOR: The main floor of every structure shall be considered as the story located at grade plane.

MANUFACTURED HOME: Manufactured housing built on a travel chassis which shall be construed to remain a manufactured home, subject to all regulations applying thereto, whether or not wheels, axles, hitch or other appurtenances of mobility are removed and regardless of the nature of the foundation provided. Manufactured homes shall be constructed under the provisions of the 24 CFR Part 3280 and installed under provisions of the 24 CFR Part 3285. Installed manufactured homes shall be a maximum of fifteen (15) years old from the current calendar year. Existing manufactured homes are considered non-conforming uses as to the date of manufacture. A manufactured home shall not be construed to be a recreational vehicle.

MANUFACTURED HOME COMMUNITY: A manufactured home development with continuing local general management and/or homeowners' association, and with special facilities for common use by the occupants, and might include such items as common recreational buildings or areas, common open space, laundries and the like.

MANUFACTURED HOME COURT OR PARK: A parcel of land under single ownership on which manufactured homes are occupied as residences, with continuing local general management and providing a number of various facilities for common use.

MANUFACTURED HOME DEVELOPMENT: A generic term applicable to manufactured home parks, subdivisions and communities.

MANUFACTURED HOME SUBDIVISION: A legally created subdivision designed and/or intended for the sale of lots for residential occupancy by manufactured homes or other detached single-family dwellings, with no continuing local general management or homeowners' association.

MODULAR HOME: Modular homes are homes that are built in sections in a factory, complying with locally adopted building codes, transported to a building site, then joined together and placed on a permanent foundation complying with locally adopted building codes.

NONCONFORMITIES: Certain lands, uses, buildings and structures which existed at the time of the passage of this chapter and do not meet the new schedule of district requirements.

OFFICE: A structure, or portion thereof, in which commercial, professional or governmental activities take place but where goods are not produced, sold or repaired.

OPEN-DESIGN: Implementing a standard of a minimum of fifty percent 50% open area with each net opening being not less than two inch (2") by two inch (2") and distributed evenly across the entire surface area.

PARKING SPACE OFF-STREET: A space designated for the temporary parking of a motor vehicle not on the public right of way of a street or alley, but accessible from a street or alley.

PARK MODEL HOMES: Park Model Homes constructed under the provisions of the 24 CFR Part 3280 and installed under the provisions of the 24 CFR Part 3285 are considered Manufactured Homes.

PROFESSIONAL SURVEY: A drawing rendered by a professional land surveyor (defined by Wyoming State Statutes) that provide evidence of set and/or located property corner markers/monuments, dimensions between property corner markers/monuments, including necessary angles, horizontal distances, building footprints, and elevations that will be utilized by the administering authority to determine construction boundaries, setbacks, fence lines, structure footprints, landscaping borders, public right-of-ways, and any other lineal dimensioning that is regulated by this chapter.

RECREATIONAL VEHICLE (RV): A motor vehicle or trailer equipped with living space and amenities found in a single-family dwelling except it is designed for temporary human habitation. Recreational vehicles shall be licensed for normal highway usage. Any electrical system is six (6) or twelve (12) volt but may include a converter and a 110-volt parallel system. Any plumbing requires a holding tank. Various types of recreational vehicles can include but are not be limited to; motorhome (class A, B, B+, and C), travel trailer, fifth wheel trailer, popup trailer, and slide-in camper. Recreational vehicles used for habitation may only be located in designated campgrounds. Short-term visitors in a non-campground locations are allowed provided that the duration shall not exceed a maximum of (14) fourteen days consecutive unless provisions for short-term visitors in non-campground locations for periods more than (14) fourteen days may be approved by Clerk/Treasurer

and/or Police Chief. Short-term uses shall not be connected to any City water/wastewater services.

RESTAURANT: Any restaurant (except a convenience food restaurant as defined in this section), coffee shop, cafeteria, short order cafe, luncheonette, tavern, sandwich stand, drugstore, and soda fountain serving food, and all other eating or drinking establishments, provided that at least one-half (1/2) of total business area is devoted to the sale of food.

REVERSED FRONTAGE: For this chapter the term "reversed frontage" shall be defined as any property where a structure is constructed on a corner lot and has been placed so as the rear yard of said property is common to the side and/or front yard of said adjacent property. This instance is relevant to all corner properties whether the development incorporates alley design or not.

SCREEN: A seasonal or permanent visual barrier, which severely restricts or prohibits view of a designated area, reduces the impact of unsightly, undesirable or offensive intrusions and performs a function similar to that of a solid fence, but perhaps using a variety of living and nonliving materials.

SETBACK: The minimum horizontal distance between a building and the street or lot line.

SHRUB: A woody plant, either coniferous or deciduous, distinguished from a tree by its low growth form, numerous stems and branches.

SIGHT TRIANGLE: That area to be preserved from obstruction by objects greater than forty-two inches (42") in height, which may be calculated by using the most appropriate equation contained within the publication "A Policy On Geometric Design Of Highways And Streets"; defined by measuring twenty-eight feet (28') along the primary right of way property boundary and seven feet (7') along the secondary right of way property boundary for all intersecting right of ways that are not an alley, and seven feet (7') along the primary right of way property boundary and seven feet (7') along the alley right of way property boundary. The connecting two (2) endpoints shall form a triangle.

SPECIAL EXEMPTION PERMIT: A Special Exemption Permit is an authorization which allows a landowner to use his property in a manner compatible with the zoning district in which it is located provided he demonstrates compliance with all standards and criteria enumerated in this ordinance and specified by the BOARD.

SOLAR COLLECTOR: One of the following which is capable of collecting, storing and transmitting at least twenty-five thousand (25,000) BTUs on a clear winter solstice day:

A. A wall, clerestory or skylight window designed to transmit solar energy into a structure for heating purposes;

B. A greenhouse attached to another structure and designed to provide part or all of the heating load for the structure to which it is attached, when such is designed and constructed to function with a trombe wall, drum wall or other structural element designed to collect and transmit solar energy into a structure;

C. A photovoltaic collector designed to convert solar energy into electric energy;

D. A plate type collector designed to use solar energy to heat air, water or other fluids for use in domestic water or space heating or other applications;

E. A massive structural element designed to collect solar energy and transmit it to internal spaces for heating; or

F. Other devices or combination of devices which rely upon sunshine as an energy source.

SOLAR RIGHT: A property right to an unobstructed line of sight path from a solar collector to the sun by which radiation from the sun impinges directly on the solar collector. The

extent of the solar right shall be described by that illumination provided by the path of the sun on the winter solstice day from nine thirty o'clock (9:30) A.M. to three thirty o'clock (3:30) P.M., Mountain Standard Time, which is put to a beneficial use within the limits of these regulations.

SPECIFIED ANATOMICAL AREAS: Less than completely and opaquely covered human genitals; pubic region; anus; or female breast below a point immediately above the top of the areola, but not including any portion of the cleavage of the female breast exhibited by of a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel, provided the areola is not exposed. Human male genitals in a discernibly turgid state, even if completely and opaquely covered, or any device covering that, when worn, simulates male genitals in a discernibly turgid state.

SPECIFIED SEXUAL ACTIVITIES: Fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; sex acts normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; masturbation, actual or simulated; human genitals in a state of sexual stimulations, arousal, or tumescence; excretory functions as part of or in connection with any of the activities herein and above.

STORY: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY ABOVE GRADE PLANE: Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:

A. More than 6 feet (1829 mm) above grade plane; or

B. More than 12 feet (3658 mm) above the finished ground level at any point.

STREET: Any public or private way for vehicular traffic which extends the full width between right of way or easement lines.

STRUCTURE: Anything constructed or erected which requires location on the earth's surface, but not including fences or paved areas.

SYNTHETIC COVER: Manufactured or mechanically produced material which is not harvested or derived from a natural occurrence in its natural state, or is a product of a natural material manipulated to the extent that it does not exhibit the physical traits, characteristics or appearance of the natural product from which it was derived.

TOWNHOUSE: An attached single-family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent building and/or buildings by common walls, or are located immediately adjacent thereto with no visible separation between walls or roof; all of which dwellings may be located on individual and separate lots, if individually owned, or upon a single lot, if under common ownership.

TOWNHOUSE CLUSTER: A structure consisting of three (3) or more non-communicating attached single-family dwellings placed side by side, having a common wall between each two (2) adjacent dwelling units.

TREE: A large, woody plant having one principal self-supporting stem or trunk and may be classified as deciduous or coniferous.

USE: The activity for which land or buildings is utilized.

USE, NONCONFORMING: An existing use of land or building which was legal prior to the effective date hereof, but which fails to comply with the requirements set forth in this chapter applicable to the district in which such use is located.

USE, PERMITTED: A use which is lawfully established in a particular district or districts and which conforms to all requirements, regulations and standards of such district. A permitted use may be a principal use or an accessory use.

USE, PRINCIPAL: A use or structure which determines the predominant or major use of the lot on which it is located. A principal use may be either a permitted or a conditional use.

USE, SPECIAL EXEMPTION: Either a public or private use as listed or provided for herein which, because of its unique characteristics, cannot be properly classified as a permitted use in a particular district. A special exemption use may be a principal use or an accessory use.

VARIANCE: A modification or variation of the provisions of this chapter as applied to a specific piece of property.

WAREHOUSE: An enclosed building designed and used primarily for the storage of goods and material.

WINTER SOLSTICE DAY: The solstice on or about December 21 which marks the beginning of winter in the northern hemisphere and is the time when the sun reaches its southernmost point.

YARD: A space on the same lot with a principal building, open, unoccupied other than by steps, walks, terraces, driveways, lamp posts and similar structures, and unobstructed by structures except as otherwise provided in SECTION 24-10-5 E.

YARD, FRONT: A yard extending across the full width of the lot and situated between a main building and street lot line.

YARD, REAR: A yard extending across the full width of the lot and situated between the main building and the rear lot line.

YARD, SIDE: A yard not designated as a front yard or a rear yard.

ZONING COORDINATOR: It shall be the duty of the City Clerk or their authorized representative to be the zoning coordinator for this chapter. They are hereby given the authority to administer and coordinate the provisions of this chapter for the jurisdictional area. They shall also supervise and effectuate the processing of applications for amendments to this chapter, requests for special exemption or variance requests, other applications under the terms of this chapter, and maintaining the official zoning map. It shall further be the responsibility of the zoning coordinator to aid the BOARD and the city council in the carrying out of the provisions of this chapter and to otherwise promote procedural regularity in the administration of this chapter.

ARTICLE 3 – Zoning District

24-8: OFFICIAL ZONING MAP

A. The jurisdictional area is hereby divided into zones, or districts, as shown on the official zoning map which, together with all explanatory matter thereon, is adopted by reference and declared to be a part of this chapter.

B. The official zoning map shall be located in the chambers of the City Council and on the City's website and it shall be the final authority as to the current zoning status of land located within the jurisdictional area covered by this chapter.

C. Unless otherwise indicated on the zoning map, the district, or zone, boundary lines are the centerlines of street or alley rights of way. Where the district boundary lines are not shown as such, and where property has been legally subdivided into lots, the district boundary lines shall be construed to be along lot lines. In un-subdivided property, the district boundary lines shall be determined by the use of the scale of the official zoning map. In all cases, the BOARD shall be the final authority on the location of district boundaries.

D. The mayor of the city and the city council are hereby vested with jurisdiction in all matters pertaining to land use zoning for the purpose of protecting the health, comfort and general prosperity of the city within the one-half (1/2) mile perimeter exterior to the corporate limits of the city pursuant to the authority provided in Wyoming Statutes section 15-3-202(b) (ii), as amended.

24-9: DISTRICT CLASSIFICATIONS

To carry out the provisions of this chapter, the following zoning district tables shall be located in the office of the Clerk-Treasurer and on the City's website and shall be used for guidance in the regulating and restricting of the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land. The regulations may differ from one district to another but shall be uniform for each class or kind of building within a district. These tables shall be modified through resolution of the governing body as advised and recommended by the BOARD.

24-9-1: Table - Zoning District Purposes

To carry out the provisions of this chapter, "Table – Zoning District Purposes" shall be located in the office of the Clerk-Treasurer and on the City's website.

24-9-2: Table - Zoning District Regulations

To carry out the provisions of this chapter, "Table – Zoning District Regulations" shall be located in the office of the Clerk-Treasurer and on the City's website.

Note: Special Exemption Uses shall be reviewed by the BOARD in accordance with Article 5, and Article 9 of this chapter. Any Use Type request not specifically defined in Table 24-9-2 shall be determined by BOARD as to its identification prior to any hearings on said use are conducted or permits for said use are approved. The BOARD may also consider and approve as a Special Exemption, a use that is not defined as, permitted by Right "P" or permitted by Special Exemption "S", provided that the proposed use, at a minimum, strictly adheres to the purpose of the zoning district as defined in 24-9-1: Table – Zoning District Purposes.

24-9-3: Table - Lot Criteria

To carry out the provisions of this chapter, “Table – Lot Criteria” shall be located in the office of the Clerk-Treasurer and on the City’s website.

ARTICLE 4 – General Regulations

24-10: Additional Regulations and Accessory Uses

The foregoing zoning requirements shall also be subject to the following:

24-10-1: Home Occupations

A. Generally: A home occupation is an accessory use of a single-family detached dwelling unit, conducted entirely within the dwelling unit, carried on by one or more persons, all of whom reside within the dwelling unit, and where no persons are employed other than resident and domestic help. The use is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part. There shall be no outside storage of any kind, any indoor storage, construction, alterations, or electrical or mechanical equipment used shall not change the fire rating of the structure or the fire district in which the structure is located. The use may increase vehicular traffic flow and parking by no more than one additional vehicle at a time. When a use is a home occupation, it means that the owner, lessee, or other persons who have a legal right to the use of the dwelling unit also have the vested right to conduct the home occupation without securing special permission to do so. Such person, however, shall be subject to all conditions set forth in this chapter, such as Off-Street parking, and all other permits required by the city.

B. Purpose: It is the intent of this subsection to set forth minimum standards for home occupations. In general, a home occupation is an accessory use so located and conducted that the average neighbor, under normal circumstances would not be aware of its existence. The standards for home occupations are intended to ensure compatibility with other permitted uses and with the residential character of the neighborhood, plus a clearly secondary or incidental status in relation to the residential use of the main building as the criteria for determining whether a proposed accessory use qualifies as a home occupation.

C. Applications for Home Occupations: Home Occupations are permitted accessory uses in residential districts provided that an application be submitted to and approved by the BOARD. The application shall provide written verification of compliance for all of the following conditions.

1. Such occupations shall be conducted solely by resident occupants in their residence;
2. No more than one room or twenty-five percent (25%) of the gross area of one floor of said residence, or accessory building, or garage, whichever is less, shall be used for such purposes;
3. No use shall require internal or external alterations or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure or the fire district in which the structure is located;
4. There shall be no outside storage of any kind related to the home occupation;

5. The use may increase vehicular traffic flow and parking by no more than one additional vehicle at a time;
6. No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy in the district in question under normal circumstances wherein no home occupation exists.
7. A sign pertaining to the use thereof or bearing the name or occupation of the occupant shall be permitted; provided that such sign shall be attached to the dwelling and shall not exceed two (2) square feet in area, and not to be illuminated.

24-10-2: Accessory Buildings and Structures

A. Accessory buildings shall not exceed twenty-four feet (24') in height.

1. Special considerations: After review by the BOARD the following uses may be allowed provided that the BOARD finds that the use is harmonious with the intent of the district and necessary buffers are considered:
 - a. Maximum height of accessory structure(s) shall not exceed the maximum height requirements by zone.
 - b. Second floors may be allowed provided that the second floor is constructed to accommodate storage only and not be allowed to be used as any human, animal, and fowl occupancy or activity.
 - c. Access to second floor is restricted to interior pathway(s) only.

B. An accessory building, or group thereof, on a lot, may occupy not more than thirty percent (30%) of a rear yard.

C. Tool houses and utility sheds may be located anywhere within the perimeter of the rear or side yard except as provided in subsections D and E of this section.

D. No accessory building shall be within five feet (5') of the rear lot line where such line forms part of the front half of the side line of an adjoining lot.

E. In the case of reversed frontage on a corner lot, no accessory building shall project nearer the street than the front yard line of the lots to the rear of such corner lot.

F. A detached garage located substantially on the rear half of a lot may be placed as close as three feet (3') to a side lot line. If it is located substantially on the rear half of a lot it may be built on the alley line, provided that the roof does not overhang the alley. When the doors of a garage face an alley, a five foot (5') minimum setback is required. On a corner lot with normal frontage, bounded on the rear by an alley or other public way, the side street setback for garages shall be at least that as required for the principal building's side yard.

24-10-3: Fences

A. Height:

1. Rear and side yard fences and boundary wall in all zoning districts except for the LI and HI districts shall be limited to a height of 6 feet (6').

2. Front yard fences shall be limited to the height of 4 feet (4') and on corner lots shall be constructed of an open-design above forty-two inches (42").
3. LI and HI zoning districts may have fences and boundary walls with attached top – mounted barbed wire to a height minimum of six (6') and not to exceed nine feet (9') total provided that heights above six feet (6') are individually approved by the BOARD.
4. Heights are determined by measurement from existing adjacent grade level at the base of the fence or fence system.
5. Fences shall adhere to the to the site triangle provisions.

B. Placement:

1. Rear and side yard fences may be placed on any portion of said rear and side yard area including along the boundary lot line(s) provided that the lot line(s) have been determined by finding existing legal corners or a professional survey. In the case of a *corner lot* structure being built as a *reversed frontage* design said rear and side yard fences shall not extend into the required front yard setback of the lot at rear of *corner lot*.
2. Front yard fences may be placed on any portion of said front yard including along the boundary lot line(s) provided that the lot line(s) have been determined by a professional survey.
3. LI and HI zoning districts may have fences and boundary walls on any portion of said lot area including along the boundary lot line(s) provided that the lot line(s) have been determined by a professional survey.
4. Any fence may be built on the land dedicated to public use which lies between the inside boundary of the sidewalk line and the property line, provided:
 - a. Such fence does not create a traffic hazard in the opinion of the enforcing authorities; and
 - b. Such fence shall be removed at the owner's expense in the event the governing body decides by majority vote that such land is needed for public use.
 - c. The term "sidewalk line" shall mean the space occupied or to be occupied by the sidewalk.
5. Temporary fencing erected for the security of a construction site and/or construction materials shall not be required to meet the provisions of sub-sections 1 & 2 above provided that; it is soundly erected, maintained during the construction period, removed immediately after construction is completed, and does not create any safety concern to pets, pedestrians and traffic.

24-10-4: Heights

A. The provisions of this chapter shall not apply to restrict the height of grain elevators, industrial chimneys and stacks, water towers, radio towers, and necessary mechanical appurtenances.

B. A parapet wall not exceeding four feet (4') in height may be erected above the height limit in any district.

24-10-5: Yards

A. In determining the rear yard for any principal building where its rear yard abuts an alley, the centerline of that alley's right of way is assumed, for this determination only, to be equivalent to the rear lot line.

B. On a through lot the front yard requirements of the district in which such lots are located shall apply to both street frontages.

C. On corner lots, the side yard regulations shall be the same as for interior lots except in the case of reversed frontage. In this case there shall be a side yard along the street side of the *corner lot* of a width equal to the depth of the front yard required on the lot to the rear of such corner lot including all fencing requirements.

D. Every part of a required yard shall be open from its lowest point to the sky, unobstructed, except for permitted accessory uses, the ordinary projections of steps and open terraces, and the projections of window sills, belt courses and other ornamental features to the extent of not more than four inches (4"). Open terraces and one story unenclosed porches may extend not more than ten feet (10') into a required front yard; provided, that they shall not be closer to an adjoining property line than the required width of the side yard.

E. Open fire escapes, fireproof outside stairways and balconies projecting into a yard not more than four feet (4') and the ordinary projection of chimneys and flues may be permitted if so placed that in the opinion of the building inspector they do not obstruct light and ventilation. No cornice shall project over the street line more than four feet (4').

24-10-6: Automobile service stations and Convenience food restaurants

A. Site improvements, except for landscaping and fencing shall be separated from any residential district by at least fifty feet (50'). Parking areas shall be separated from any residential district by at least fifteen feet (15').

B. Dispensing islands shall not be set back less than twenty-five feet (25') from any street, not less than forty feet (40') from any non-street property and not less than one hundred feet (100') from any residential district boundary.

C. Interior curbs of not less than six inches (6") in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street traveled ways.

24-10-7: Automotive washing establishments

A. Shall be subject to the same limitations and conditions as are specified for automobile service stations.

B. Sufficient Off-Street area to provide space for not less than six (6) vehicles waiting to be washed or two (2) waiting spaces per washing stall, whichever is greater, shall be

provided. A space twenty feet by nine feet (20' x 9') shall be deemed adequate for each such space.

24-10-8: Caretaker facility

A. In order to be considered by the BOARD as a special exemption use, a caretaker facility must be directly associated with a business or industrial use exhibiting the following characteristics:

1. The manufacture, storage or transport of volatile, corrosive or hazardous material which, if unattended, could result in danger or hazard to the surrounding environment, public or private water resources, or the general public itself.
2. The maintenance, protection, or transmission of any natural resource.
3. The care, propagation, or sale of living plant material or animals which, if left unattended, are likely to sustain injury, harm or otherwise be adversely affected.

B. Caretaker facilities shall be considered as a special exemption use to the business or industry of which they may apply, and shall be subject to the regulations as set forth herein; and as prescribed on an individual basis by the BOARD.

1. Being considered as a business or industrial use, a caretaker facility shall be charged fees corresponding to business or industrial usage, as established by the city, for utilities under the city's control.
2. Caretaker facilities shall be occupied solely by an individual or family directly associated with and responsible for the care, monitoring, protection or maintenance of that business or industrial interest which they represent; and shall not be sold, leased or otherwise occupied by those not qualified for nor assigned with caretaker responsibilities.
3. The BOARD shall determine that there are special circumstances or conditions, fully described in the BOARD's findings, which are peculiar to the business or industry for which the caretaker exemption is sought; and which do not apply generally to other business or industrial activity.
4. Caretaker facilities adjacent to residential districts shall conform in appearance with the permitted or existing land use within or surrounding the immediate area.
5. Setback and yard requirements shall conform to those specified within R-4, medium to high density residential district, or to the immediately adjacent zone designation, whichever is greater.
6. The caretaker exemption shall be a personal right of the person or entity to which it is issued, and shall be valid only for the duration that the corresponding business or industry shall operate.

24-10-9: Child daycare centers. Each child daycare center shall

A. Obtain certification from the department of family services, division of public assistance and social services;

B. Provide certification from the state of Wyoming Department of Fire Prevention and Electrical Safety if required by that agency; and

C. Be inspected by and receive written approval from the chief for Worland fire protection district no. 1.

24-10-10: Mini-warehouses

A. Each site shall provide a minimum of two (2) exits.

B. At least one parking space for each ten (10) storage cubicles, equally distributed throughout the storage area.

C. Internal circulation roads shall be paved or provided with a dust free surface.

D. All outdoor storage shall be screened from view from surrounding properties.

24-10-11: Campgrounds

A. Screen(s) shall be incorporated to buffered view(s) of adjacent residential area.

B. Individual recreational vehicle parking pads shall be set back at least thirty feet (30') from any industrial district boundary, fifty feet (50') from any residential district boundary, and thirty feet (30') from any public street.

C. Approved trash disposal and toilet facilities shall be provided for use of campers.

D. Internal circulation roads shall be provided with a dust free surface.

24-10-12: Off-Street Parking

A. Purpose and Intent: In order to control the rate of precipitation runoff from impervious surfaces, lessen congestion in the streets, provide, safe and orderly traffic flow, and otherwise promote general safety and welfare, Off-Street parking standards are hereby established to require that each building or structure not exempted herein is provided with sufficient Off-Street parking, conscientiously designed to accommodate the traffic reasonably expected for its particular use.

B. Acceptable Methods of Providing Off-Street Parking: Off-Street parking may be provided by open air spaces, carports, service bays, and covered or enclosed garages. All Off-Street parking shall be provided in one of the following manners, after review and approval by the BOARD or appropriate city authority:

1. On the premises of a use requiring Off-Street parking.
2. Off premises, within five hundred feet (500') of the use served, provided that the off premises location has a zone designation appropriate for the use requiring parking; the location of the off premises parking is not so distant that on-site parking facilities provided by other uses is adversely impacted; and, said off premises parking is guaranteed for such use, by agreement approved by the BOARD and subsequently recorded in the office of the Washakie County clerk.
3. Off-Street parking facilities for separate uses may be provided collectively on one connecting lot if the area can accommodate the total number of spaces required for each separate use and all other requirements can be met.

4. Up to one hundred percent (100%) of Off-Street parking may be provided through the shared use of any parking facility, assuming the applicant can satisfy the BOARD that the principal operating hours of such uses do not substantially conflict with each other, and required parking provided for present and subsequent uses is perpetually guaranteed by contract or agreement approved by the BOARD and subsequently recorded in the office of the Washakie County clerk.

C. Minimum Off-Street Parking Standards: If varying standards apply, the greater shall prevail. Where two (2) or more uses occur, the total of the activities computed separately shall prevail, except as allowed for under subsection C2 of this section. When required parking calculation results in a fractional space, the fractional portion shall be deleted.

If a use is not specified herein or if ambiguity arises, the BOARD shall determine the requirements for Off-Street parking spaces by applying the formula(s) for the most comparable use.

1. Residential:		
	Single-family detached dwellings	2 spaces per unit
	Two-, three- and four-family dwellings	2 spaces per unit
	Multi-family dwellings	2 spaces per unit, plus 1 additional space per every 3 units
	Mobile homes	2 spaces for each home
2. Business:		
	Banks, savings and loans, credit unions	A minimum of 1 space for each 400 square feet of gross floor area and 1 space for each employee of the institution. Floor area not used by the institution shall be treated in the same manner as business and professional offices
	Furniture and major appliance stores	A minimum of 1 space for each 600 square feet of gross floor area
	General retail and service structures	A minimum of 1 space for each 400 square feet of gross floor area
	Medical, dental and professional offices	A minimum of 1 space for each 400 square feet of gross floor area
	Motels and hotels	1 space per unit

Rentals and auto sales, boat sales or rentals, retail nurseries and other open uses not in a building	A minimum of 1 space for each employee and 1 space for each 2,000 square feet of gross land area devoted to open display and sales
Restaurants, cafes, drive-ins, nightclubs, private clubs, bars and similar places dispersing food and/or beverages	A minimum of 1 space for each 3 fixed seats or 1 space for every 30 square feet of gross floor area available for assembly where there were no fixed seats. Drive-up facilities, in addition to other requirements, shall provide a vehicle holding lane able to accommodate the number of vehicles anticipated for peak drive-up facility use
3. Public:	
Elementary and junior high schools	A minimum of 2 spaces for each classroom
High schools	A minimum of 2 spaces for each classroom and 1 space for each 4 students in which the school is designed to accommodate
Libraries	A minimum of 1 space for each 500 square feet of gross floor area
Other public buildings	A minimum of 1 space for each 400 square feet of gross floor area.
4. Semipublic:	
Bowling alleys	A minimum of 5 spaces for each lane
Churches	A minimum of 1 space for each 5 seats.
Hospitals, convalescent hospitals or other establishments used for the care and treatment of the sick or injured	A minimum of 1 space per 4 beds and 1 space for each member of the staff, or hospital employee
Rest homes, nursing homes or other similar establishments used for the residences of aged persons	A minimum of 1 space for each 5 residents in accordance with the resident capacity of the home listed on the required license or permit. If employee residence facilities are provided on the premises, an additional 1 space shall be provided for each 2 employees

Theaters, auditoriums, stadiums, sports arenas, gymnasiums, and similar places of public assembly	A minimum of 1 space for each 5 seats or 1 space for each 40 square feet of floor area where there are no fixed seats
5. Industrial:	
Industrial uses of all types except a building or portions of a building used for warehouse purposes	A minimum of 1 space for each employee and 1 space for each vehicle operated or kept in connection with the use
Public utility facilities including, but not limited to, electric, gas, water, telephone, and telegraph facilities not having business offices on the premises	A minimum of 1 space for each employee and 1 space for each vehicle operated or kept in connection with the use. In no case shall there be less than 2 spaces
Warehouses, buildings or portions of buildings used exclusively for warehouse purposes	A minimum of 1 space for each 1,000 square feet of gross floor area and 1 space for each vehicle which is operated or kept in connection with the use

D. Alternative parking space design proposals are encouraged by the BOARD and shall be entertained on a case by case basis.

E. Parking Lot Design Standards:

Backing Maneuvers: Parking areas designed for business, industrial, townhouse, condominium and multi-family residences (excepting single-, two-, three- and four-family dwellings placed singly on one lot) shall be designed so that vehicles are not permitted to back from the parking area directly on to any public street or right of way.

1. Alley Use: When an alley provides access to any parking area, the developer or property owner shall improve the alley or portions thereof subject to increased use from development, by providing a low maintenance and dust free surface conforming to grade and material suggested by the city engineer and approved by the BOARD.
2. Curb Cuts for Property Access: No curb cut shall exceed forty feet (40') in length. No curb cuts for driveways or parking lot access shall be closer than thirty feet (30') to the curb line of an intersecting street, nor closer than ten feet (10') to a fire hydrant, storm drain or property boundary.
3. Stall Width: No parking stall shall measure less than ten feet by eighteen feet (10' x 18'). Accessible spaces shall meet or exceed the requirements of the adopted accessibility code.
4. Travel Lanes: When a one-way traffic pattern is contemplated, the travel lane width shall be a minimum of fourteen feet (14'). The minimum two-way travel lane width shall be twenty-four feet (24').

5. Lighting: Parking lot lighting shall be arranged to reflect away from residential uses. Parking lot lighting structures shall not exceed twenty-five feet (25') in height and not contribute to light pollution or create a traffic hazard.
6. Bumper and Wheel Blocks: Elevated curb or suitable parking material shall be permanently installed to protect any building and pedestrian walkway from vehicular encroachment and/or damage.
7. Landscaping: Parking lot landscaping shall be provided and maintained as specified within the city's landscape requirements of this chapter.

F. Drainage, surfacing and maintenance. Areas of land uses to accommodate required parking and building footprint(s) shall be properly graded to provide on-site retention and detention of precipitation runoff, and shall be surfaced with a pervious cover meeting the requirements of Section 24-10-12 G "Minimum Aggregate Surfacing Requirement". Precipitation runoff from all impervious site surfaces shall be directed into on site retention areas or structures, landscape areas or other permeable surfaces.

Accessible parking space(s) and their associated accessible travel paths shall be surfaced with concrete, asphalt, paving block or other hard surfacing material recommended to the BOARD by the city engineer. Accessible spaces shall meet or exceed the requirements of the adopted accessibility code.

In any industrial district void of sidewalk, curb, gutter and street pavement, the BOARD may waive the "Minimum Aggregate Surfacing Requirement" except for required accessible parking spaces providing said proposed parking surface consists of a continually maintained surface equal to 24-10-12 G(4) and the property owner, their heirs and assigns consent, by agreement, to form and participate in a pavement and/or improvement district at such time as the city deems necessary upon evaluating traffic, use, area development or construction of street related infrastructure within the immediate area.

All parking related improvements including site grading, drainage, surfacing, striping, directional markings, signage bumper, curb or wheel stops, lighting and landscaping, permitted or required by the city, shall be perpetually maintained including the removal of weeds, dirt, trash and debris, to ensure the safe, proper and attractive utilization of space for parking purposes. It shall be the responsibility of the site property owner or designed responsible party to remove any and all parking area surface materials from any adjacent paved city streets.

G. Minimum Aggregate Surfacing Requirement:

1. Grade and contour subgrade for drainage and compact to ninety-five percent (95%) standard proctor (AASHTO T-99 or ASTM D-698) at minus two percent (-2%) of optimum moisture.
2. Sub-base no less than six inches (6") in depth shall be pit run or screened material with a maximum size of three inches (3"), as per Wyoming public works standard specifications, section 02190-2.03 D, and compacted in lifts not to exceed six inches (6") to ninety-five percent (95%) standard proctor, as per subsection C7a of this section.

3. Base course no less than four inches (4") in depth shall be grading "W" or grading "H" as per Wyoming public works standard specifications, section 02190-2.03, and shall be compacted to ninety-five percent (95%) standard proctor as per subsection 7a of this section.
4. Top course no less than one inch (1") in depth shall be clean gravel, well graded, with one hundred percent (100%) passing a one inch (1") sieve and less than five percent (5%) passing through the #8 sieve.

H. Exemptions from Parking Requirements: The following permitted uses shall be exempt from providing Off-Street parking spaces understanding, however, that when parking is provided, it shall comply with all applicable provisions of this chapter:

1. Automobile, recreational vehicle and water craft storage facilities.
2. Cemetery
3. Contractor yard
4. Municipal parks and playgrounds

I. Building Permit: The building inspector shall not issue a building permit for the construction, erection, reconstruction or structural alteration of a commercial or public building until such time as the plans setting forth the location and size of the proposed Off-Street parking area, have been reviewed and approved.

ARTICLE 5 – SPECIAL EXEMPTION PERMITS

24-11: SPECIAL EXEMPTION PERMITS

24-11-1: INTENT

Each zoning district in this ordinance contains certain designated permitted uses available as a matter of right with no approval necessary from the BOARD. Some of the zoning districts also contain certain special uses, neither absolutely permitted as right nor prohibited by law, which are compatible within the zoning district. They are privileges, in a sense, which must be applied for and approved by the BOARD. The purpose of the Special Exemption Permit is to enable the City to exercise some measure of control over the extent of certain activities which, although desirable in limited numbers, could have a detrimental effect within the district if they are permitted in large numbers.

24-11-2: AUTHORITY

The BOARD is specifically empowered to hear and decide on special exemption uses as per Section 24-15D (3) of this chapter.

24-11-3: DURATION OF SPECIAL USE PERMITS

Unless otherwise specified, a Special Exemption Permit creates a vested right that runs with the land and does not terminate when the property is sold. A new owner succeeds to the benefits enjoyed by the former owner under the Special Exemption Permit issued to him; however, the successor in interest is subject to the limitations specified in the Special Exemption Permit and can assert no greater rights therein than those formerly granted. A

Special Exemption Permit shall become void one (1) year after it was granted unless use is made thereof within the one (1) year time period.

24-11-4: CRITERIA FOR GRANTING SPECIAL EXEMPTION PERMITS

When acting upon Special Exemption Permits, the BOARD shall be guided by the provisions of Section 24-27 and this section. In addition, the BOARD shall require satisfactory evidence that:

1. The property owner (or representative specified in writing) shall be the applicant and be present during the special exemption hearing;
2. The property owner (or representative specified in writing) has signed the application;
3. Granting the Special Exemption Permit will not contribute to an overburdening of City services;
4. Granting the Special Exemption Permit will not cause undue traffic, parking, population density or environmental problems;
5. Granting the Special Exemption Permit will not impair the use of adjacent property or alter the character of the neighborhood or adversely affect adjacent property values;
6. Granting the Special Exemption Permit will not detrimentally affect the public health, safety and welfare or nullify the intent of the Master Plan or this ordinance.
7. Granting the Special Exemption Permit will maintain harmony with the purpose and intent of the associated zoning district and this chapter.

24-11-5: GENERAL PROCEDURES

Application: A written application for a special exemption is submitted to the zoning coordinator a minimum of twenty-five (25) days before the public hearing indicating the section of this chapter under which the special exemption is sought and stating the grounds on which it is requested. The zoning coordinator shall give written notice of the date, time and place of the hearing to the applicant in person or by first class mail.

Notice of Public Hearing:

1. The applicant shall notify by certified mail, return receipt requested, all property owners whose property resides within one hundred forty feet (140') of the property proposed. The width of an intervening street or alley shall not be included.
2. The applicant shall furnish the planning commission with a list of the property owners to be notified. Failure to notify every property owner due to clerical oversight or failure of mail delivery shall not affect the validity of the meeting nor the decision of the BOARD.
3. The applicant shall cause notice of the hearing to be published three (3) times in a newspaper of general circulation in Washakie County at least fifteen (15) days prior to the hearing. Notice shall include a general description of the location of the proposed special exemption, the intent, date, time and place of the public hearing. The applicant shall be responsible for payment of all expenses associated with the publication of the notice in the newspaper.
4. The applicant shall erect upon the property, or aggregate of the properties described within the application and to which the applicant applies, one or more signs containing notice of the public hearing stating the date, time and place the

hearing will be held and the applicant's intent. The location, wording and specifications for such signs shall be provided by the city. The sign(s) shall be posted for a period of not less than fifteen (15) days prior to the date of the hearing.

Public Hearing: The Planning Office shall prepare a recommendation on the application for the BOARD which shall be made available to the applicant if requested. The BOARD shall hear and consider evidence and argument on the application from any person present at the meeting who desires to be heard and may also consider written communication from any person regarding the application.

Action by the BOARD: After receiving the evidence and argument presented, the BOARD shall approve the application as submitted, approve the application subject to such modifications or conditions as it deems necessary, table the application to a date specified or deny the application.

Notice of Action: Within ten (10) working days following the decision by the BOARD on the application, the Planning Office will notify in writing, the applicant of the BOARD's action.

Enforcement: The BOARD may periodically review all Special Exemption Permits, except those for which all conditions have been permanently satisfied. The BOARD has the power to cause the inspection of the land and/or structures where any conditional use is located in order to determine if the landowner is complying with the conditions of the Special Exemption Permit.

If the landowner is not complying with all of the conditions, the City may revoke the Special Exemption Permit and take such legal action it determines necessary to cause the termination of the activity on the land for which the Special Exemption Permit was authorized.

Once a Special Exemption Permit has been granted by the City and all conditions required are completed, the administering authority shall make a determination that the conditions have been satisfied and record this information in the file. Thereafter, if the landowner continues to meet the conditions, the Special Exemption will be considered permanent.

Additional Authority of the BOARD: The following are additional special exemption uses that the BOARD may act on in the manner described above:

1. Permit in any district the location of a state, county, or municipal building, public utility, airport, amusement park, fairgrounds, cemetery, hospital or sanatorium, commercial greenhouse, and institutions of an educational, correctional, charitable or philanthropic nature.
2. Permit the extension of an existing or proposed building or use into a more restricted district immediately adjacent thereto, but not more than fifty feet (50') beyond the boundary line of the district under such conditions as will safeguard the character of the more restricted district.
3. Permit in any district the use of temporary structures for the purpose of alleviating overcrowding within publicly owned facilities, after evaluating the need for said structures, the proposed duration, their proposed location, facility access, parking requirements, impact on adjacent properties, and any other matter pertaining to their use or placement.

The BOARD shall make a finding that it is empowered under the section of this chapter described in the application to grant the special exemption and that granting of the special exemption will not adversely affect the public interest.

Before any special exemption shall be issued, the BOARD may consider the public need for the proposed use at the particular location, and shall consider the impact of such use upon neighboring land, and shall make written findings certifying compliance with the specific rules which govern the specific special exemption.

24-11-6: PERMITTED SPECIAL EXEMPTION USES

See 24-9-2: Table – Zoning District Regulations

ARTICLE 6 – Planned Unit Development District

24-12: PUD PLANNED UNIT DEVELOPMENT DISTRICT

A. Purpose: As an alternative to conventional zoning and development approaches and processes, the planned unit development (PUD) procedures and regulations are set forth in order that the public health, safety, morals, and general welfare be furthered in an era of increasing urbanization; to encourage innovations in residential, commercial, and industrial development and renewal; so that greater opportunities for better housing and recreation, shops and industrial plants conveniently to each other may extend to all citizens and residents of Worland; to reflect changes in the technology of land development; to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property, and to provide a compatible and stable environment in harmony with that of the surrounding area.

The planned unit development may include any development having one or more principal uses or structures on a single parcel of ground or contiguous parcels. The PUD shall consist of a harmonious selection of uses and grouping of buildings, parking areas, circulation and open spaces, and shall be designed as an integrated unit in such manner as to constitute a safe, efficient and convenient area.

B. General Requirements and Standards:

1. **Ownership:** The tract shall be a development of land under unified control at the time of the application, planned and scheduled to be developed as a whole. However, no authorizations or permits shall be granted for such development unless the applicant has acquired actual ownership of or executed a binding sales contract for all of the property comprising such tract.
2. **Conformance with The Comprehensive Plan:** The proposed PUD shall be consistent with the city of Worland comprehensive land use plan.
3. **PUD Area Regulations:**
 - a. The minimum total PUD area shall be no less than five (5) acres unless the applicant can show that the minimum PUD requirements should be waived because the waiver would be in the public interest and that one or both of the following conditions exist:
 - i. Unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the residential districts would not be appropriate in

order to conserve a physical or terrain feature of importance to the neighborhood or community.

- ii. The property is adjacent to or across the street from property which has been developed under the provisions of this section and will contribute to the amenities of the neighborhood.

4. Density in Residential PUDs:

- a. A residential PUD may provide for a variety of housing types in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be increased by ten percent (10%) relative to the number of dwelling units per acre that would otherwise be permitted by the zoning regulations applicable to the site.
 - b. If the unit density exceeds that permitted by the zoning regulations applicable to the site, the applicant has the burden to show that such increase in density will not have an undue and adverse impact on existing public facilities or on neighboring properties.
 - c. In determining the reasonableness of the increase in unit density, the BOARD and city council shall consider increased efficiency in public facilities and services based, in part, upon:
 - i. The location, amount and proposed use of common open space;
 - ii. The location, design, and type of dwelling units;
 - iii. The physical characteristics of the site;
 - iv. Particular distinctiveness and excellence in siting, design and landscaping;
 - v. Dedication of more than the minimum required for public lands or open space.
5. Front, Rear and Side Yards: Residential building yards which form the perimeter of the PUD or from all interior and exterior dedicated street right of way lines or from the paving of any private interior circulation streets shall be no less than twenty feet (20'); commercial building yards shall be no less than thirty-five feet (35') or the height or the building, whichever is greater.
6. Buildings per Lot: More than one building may be placed on one platted or recorded lot in any PUD areas for single-family detached dwellings or other housing types providing privately owned lots must comply with the city's subdivision ordinance in all respects not specifically noted in this section as appropriate variances or waivers.
7. Single Housing Type: A PUD which only involves one housing type such as all detached or all attached units, shall not be considered as inconsistent with the stated purposes and objectives of this section and shall not be the sole basis for denial or approval.
8. Building Permits: No building permits shall be granted for any building on land for which any application for a PUD is in the process of city review or which does not conform to the approved PUD.
9. Staging of Development:
- a. Any PUD plan proposed to be constructed in stages shall include full details relating thereto and the city council may approve or modify such proposals where necessary.

- b. The staging shall include the time for beginning and completing of each stage. Such timing may be modified by the city on the showing of good cause by the developer.
 - c. The land owner or developer shall make such easements, covenants, and other arrangements and shall furnish such performance bond or other acceptable form of guarantee as may be determined by the city council to be reasonably required to assure performance in accordance with the plan and to protect public interests.
10. Streets, Utilities, Services and Public Facilities: The uniqueness of each proposal for a PUD may allow specifications and standards for streets, utilities and services to be subject to minor modifications of the specifications and standards for streets, utilities and services established in this and other city ordinances governing their construction. The city may therefore waive or modify the specifications or standards where it is found that they are not required in the interests of the residents of the PUD or of the city. The plans and profiles of all streets, utilities and services shall be reviewed, modified if necessary, and approved by the city prior to the final approval of the PUD. All PUDs shall be served by public water and sewer systems.
11. Open Space and Public Facilities Provision:
- a. Outdoor living area shall be provided and shall meet the same requirements as specified in the MHDR district.
 - b. PUDs shall be subject to the public facilities requirements of the city's subdivision ordinance.
12. Operating and Maintenance Requirements for PUD Common Facilities: In the event that certain land areas or structures are provided within the PUD for private recreational use or as service facilities, the owner of such land and buildings shall enter into an agreement with the city to assure that continued standard. These common areas may be placed under the ownership of one of the following, depending which is more appropriate:
- a. Dedication to the public where a communitywide use would be anticipated.
 - b. Landlord control.
 - c. Landowners association provided all of the following conditions were met:
 - i. The landowner's association must be established prior to any sale.
 - ii. Membership must be mandatory for each owner and any successive buyer.
 - iii. The open space restrictions must be permanent, not for a given number of years.
 - iv. The association must be responsible for liability insurance and the maintenance of recreational, service, and other facilities as deemed necessary by the city.
 - v. Landowners must pay their pro rata share of the cost and the assessment levied by the association that can become a lien on the property in accordance with Wyoming Statutes.
 - vi. The association must be able to adjust the assessment to meet changed needs.

13. Building Height: In general, a building's maximum height shall approximate its setback distance from adjacent property lines. In no case shall any building exceed a height of fifty feet (50').

ARTICLE 7 – Nonconforming Uses and Structures

24-13: NONCONFORMITIES

A. Nonconforming Lots: Any lot of record which existed prior to the effective date hereof may be used in accordance with the requirements of that district. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot may fail to meet the requirements for lot area that are generally applicable to the district, provided that all other development requirements are met. Variance of the physical dimensional requirements shall be obtained only through the BOARD.

If two (2) or more lots or combination of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements established for the area, the land involved shall be considered to be an undivided parcel for the purpose of this chapter and no portion shall be used or sold in a manner in noncompliance with the lot area requirements of this chapter, nor shall any division of any parcel be made which creates a lot area below the requirement stated by this chapter.

B. Nonconforming Uses of Land: Where at the time of passage of this chapter, lawful use of the land exists which would not be permitted by the regulations imposed by this chapter, the use may continue provided:

1. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this chapter.
2. No such nonconforming use shall be moved in whole or in part, to any portion of the lot or parcel other than that occupied by such use at the effective date or adoption or amendment of this chapter;
3. If any such nonconforming use of land ceases for any reason for a period of more than sixty (60) days, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located; and
4. No additional structure not conforming to the requirements of this chapter shall be erected in connection with such nonconforming use of land.

C. Nonconforming Structures: Where a lawful structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions or area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity;
2. Should such nonconforming structure or nonconforming portion of a structure be destroyed by any means to an extent of more than fifty-one percent (51%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this chapter; and
3. Should such structure be moved for any reason for any distance whatever, it shall be thereafter in conformance with the regulations for the district in which it is located after it is moved.

ARTICLE 8 – Administration and Enforcement

24-14: ADMINISTRATION

A. Enforcing Officer: This chapter shall be enforced by the administering authority and he or she shall have authority to grant building permits and certificates of completion, and to make inspections and to make all decisions necessary to properly enforce the provisions of this chapter. No oversight or dereliction on the part of the administering authority, or his authorized assistants, shall legalize, authorize or excuse the violation of any of the provisions of this chapter.

B. Building Permits: No building permit shall be issued by the administering authority for the excavation for, or erection of a building, or part of a building, or for repairs to or alteration of, or for moving a building or part of a building, or for the use of any premises, until after a statement of its intended use has been filled by the applicant and unless the applicant and the plans and intended use indicate that the building and premises are to conform in all respects to the provisions of this chapter, or unless such proposed building or use shall have been duly authorized by the BOARD.

All applications for building permits shall be accompanied by a plat in duplicate showing the lot to be built upon, the location of the building on the lot, accurate dimensions of the building and lot and other information as may be necessary to provide for the enforcement. Lot lines must be defined a professional survey. Property corner markers/monuments shall be physically present on the ground before construction of, or excavation for, a building or it's associated amenities is commenced.

C. Completion Of Structures And Pending Applications: Nothing contained in this chapter shall require any change in the plans, construction or intended use of a building for which a building permit has been heretofore issued and the construction of which shall have been diligently pursued within six (6) months of the date of such permit, and the ground story framework of which, including the second tier of beams shall have been completed within six (6) months, and which the entire building shall be completed according to such plans as filed, within two (2) years from the effective date hereof.

ARTICLE 9 – BOARD of Adjustment and Planning Commission

24-15: BOARD OF ADJUSTMENT AND PLANNING COMMISSION

The BOARD shall consist of not less than five (5) members nor more than seven (7) members from a variety of occupations and interests. No elected state, county, or city official shall be qualified to be a member of the BOARD during his or her term in office. All BOARD members shall be appointed by the mayor with the consent and approval of the city council. The BOARD shall consist of one of the following City of Worland, Washakie County members: A seven (7) member BOARD (5 and 2); A six (6) member BOARD (4 and 2); or A five (5) member BOARD (4 and 1). Washakie County BOARD members may; but are not required to, live outside the corporate city limits. It shall be necessary to have a quorum of simple majority present to transact the business of the BOARD. After the initial appointments, all BOARD members shall be appointed for a term of three (3) years. Vacancies shall be filled to complete the finish of the term that was vacated. No BOARD member shall serve more than three (3) consecutive terms, nine (9) year maximum without a lapse in service.

A. Election of Officers, Rules and Regulations: The BOARD shall elect its own chairman, who shall serve for a period of two (2) years. No BOARD member shall serve as chairman for more than two (2) 2-year terms. The BOARD shall have all of the powers and duties specified and authorized by the statutes of the state of Wyoming and the ordinances of the city with respect to the planning and zoning of the city and authorized surrounding areas.

B. Meetings: Meetings of the BOARD shall be held at the call of the chairman, and at such other times as the BOARD may determine. Such chairman or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the BOARD shall be open to the public. The BOARD shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the BOARD and shall be public record.

C. Appeals: Appeals to the BOARD may be taken by any person aggrieved or by any officer, department, board, or committee of the city affected by any decision of the administering authority.

An appeal stays all proceedings in furtherance of the action appealed from, unless the administering authority certifies to the BOARD, after the notice of appeal shall have been filed, that by reasons of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property, in which case, proceedings shall not be stayed otherwise than by a restraining order, granted by the district court, or a judge thereof, on notice of the administering authority, and on due cause shown.

In order to hear and decide appeals of orders, decisions or determinations made by the administering authority relative to the application and interpretation of this chapter, there shall be and is hereby established a process for appeals as follows:

1. An appeal of any determination by the administering authority may be initiated by filing the city adopted appeals form with the chairman of the BOARD no later than twenty (20) days after the determination being appealed. The statement shall contain pertinent information including, but not necessarily limited to, the name of appellant, administering authority determination, date of determination, applicable code provision(s), and reason for appeal.
2. The BOARD shall meet and hold a hearing upon notice of the chairman, within twenty (20) days of the filing of the appeal, or at a stated periodic meeting. All hearings before the BOARD shall be open to the public. The appellant, the appellant's representative, the administering authority and any person whose interest are affected shall be given an opportunity to be heard. A quorum shall consist of a minimum of a majority of the BOARD membership.
3. The BOARD shall hear testimony, review documents and/or reports, perform investigations and obtain any information necessary to render a decision. The BOARD may modify or reverse the decision of the administering authority by a concurring vote of a majority of the total number of the appointed BOARD members.
4. The decision of the BOARD shall be by written resolution, signed by the chairman, and shall be considered final, subject only to judicial review by district court. The administering authority shall take immediate action in accordance with the decision of the BOARD. Certified copies of the decision shall be delivered to the appellant and the administering authority.

D. Jurisdiction: The BOARD shall have the following powers:

1. To hear and decide appeals from and review any order, requirements, decision or determination made by the administering authority in the enforcement of this chapter.
2. To grant variances pursuant to the requirements and restrictions of this chapter when, by reason of exceptional circumstances, the strict application would deprive the owner of the reasonable use of the land or building involved. No variance pertaining to the use of the property shall be permitted. No variance in the strict application of any dimensional requirement may be granted unless:
 - a. There are special circumstances or conditions, fully described in the BOARD's findings, which are peculiar to the land or building for which the variance is sought and do not apply generally to land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of this chapter;
 - b. For reasons fully set forth in the BOARD's findings, the circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land or building, the granting of the variance is necessary for the reasonable use thereof and the variance as granted is the minimum variance that will accomplish this purpose; and
 - c. The granting of the variance is in harmony with the general purposes and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

3. To hear and decide only on such special exemptions as defined by Sections 24-9-2 and 24-11 of this chapter.
4. In exercising the above mentioned powers, the BOARD may, in conformity with the law, reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as ought to be made and to that end shall have all powers of the administering authority. The concurring vote of the majority of the BOARD members present during a meeting with a quorum shall be necessary to reverse any order, requirement, decision or determination of the administering authority in his or her enforcement of this chapter, or to decide in favor of the application on any matter which it is required to pass upon under this chapter or to effect any variation in this chapter.

24-16: AMENDMENT PROCEDURES

A. Generally: Whenever the public necessity, convenience, general welfare or good zoning practices require, the city council may, by ordinance after receipt of a recommendation from the BOARD and subject to the procedures of this chapter, amend, supplement, change or repeal the regulations, restrictions or boundaries or district designation of property.

B. Initiation of Amendments: Amendments may be initiated in the following ways:

1. By the filing of an application by the owner of property (or his designated agent) to be changed or affected by the proposed amendment;
2. By adoption of a resolution by the city council; and
3. By adoption of a motion by the BOARD.

C. Types of Amendments: Amendments shall be of two (2) types:

1. Official zoning map amendments which change the district boundary lines or add new district classifications to the map; and
2. Amendments which change the wording of the text of this chapter.

D. Application and Procedures:

5. Application for amendments shall be made to the BOARD through the zoning coordinator on a form to be provided for that purpose. The zoning coordinator shall review the application for completeness and may forward a copy to any other city agencies for their review and comment. The zoning coordinator shall then assemble all comments, including his report and schedule the public hearing in accordance with the zoning statutes of the state of Wyoming.
6. After the public hearing, the BOARD shall transmit both its vote, findings, and recommendations to the city council for their consideration.
7. The city council, upon receipt of the above recommendation, shall then direct the city attorney to prepare an ordinance affecting the proposed change.
8. If there is a protest against a change in the regulations, restrictions or district boundaries signed by the owners of twenty percent (20%) or more of the area of the lots included in the proposed change, or of those immediately adjacent within a distance of one hundred forty feet (140'), the change is not effective except upon the affirmative vote of three-fourths (3/4) of all the members of the city council. In

determining the one hundred forty feet (140'). The width of an intervening street or alley shall not be included.

ARTICLE 10 – Landscaping

24-17: LANDSCAPING

24-17-1: PURPOSE AND INTENT

The purpose and intent of this section 24-17 is to require minimal amounts of landscaping to add color, texture and variety to the developed environment; to create a tone or sense of community compatible with city beautification efforts; to improve and reduce the rate of storm water runoff; to screen and buffer varied or conflicting land uses; to provide habitat for urban wildlife; and otherwise to develop an aesthetically pleasing character.

24-17-2: APPLICABILITY

A. These regulations shall apply in all zone districts to any new development or to any remodel, modification or repair of existing development which results in an increase in lot coverage, an increase in impervious land cover, or any vertical development which exceeds twenty percent (20%) of the existing main floor area.

B. When, because of unique characteristics of the land or the location of existing utilities or structures, it is not physically possible or feasible to fully comply with landscape requirements, the property owner or owner's designated agent shall deposit a fee equivalent to one hundred percent (100%) of the non-attainable landscape construction value with the city treasurer. This fee shall be placed in the city's landscape, parking and fine art fund, and may be used for the enhancement of public areas, public facilities, public events or other public functions as determined by city council. Alternative landscape design proposals are encouraged by the BOARD and shall be entertained on a case by case basis.

24-17-3: NONCONFORMING PROPERTIES

Any landscaping approved by the BOARD prior to the effective date hereof which does not comply with adopted landscape requirements shall be considered as legally existing but nonconforming and shall be allowed to continue.

24-17-4: LANDSCAPE PLAN

A landscape plan shall be submitted to the administrative authority as part of the site plan review, required by section 24-18 of this chapter, or building permit application process. Each plan shall be drawn to scale and be of sufficient clarity to determine compliance with landscape requirements.

The plans must show the locations, type, size and volume of all existing and proposed plant material, landscape material and the landscape irrigation system as they will appear upon completion. Plant material depicted on the plan shall be drawn at mature scale.

If the review process confirms that existing site conditions comply with landscape requirements, a building permit shall be issued. Otherwise, the owner or designated agent shall consent to the landscaping requirement as a condition of site plan or building permit approval. All landscape improvements shall be completed, as depicted in the approved landscape plan, prior to issuance of the certificate of occupancy.

24-17-5: MINIMUM LANDSCAPE REQUIREMENTS

A. Residential Districts:

1. All yards shall be landscaped. At least thirty percent (30%) of each required yard and, where applicable, required outdoor living area shall be landscaped with living plant material. The actual amount of required landscape improvements shall be calculated using a point system under which various types of landscape improvements are assigned a point value. Any sidewalk or driveway shall count as non-living material. Xeriscape is strongly encouraged in all residential districts. No artificial tree, shrub or synthetic ground cover shall be permitted to be used in living landscape calculations.
2. On corner lots, landscape improvements with the potential to exceed a height of forty-two inches (42") shall be prohibited at the intersection of any street or alley, within the required site triangle.
3. On all other lots, front yard living material landscape improvements that are of barrier, hedge, or partition in nature with the potential of exceeding the fencing height requirements for front yards shall be prohibited or maintained to the regulated fencing heights.

B. Business Districts:

1. Landscape requirements for nonresidential development in any business district shall be proportionate to the amount of impervious parking and building surfaces. The actual amount of required landscape improvements shall be calculated using a point system under which various types of landscape improvements are assigned a point value.
2. In order to comply with landscape requirements for nonresidential development, the point total of landscape improvements must equal or exceed the total square footage of impervious surfaces. At least forty percent (40%) of the point total required shall be obtained from living plant material categories.
3. For residential uses within any business district, at least forty percent (30%) of each required yard and, where applicable, required outdoor living area shall be landscaped with living plant material. Any sidewalk or driveway shall count as non-living material. Xeriscape is strongly encouraged in all residential districts. No artificial tree, shrub or synthetic ground cover shall be permitted to be used in living landscape calculations.

C. Industrial Districts:

1. Required landscape improvements for industrial uses shall be calculated in a manner similar to nonresidential development in business districts, providing that the point total of landscape improvements for industrial uses must equal only fifty percent (50%) of the total square footage of impervious surfaces. At least forty

percent (40%) of the point total required shall be obtained from living plant material categories.

2. Landscape improvements for nonindustrial commercial development within any industrial district shall conform to the requirements for landscape improvements within business districts.
3. No artificial tree, shrub or synthetic ground cover shall be permitted to be used in living landscape calculations.

24-17-6: LANDSCAPE DESIGN AND PLACEMENT

A. Landscaping patterns shall be designed to receive and retain impervious surface runoff, buffer varied types of development, delineate vehicular movement from parking areas and pedestrian walkways, define any entrance or exit to a parking lot, and protect site improvements from vehicular damage.

1. B. Landscaping shall not unreasonably interfere with the installation and maintenance of any public utility, restrict pedestrian or vehicular access, or constitute a traffic hazard. Landscape improvements with the potential to exceed a height of forty-two inches (42") (measured from the edge of adjacent roadway surfaces or sidewalk if present) shall be prohibited or maintained to the regulated heights within any required sight triangle.

C. The applicant may propose areas of landscape improvement which include lot perimeter landscaping, parking lot landscaping, building perimeter landscaping, open area landscaping or a combination of the above. When contemplating the location and arrangement of the minimum landscape requirement, design reviewers shall consider conditions both on and off site and may prioritize or enforce the following:

1. Lot Perimeter Landscaping:

- a. Along any property boundary which actually serves as the demarcation line of a zoning district with a less intense use.
- b. Along any property boundary adjoining a collector or arterial street; or other functional classification.
- c. Along any common property boundary of an adjoining property which does not share common facilities such as parking areas or points of property access.
- d. At those portions of a property's perimeter which designate areas for vehicular ingress or egress.
- e. Along any property boundary which contains an actual or proposed use that, because of commonly associated or known characteristics, may create negative externalities requiring buffering or screening.

2. Parking Lot Landscaping:

- a. Delineation of parking banks from travel lanes and points of ingress and egress.
- b. Control of random travel through or across designated parking stalls.
- c. In areas of parking lots which, because of parking scheme design or other factors, are not useable for the parking of vehicles or other modes of transportation.

3. Building Perimeter Landscaping:
 - a. Placement of landscape material immediately adjacent to or surrounding any principal structure.
 - b. Placement of landscape material adjacent to or surrounding any accessory structure.

24-17-7: LANDSCAPE MATERIAL POINT TABLES

The following tables provide point values for various types of landscape improvements. In those instances, when a specific material is not indicated, the reviewing authority shall determine a point value which most closely approximates the proposed landscaping.

Example of nonresidential development in a business district:
 Building base floor area = 3,500 square feet.
 Accessory structure base floor area = 600 square feet.
 Parking: 11 spaces at 180 square feet each = 1,800 square feet.

Example Format Table	
Total Impervious Area	Total Points Required
3500 square feet	3500
600 square feet	600
1800 square feet	1800
5900 Total square feet	Total points required ¹

1. 40% or 2,360 points must be obtained from living plant material.

Living Material Description	Point Value
Deciduous tree >1 1/2" diameter	3,000/each
Deciduous tree 1 to 1 1/2" diameter	1,500/each
Coniferous tree > 6' in height	3,000/each
Coniferous tree < 6' in height	1,500/each
Shrub 5 gallon size or larger	1,000/each
Shrub 1 gallon size	500/each
Grass (per 100 sq. ft.)	300
Nonliving Material	Point Value
Decorative stone, rock or bark per 100 sq. ft of continuous cover.	1,000
Decorative benches	3,000/each
Decorative fences and screens	1,000/10 linear feet
Planter boxes ≥ 13 sq. ft	3,000/each
Vegetable, flower or rock gardens per 100 sq. ft.	1,000
Earthen berm per 5 cubic yards	3,000/each
Decorative lighting ≤ 16' in height	3,000/each

Ponds and fountains ≥ 50 gallon capacity	2,500/each
Colored, patterned or brick walkways per 100 sq. ft.	1,000
Statues, sculptures and flagpoles	5,000/each

24-17-8: LANDSCAPE AREA AND IMPERVIOUS SURFACE CALCULATION

Creative landscaping involves a variety of diverse and unusual configurations. Calculating landscape point values of features including berms, buffer areas, ponds and others may require area estimation. To facilitate measurement, polygons may be used which approximate the general shape or size of the landscape feature. Impervious surface calculation may present similar difficulties. Approximation of impervious surfaces may also be employed. Cumulative point totals of landscape requirements, landscape features and impervious surfaces may be rounded down at the discretion of the reviewer.

24-17-9: MAINTENANCE

Property owners, designated agents, successors, heirs and assigns are responsible for continued maintenance of landscaped areas depicted in the approved landscape plan. Continued maintenance includes perpetual watering, irrigation system maintenance, weeding, pruning, mowing, pest control and dead or diseased plant replacement. Property owners or designated agents who fail to provide adequate maintenance shall be notified in writing to correct deficiencies or shall be deemed in violation of this section 24-17 and subject to penalty.

ARTICLE 11 – Site Plan Review

24-18: SITE PLANS

24-18-1: WHEN REQUIRED; EXCEPTIONS

A. Unless exempted in accordance with the following subsections, no building permit shall be issued for the erection of or addition to any structure until a site plan has been reviewed and approved by the BOARD.

B. Exemptions:

1. Detached single-, two-, three- and four-family dwellings including accessory uses used solely for residential purposes;
2. A proposed improvement permitted in the zone, rehabilitative in nature, involving no change in use and determined by the city that the conversion or structural alteration shall not result in an enlargement of lot coverage, a nonconforming structure, a nonexempt increase in parking requirements or a significant change in site improvements; or
3. Awnings, canopies, landscaping, porches, patios, signage and accessory structures or building additions that increase required parking by less than two (2) spaces; provided that property boundaries are clearly defined, all utilities are located and a search for easements of record has been conducted.

24-18-2: SITE PLAN APPLICATION, CONTENT

Site plans require the determination of property boundaries, location of right of way easements, utility easements, yard calculation and other exact documentation. Such documentation shall be made and certified by a professional engineer or land surveyor.

A checklist describing information that must be included on any site plan may be obtained at the building and planning department of the city.

Site plans must be submitted at least seven (7) working days prior to regularly scheduled BOARD meetings in order to be considered. A standard application form and appropriate review fee shall accompany the completed site plan. Both site plan and building permit approval are necessary to begin a development.

Site plan applicants or their authorized representatives shall meet with the administering authority for an informal review of the site plan prior to submission of the site plan to the BOARD. In this manner, the applicant may be advised of design problems related to the development and be provided with an opportunity for technical advice.

24-18-3: CHANGE OF USE, LIMITED SITE PLAN; WHEN REQUIRED

When the use of a nonexempt existing building changes or intensifies and the result is a shift to a more demanding parking classification, a limited site plan shall be required. A limited site plan shall also be required for all new or reconfigured campgrounds and manufactured home courts or parks. The limited site plan shall depict, in detail, the principal structure, all site improvements, traffic flow patterns and parking scheme including any lot requirements as defined by 24-9-3: Table – Lot Criteria.

The BOARD will review the plan, evaluate access, traffic flow and local traffic conditions, and determine the capability of the site to safely accommodate anticipated vehicular and pedestrian movement. If the BOARD concludes the amount of parking that can be physically provided is inadequate, allowances detailed in the city's parking ordinance shall be explored and followed.

If the BOARD, however, determines that safety will be compromised and the public interest will be adversely affected, the BOARD may require designation of or modification to site access, parking scheme configuration and traffic flow patterns, and may deny or table the limited site plan until safety issues have been mitigated.

The limited site plan may be prepared by the applicant, provided that its contents are accurate, to scale, and of sufficient clarity to determine compliance with the city's parking ordinance. A field inspection by designated city personnel shall verify accuracy prior to review by the BOARD.

24-18-4: FORMAL SITE PLAN REVIEW

When considering site plans submitted for approval, the BOARD shall receive and consider recommendations from city staff members on any or all components of the development

proposal. In addition, the BOARD shall assess the relationship of site plan elements to conditions both on and off the property; conformation to the city's zoning and planning ordinances; the impact of the plan on existing and anticipated traffic and parking conditions; traffic controls; pedestrian and vehicular ingress and egress; the type of pervious or impervious surfacing material; loading and unloading areas; the adequacy of the plan with respect to land use; building location and height; facility illumination and signage; visual screening; provisions for utilities; irrigation and waste water; site drainage; grading; open space; landscaping; setbacks, yards and site distances; solar rights; and other matters that may apply to the application.

The BOARD shall consider oral or written statements from applicants, their authorized representatives, the public or its own members. It may question any applicant, approve, deny, approve with conditions deemed necessary, or may table the development proposal until additional information is made available for consideration.

24-18-5: FEES AND GUARANTEES

The following fees and guarantees are hereby adopted for use with this section 24-18:

A. Application Fees: Every site plan application shall be accompanied by a check payable to the city of Worland.

The application fee shall be based on the area of property proposed for development and improvement.

Development Area in Square Feet	Application Fee
0 to 11,999	\$100.00
12,000 to 17,000	\$150.00
>17,000	\$200.00

B. Guarantee: For all required improvements within the public right of way and as a condition of site plan approval, the city governing body may, upon a recommendation by the BOARD, accept, for the purpose of assuring the installation of public improvements, a guarantee in favor of the city in an amount of one hundred percent (100%) of the estimated cost of public improvements. All estimated costs shall be prepared by the applicant or his recognized engineer or architect and shall be approved by the city engineer. The guarantee shall only be acceptable when posted in one of the forms provided by the city.

24-18-6: DESIGN STANDARDS

A. The design standards, on file with the city engineer, represent the city's requirements for various facilities. However, these standards are not to be construed to limit or restrict the design of a project as long as the health, welfare and safety of the public is not impaired. The applicant, under such conditions, may request that the design standards be modified. To gain approval of such modified design standards, the applicant must demonstrate the following:

1. The proposed change will satisfy the intent of the design standards;

2. The proposed change will be in accordance with acceptable engineering/architectural practices;
3. The proposed change will not have an adverse effect on the surrounding area, the general public or the city;
4. The proposed change will not reduce the useful life of any public/private facilities;
5. The proposed change will not cause the city to suffer an increase in maintenance costs; and
6. The proposed change will not deviate from the adopted city comprehensive land use plan.
7. Should a particular project require elements not covered in these standards, the proposed elements will be evaluated on the basis of current accepted engineering, architectural and/or planning design practices. Upon recommendation of the city engineer, the BOARD may accept such modified standards as hereinabove permitted.

24-18-7: DURATION OF AND AMENDMENTS TO SITE PLANS

All site plans approved by the BOARD shall be valid for a period of two (2) years. If construction does not begin within the two (2) year period, the site plan must be reviewed and approved by the BOARD prior to the beginning of construction.

Proposed amendments to site plans shall be submitted on a revised site plan to a committee composed of the city engineer, administering authority, and the chairman of the BOARD, who may approve such amendments if they determine that such amendments are acceptable to the city, or may at their discretion, refer the amendments to the entire BOARD for complete and formal review.

The finished physical development shall be an exact reflection of the proposed development and site improvements depicted on the approved site plan. The administering authority shall verify compliance with the approved site plan throughout the construction process, and if discrepancies exist, the administering authority shall issue a stop work order and all construction involving or affected by said discrepancy shall immediately cease.

ARTICLE 12 – Solar Right and Access

24-19: SOLAR RIGHTS AND ACCESS

24-19-1: TITLE

This section 24-31 shall be known and may be cited as SOLAR RIGHTS ORDINANCE.

24-19-2: AUTHORITY

The statutory authority for enactment of this section 24-19 is sections 34-22-101 through 34-22-106 of the Wyoming Statutes, 1977 republished edition, as amended.

24-19-3: PURPOSE

The purpose of these regulations is to protect the health, safety, and general welfare of the community by encouraging the use of solar energy systems. The overall objective of these regulations is to provide adequate protection for interference by structures, trees or topography. It is the intent of these regulations to provide a means of protection for the use of solar collectors without causing undue hardships on the right of adjacent property owners and to establish solar collectors as a permitted use in all zoning or land use districts. A further intent is to allow a collector to be positioned within the required front, side or rear yards of a structure.

24-19-4: ADMINISTRATION AND ENFORCEMENT

A. Administration: The administering authority shall be responsible for the administration of these regulations.

B. Enforcement: Once a solar collector conforming to these regulations has been constructed, the permit has been approved by the administering authority and it has been recorded in the county clerk's office, then a solar right is established. Violation of the permitted and recorded solar right is a violation of the civil law. The city will not intervene in disputes over the use of solar energy or access thereto.

C. Role of City: The function of the city, in regard to solar system installations, is to protect the public by the enforcement of these regulations. The city cannot and does not accept any responsibility for the technical performance of any solar system.

24-19-5: USE REGULATIONS CONCERNING SOLAR COLLECTORS

A. Except as otherwise provided by this section 24-19, it is unlawful for any person to erect a building or other structure, or to allow a tree, shrub or other vegetation to cast a shadow upon a solar collector between nine thirty o'clock (9:30) A.M. to three thirty o'clock (3:30) P.M., Mountain Standard Time, on the winter solstice day which would be different from the shadow cast by a hypothetical eight foot (8') high wall located along the property lines.

B. Solar collectors shall be located on the solar user's property so as not to restrict unreasonably or unnecessarily the uses of neighboring property.

C. The extent of encroachment into required yards, by qualifying solar collectors, shall be no more than twenty percent (20%) of the required setback in side yards or no more than ten feet (10') in front yards.

D. Every roof mounted solar collector shall meet the requirements of the adopted building code and its related references.

E. When a solar collector is placed on the front of or other part of a building facing on a public way, every effort shall be made to blend the collector into the building design.

24-19-6: PRIOR NONCONFORMING USES

Nonconforming structures or vegetation which existed prior to the time of installation of any solar energy collection system or the effective date hereof shall not be subject to the requirements of section 24-19-6 of this chapter.

24-19-7: VARIANCES

Anyone desiring to erect a structure or increase the height thereof, or permit the growth of any tree or other vegetation, or otherwise use one's own property contrary to these regulations, may apply for a variance from the BOARD. A variance shall not be approved by the BOARD unless it finds the literal enforcement on application of these regulations would result in unnecessary hardship.

24-19-8: PERMIT REQUIRED TO REGISTER SOLAR RIGHT

A. A solar use permit must be obtained before a solar right may be obtained.

B. A solar use permit can be granted for any proposed or existing collector which complies with the requirements of these regulations.

C. The applicant for a permit shall have a provisional "solar right", on the date the permit is granted, which "right" shall become vested upon registration of the permit. The collector shall be put to beneficial use within two (2) years of the permit date, subject to an extension where good cause for delay can be shown. The administering authority or other administrative officer shall certify to the beneficial use.

D. Users of existing solar collectors shall apply within five (5) years after the date these regulations are adopted or the right shall be deemed abandoned and without priority.

24-19-9: APPLICATION FOR PERMIT

A. The application for a solar system installation permit shall be on a form provided for that purpose and shall include the following information:

1. Date.
2. Applicant's name.
3. Property address and legal description.
4. Names and addresses of adjoining property owners.
5. Site plan, drawn to scale, showing:
 - a. Lot with dimensions.
 - b. Existing structures with use designated and dimensions of structures and setbacks.
 - c. North arrow.
 - d. Names of adjacent streets.
 - e. All objects (structures and vegetation) on south side of property with existing heights.
 - f. Location, height aboveground and other dimensions of the solar collector's surface. This will also indicate the collector's direction of orientation and degree line from the collector base, as measured by the horizon.

C. After the decision has been rendered on the permit application, the authority shall notify both the applicant and the adjacent property owners by letter advising them of the decision as well as their right of appeal.

D. Any such appeal shall be taken within fifteen (15) days from the date of the notification (letter) by filing a written notice of appeal with the administering authority, which notice shall specify the grounds for the appeal. Upon receipt of a notice of appeal, such notice shall be transmitted to the BOARD along with copies of all documents constituting the record upon which the action appealed from was taken. Fifteen (15) days shall be allowed for this appeal.

E. When the application has cleared the review process, the permit will be issued.

F. After the permit has been issued, the applicant must file the application, site plan and permit with the county clerk for recording with the property records. This registration with the county clerk is the last and essential step in establishing the "solar right" for any specific property.

24-19-10: PRIOR RIGHTS NOT AFFECTED

Nothing in this section 24-19 alters, amends, denies, impairs or modifies a solar right, lease, easement or contract right which has vested prior to the effective date hereof.

ARTICLE 13 – Violations and Penalties

24-20: VIOLATION AND PENALTY

Any person who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of the ordinance shall, upon conviction, be punished as provided in section 1-7 of this code. Each day that a violation is permitted to exist after notice has been given by the administering authority shall constitute a separate offense.

24-9-1: Table – Zoning District Purposes

Symbol	District Title	Purpose
LDR	LOW DENSITY RESIDENTIAL	This zone is to provide for the development, at a low density, of single-family detached dwellings, and directly related complementary uses. It is to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.
LMDR	LOW-MEDIUM DENSITY RESIDENTIAL	This zone is to provide for low to moderate housing densities and directly related complementary uses. It is intended to create attractive residential neighborhoods while making an economical use of land.
MHDR	MEDIUM- HIGH DENSITY RESIDENTIAL	This zone is to provide for moderate to high density housing in multiple-family structures and directly related complimentary uses. It is designed to allow highly economical use of land while creating an attractive, functional, and safe residential environment.
HDR	HIGH DENSITY RESIDENTIAL	The purpose of this zone is to provide for high density housing in multiple-family structure and directly related complimentary uses. It is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.
MHR	MANUFACTURED HOME RESIDENTIAL	This zone is intended to allow for manufactured homes in a planned setting. Manufactured homes legally existing in other zoning districts prior to the effective date of these regulations may remain as nonconforming uses.
ER	ESTATE RESIDENTIAL	This zone is to provide for the development at a very low density, of single-family detached dwellings and directly related complementary uses. It is to be semirural in character with a minimum of disturbances due to traffic or overcrowding. The keeping and stabling of a limited number of animals and fowl is also common to this district.
NB	NEIGHBORHOOD BUSINESS	The purpose of this zone is to provide for the establishment of local centers for convenient retail or service outlets which deal directly with the consumer for whom the goods or services are intended. These centers are to provide services and goods primarily for the surrounding neighborhood and are not intended to draw customers from the entire community.
GB	GENERAL BUSINESS	The purpose of the community business zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by collector or arterial streets.
CB	CENTRAL BUSINESS	The purpose of this zone is to allow the development of commercial retail and service establishments with carefully integrated residential, entertainment, and public parking facilities in the "downtown" sector of the city. The zone encourages development to take place in an intensive fashion to facilitate pedestrian circulation and to maximize the use of valuable locations.
LI	LIGHT INDUSTRIAL	The purpose of this zone is to provide for the development of industrial, warehousing, and office facilities in a manner which does not cause adverse off site environmental impacts. Uses allowed in the LI district are those which have little or no emission of noise, smoke, dust, odor, vibration or glare and which pose little or no danger to the public health and safety.
HI	HEAVY INDUSTRIAL	The purpose of this zone is to provide for the development of industries which, because of their nature and operation, appearance, traffic generation, or emissions, would not be compatible with land uses in this zone but which, nevertheless, are necessary and desirable activities in the city. Any hazardous uses shall provide all necessary separation and protection requirements between the specified use and any residential or business district as defined by local, state or federal adopted codes.
OS	OPEN SPACE	The purpose of the open space zone is to provide for lands that are appropriate only for uses of an outdoor, open land nature or for preserving other natural areas such as floodplains.
AIR	AIRPORT	The purpose of the airport zone is to provide for the development of aviation specific related uses that are in conjunction with the FAA regulations while still promoting new and expanding business and private use opportunities. All development shall follow the most current airport land use plan and Chapter 2A of this code.

24-9-2: Table – Zoning District Regulations

P = Uses permitted by Right S = Uses permitted by Special Exemption		ZONING DISTRICTS													
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Accounting Services	B							P	P	P	S				
Advertising Agency	B							P	P	P	S				
Adult Entertainment Establishments	A/B								S	S	S				
Agricultural Building / Structure	U						P				P	P	S		
Aircraft Hanger	U													P	
Aircraft Repair Hanger	S1													P	
Airline Company	B													P	
Airplane Sales & Service Repair (With open Flame)	S1													P	
Airplane Sales & Service Showroom	B													P	
Alarm / Security Systems Service	B							P	P	P	P	S			
Ambulance Service Indoor Vehicle Parking	S2				S			P	P	P	P	S		S	
Ambulance Service Office	B				S			P	P	P	P	S		S	
Animal Shelter	B										P	P			
Antenna - Radio, TV, Microwave	U	S	S	S	S	S	S	S	S	S	S	S	S		
Apartments located on a story above/below the grade plane (main floor)	R2							P	P	P					
Apartments located on the grade plane occupying no more than 49% of the rear of the structure main floor footprint	R2								S						
Apartments buildings- 4 units or less not to exceed 100' in singular face length	R2			P	P			P	S	S					
Apartments buildings - 5 units or more not to exceed 160' in singular face length	R2			S	P			S	S						
Appliance Repair Service	B							S	P	P	P	S			
Appliance Wholesaler	M								P	P	P	S			
Appraisers	B				S			P	P	P	P				
Architectural Service	B				S			P	P	P	P				
Arena - Indoor sports	A4							S	P	P	P	S			
Asphalt / Paving Contractor	B								P		P	P			
Auto Body Repair / Paint	H3							S	P	P	P	P			
Auto Dismantler	S1							S	P	P	P	P			
Auto Parts/Repair/Tires	S1							S	P	P	P	S			
Automobile Dealer	B							S	P	S	P	S			
Automotive Detailing Shop	S1							S	P	S	P	S			
Automotive Lube Station	S1							P	P	S	P				

24-9-2: Table – Zoning District Regulations

Bail Bonds Service	B								P	P	P					
Bakery – Commercial	F1									P	S	P	S			
P = Uses permitted by Right S = Uses permitted by Special Exemption		ZONING DISTRICTS (cont)														
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR		
Bakery – Retail	M								P	P	P	S				
Bakery – Warehouse	S2									P		P	S			
Bank	B								P	P	P					
Bar – O.L. 50 or more	A2									P	P					
Bar – O.L. less than 50	B								S	P	P					
Barber & Beauty Suppliers Sales Room	M								P	P	P					
Barber & Beauty Suppliers Stock / Warehouse	S1									P	S	P				
Bar	B								P	P	P					
Barn – Ag Exempt	U							P						S		
Barn – Dairy	U							P						S		
Barn – Farm Equipment / Implement Storage	U							P						S		
Barn – Hay / Crop Storage	U							P						S		
Barn – Livestock	U							P						S		
Barn – Pole Type	U							P						S		
Battery Storage	H4											S	S			
Beauty Salon	B								P	P	P					
Bed & Breakfast	R1			S	P				P	S						
Bedroom Hotel or Apartment (More than 30 day stay)	R2									P	P	S				
Bedroom Single Family Dwelling or Duplex	R3	P	P	P	P	P	P	P	P	S						
Beverage – Plant (over 16% alcohol content)	F1									S		P	P			
Beverage – Plant (up to & including 16% Alcohol)	F2									S		P	P			
Beverage – Wholesale Sales Room	M								P	P	P	S				
Beverage – Wholesale Warehouse (over 16% alcohol content)	S1									S		P	P			
Beverage – Wholesale Warehouse (up to & including 16% Alcohol)	S2									S		P	P			
Billiard Table / Accessories Sales & Service	M								S	P	P	S				
Blacksmith	F1								S	P		P				
Boarding House – Non- transient	R2			S	P				P	P						
Boarding House – Transient	R1								S	P	S					

24-9-2: Table - Zoning District Regulations

Boarding Stable	U						S				S	S		
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24-9-2: Table – Zoning District Regulations

P = Uses permitted by Right S = Uses permitted by Special Exemption		ZONING DISTRICTS (cont)													
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Boat Berths	U										P	P			
Boat Dealer	B								P	S	P				
Boat Equipment Supplies	M								P	S	P				
Boat Repairs (No open flame)	S1								P		P	S			
Boat Repairs (With open flame)	S1								P		P	S			
Book Binder	F1								P	P	P	S			
Bookkeeping / Tax Service	B							P	P	P	S				
Bottled Gas Distributor	H2										P	P			
Bottled Water Vender	M							S	P		P	S			
Bowling Alley – O.L. 50 or more	A3							S	P	S	S				
Bowling Alley – O.L. less than 50	B							P	P	P	S				
Brewery (up to & including 16% Alcohol)	F2							S	P	S	P				
Brick / Masonry Supplier	S2								P		P	S			
Brick / Masonry Supply Sales Office	M								P		P	S			
Bridle / Wedding Shop	M							P	P	P					
Butcher Shop	M							S	P	S	P				
Cabinet Shop (Combustible Dust Concentrations)	H2								S		S	P			
Cabinet Shop (No Combustible Dust)	F1								P		P	P			
Café – O.L. 50 or more	A2								P	S					
Café – O.L. less than 50	B							P	P	P					
Campground – Cabins (Transient)	R1				S				P		P				
Campground – Tents, Travel Trailers (Transient)	B				S				P		P				
Cannery – Fruits, Vegetables, Meat, Etc.	F1								S		P	P			
Car Rental	B								P	S					
Car Wash	B							P	P	S	P				
Carpet Cleaning Service	B								P		P				
Carport	U	P	P	P	P	P	P	P							
Carport – Open 2 sides	U	P	P	P	P	P	P	P							
Caretaker Facility (See section 24-10-8)	R2							S	S	S	S	S			
Caterers (No On Site Sales)	F1							P	P	P					
Cement Contractor	B								P		P	P			
Chapel – O.L. 50 or more	A3	S	S	S	S			S	P						
Chapel – O.L. less than 50	B	S	P	P	P	P		P	P	P					
Check Cashing Service	B							P	P	P					

24-9-2: Table – Zoning District Regulations

Chemical – Wholesale *	M								S		P	P		
Chimney Sweep Service	B							S	P	S	P			
P = Uses permitted by Right Exemption S = Uses permitted by Special Exemption		ZONING DISTRICTS (cont)												
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR
Church – O.L. 50 or more	A3	S	S	S	S			P	P					
Church – O.L. less than 50	B	P	P	P	P			P	P					
Clinic - Outpatient	B				S			P	P	P				
Clinic – Outpatient (incapable of unassisted self-preservation)	I 2.1				S			P	P	P				
Clock Shop	M							P	P	P				
Clutch Repair Shop (No open flame)	S1							S	P		P			
Clutch Repair Shop (With open flame)	S1								P		P	P		
Coffee Break Service	B					S		P	P	P				
Coffee Shop – O.L. 50 or more	A2							S	P	P				
Coffee Shop – O.L. less than 50	B							P	P	P				
Coin Dealer	M							S	P	P				
Cold Storage	S2								S		P	P		
Collection Agency	B							P	P	P				
College – Academic – Private – O.L. 50 or more	A3								P					
College – Academic – Private – O.L. less than 50	B				S				P					
Computer Consultant	B							P	P	P				
Computer Sales & Service	M							P	P	P				
Concert Hall – O.L. 50 or more	A1							S	P	S				
Concert Hall – O.L. less than 50	B							P	P	P				
Concrete Supplier	F2										P	P		
Condominium – 2 Or Less	R3	P	P	P	P			P						
Condominium – 3 Or More Units	R2		S	P	P			P						
Conference Room – O.L. 50 or more	A3				S			S	P	P				
Conference Room – O.L. less than 50	B			S	P			P	P	P				
Congregate Care Residence – More than 10 Persons	R4/I1				S			S	P					
Convention Hall – O.L. 50 or more	A3				S			S	P					
Convention Hall – O.L. less than 50	B				S			P	P	P				
Copy / Print / Lithograph Industrial facility	F1								P		P	P		
Copy / Print / Lithograph Office	B							P	P	P				
Coral / Paddock – over 6’ in Height	U						P							

24-9-2: Table – Zoning District Regulations

Counseling Service	B				S			P	P	P				
Court House	B				S			S	P	P				
Credit Union	B				S			P	P	P				

P = Uses permitted by Right S = Uses permitted by Special Exemption		ZONING DISTRICTS (cont)													
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Dairy Products - Retail	M							P	P	P					
Dairy Products - Wholesale	M							S	P	S	P				
Dance Hall - O.L. 50 or more	A3							S	P	S					
Dance Hall - O.L. less than 50	B							P	P	P					
Data Processing	B				S			P	P	P	S				
Day Care < = 5 persons	I4/R3	S	S	S	S		S	S	P	P					
Day Care = > 6 persons	I4/E	S	S	S	S		S	S	P	P					
Delicatessen - O.L. 50 or more	A2							S	P	P					
Delicatessen - O.L. less than 50	B							P	P	P					
Delicatessen - Take out only	M				S			P	P	P					
Delivery / Courier Service	B								P	S	P	S			
Dental Lab	B			S	P			P	P	P					
Dining Room - O.L. 50 or more	A2							S	P	P					
Dining Room - O.L. less than 50	B							P	P	P					
Dive / Scuba Shop	M							P	P	P					
Donut Shop - O.L. 50 or more	A2							S	P	P					
Donut Shop - O.L. less than 50	B							P	P	P					
Door Supplier / Distributor	M								P		P	S			
Dormitory	R2			S	P			S	S						
Drapery / Blinds Shop	M							P	P	P					
Dress Making Service	B							P	P	P					
Drugs - Wholesale	M							S	P	P					
Dry Cleaners - Pick Up and Delivery Stations	B							S	P	P	S				
Dry Cleaning / Dying Plant	F1								P	P	P				
Drywall Contractor	B							S	P	P	S				
Duplex	R3	P	P	P	P	P		S							
Electrical / Electronic Equipment Repair Service	B														
Electrical Contractor	B							S	P	P	P				
Electrical Supplier	M								P	P	P				

24-9-2: Table – Zoning District Regulations

Electronic Equipment / Supplies - Wholesale	M								S	P	P	S			
Employment / Personnel Agency	B								P	P	P				
Engineering Contractor	B								P	P	P	S			
Engineering Service	B								P	P	P	S			
Engravers	M								P	P	P				
P = Uses permitted by Right S = Uses permitted by Special Exemption	ZONING DISTRICTS (cont)														
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Entertainment Company	B								S	P	P				
Environmental / Ecological Services	B								P	P	P	S			
Escrow Company	B								P	P	P				
Exhibit Hall - O.L. 50 or more	A3									P	P				
Exhibit Hall - O.L. less than 50	B								P	P	P				
Fabric / Yardage Shop	M								P	P	P				
Farm / Heavy Equipment Supplier	M									P		P	S		
Fast Food Restaurant - O.L. 50 or more	A2								S	P	P				
Fast Food Restaurant - O.L. less than 50	B								P	P	P				
Fellowship Lodge / Hall - O.L. 50 or more	A3								S	P	P				
Fellowship Lodge / Hall - O.L. less than 50	B					S			P	P	P				
Fence - Over 6' in Height	U											P	P		
Fencing Contractor	B								S	P	P	P			
Fencing Wholesaler	M									P	S	P			
Fire Protection Contractor	B									P	S	P			
Fire Station	B	S	S	P	P	P			P	P	P	P	S		
Fitness Centers / Gyms / Sports Clubs - O.L. 50 or more	A3								S	P	P				
Fitness Centers / Gyms / Sports Clubs - O.L. less than 50	B								P	P	P				
Floor Covering Contractor	B								P	P	P	S			
Flooring Supplier	M									P	P	P			
Florist	B					S			P	P	P				
Food and Beverage Stand	M								S	P	P				
Food and Drink Vendor	M								S	P	P				
Food Processing Plant	F1									S		P	P		
Food Wholesale	M								S	P	P				
Foundry	F1											S	P		
Fourplex	R2			P	P				S						
Fruit Stand	M								P	P	P				

24-9-2: Table – Zoning District Regulations

Fuel Storage Tanks	H2										S	P		
Funeral Parlor	B				S			P	P	P				
Fur / Furrier Shop	M							S	P	P	S			
Furniture - Repair / Restoration	F1								P	S	P			
Furrier - Wholesale	M								P		S			
Games / Music Vendor	B							S	P	P				

P = Uses permitted by Right S = Uses permitted by Special Exemption		ZONING DISTRICTS (cont)												
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR
Garage – Open or Enclosed Parking	S2				S			S	P	P	P			
Garage - Residential	U	P	P	P	P	P	P	S						
Garage - Vehicle Repair (No open flame)	S1							S	P	P	P			
Garage - Vehicle Repair (With open flame)	S1								P	S	P			
Gas & Oil Plants	H2										S	P		
Gas / Diesel Storage Tanks	H2										S	P		
Gas/Fuel Station	M							S	P	P	P	P		
General Building Contractor	B							S	P	S	P			
Gift / Novelty / Card Shop	M							S	P	P				
Glass Shop	M							S	P	P	P			
Glass Supplier / Distributor	M								P	S	P			
Grading / Trenching Contractor	B								P		P	P		
Graphic Designers / Typesetting	B							S	P	P	S			
Greenhouse - Commercial	U				S			S	P	S	S			
Group Home - assisted living	I1/R4		S	S	P			S	S					
Gunsmith	B							S	P	P	s			
Gymnasium – O.L. 50 or more	A3							S	P	P				
Gymnasium – O.L. less than 50	B				S			P	P	P				
Hardware – Wholesale	M							S	P	P	S			
Health Care Center	B							S	P	P				
Hearing Aid Service & Sales	M							S	P	P				
Heating & Air Conditioning Contractor	B							S	P	S	P			
Heating & Air Conditioning Supplier	M								P	S	p			
Heavy Construction Contractor	B								P		P	P		
Hobby Shop	M				S			S	P	P				
Hospital	I2				S			S	P	S				

24-9-2: Table – Zoning District Regulations

Hospital – Convalescent	I1					S				S	P	S				
Hospital – Veterinary	B									S	P		P	P		
Hospital & Medical Supplier	M										P	S	P			
Hotel – Non-transient	R2									S	P	P				
Hotel – Transient	R1									S	P	P				
Housekeeping Service	B									S	P	P				
Ice Cream Parlor / Fountain – O.L. 50 or more	A2									S	P	P				
P = Uses permitted by Right S = Uses permitted by Special Exemption	ZONING DISTRICTS (cont)															
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR		
Ice Cream Parlor / Fountain – O.L. less than 50	B								P	P	P					
Ice Plant	S2									P	S	P				
Ice Retail	M									P	P	P				
Import / Export Wholesaler	M									P	S	P				
Insurance Agency	B								S	P	P					
Insurance Company	B								S	P	P					
Interior Decorator	B								S	P	P					
Jail	I3									P	S	S				
Janitorial Service	B								S	P	P					
Junk Dealer	M											S	P			
Kennel	B											P	P			
Kitchen (Commercial)	F1								S	P	P					
Labor Union Hall – O.L. 50 or more	A3								S	P	P					
Labor Union Hall – O.L. less than 50	B								P	P	P					
Laboratories – Testing & Research *	B									P	S	P				
Laboratory – Analytical	B									P	S	P				
Laboratory – Chemical	B									P	S	P				
Landscape Contractor	B									P		P				
Landscape Materials / Supplies	M									P		P				
Landscape Service	B									P		P				
Laundromat Self Service Coin Operated	B								S	P	P					
Laundry – Commercial	F1									P	S	P				
Laundry Supplier	M									P	S	P				
Lawn Mower Sales & Service	M									P	P	S				
Library	B				S	P			P	P	P					
Limousine / Taxi Service	B									P	P					
Live/Work Units located on the grade plane	R2									S						

24-9-2: Table – Zoning District Regulations

occupying no more than 49% of the rear of the structure main floor footprint																
Locksmith	B							S	P	P	S					
Lodging House	R2			S	S			S	P	S						
Lumber Supplier / Distributor	M								P		P					
Lumber Yard	M								P		P					
Machine Shop	F1								P		P	P				
Mailing Service	B							S	P	P	S					
Manicurist	B							S	P	P						
P = Uses permitted by Right S = Uses permitted by Special Exemption	ZONING DISTRICTS (cont)															
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR		
Manufacturer – Aerospace	F1										S	P		S		
Manufacturer – Agricultural Machinery	F1										P	P				
Manufacturer – Aircraft	F1										P	P		P		
Manufacturer – Alcoholic Beverages (Over 16% alcohol)	F1								S		P	P				
Manufacturer – Appliance	F1										P	P				
Manufacturer – Athletic Equipment	F1										P	P				
Manufacturer – Auto / Vehicle (No fuel)	F1										P	P				
Manufacturer – Auto Parts	F1										P	P				
Manufacturer – Automotive / Trailers	F1										P	P				
Manufacturer – Beverages – Non Alcoholic	F2								S		P	P				
Manufacturer – Bicycles	F1								S		P	P				
Manufacturer – Boats	F1										P	P				
Manufacturer – Box	F1										P	P				
Manufacturer – Brick / Masonry	F2										S	P				
Manufacturer – Business Machines	F1								S		P	P				
Manufacturer - Camper Shells & Campers	F1								S		P	P				
Manufacturer - Canvas Similar Fabrics	F1								S		P	P				
Manufacturer - Carpet / Rugs	F1										P	P				
Manufacturer - Ceramic	F2										S	P				
Manufacturer - Chemical Fertilizer	F1										S	P				
Manufacturer - Clothing	F1								S		P	P				
Manufacturer - Computer	F1 or H5								S		P	P				
Manufacturer - Confectioner / Candy	F1								S		P	P				
Manufacturer - Construction Machinery	F1								S		P	P				

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Manufacturer - Cosmetics	F1									S		P	P		
Manufacturer - Drapery	F1									S		P	P		
Manufacturer - Drugs	F1									S		P	P		
Manufacturer - Electronic Components	F1									S		P	P		
Manufacturer - Electronic Equipment	F1									S		P	P		
Manufacturer - Energy	F1											P	P		
Manufacturer - Engines	F1											P	P		
Manufacturer - Explosives	H1											S	P		
Manufacturer - Fireworks	H1											S	P		
P = Uses permitted by Right S = Uses permitted by Special Exemption		ZONING DISTRICTS (cont)													
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Manufacturer - Food Processing	F1								S		P	P			
Manufacturer - Foundry	F2								S		P	P			
Manufacturer - Furniture	F1										P	P			
Manufacturer - General	F1										P	P			
Manufacturer - Glass Products	F2								S		P	P			
Manufacturer - Gypsum	F2								S		P	P			
Manufacturer - Hemp Products	F1										S	P			
Manufacturer - Leather	F1										S	P			
Manufacturer - Machinery	F1										S	P			
Manufacturer - Metal	F2								S		P	P			
Manufacturer - Metal Products	F2								S		P	P			
Manufacturer - Mobile Home	F1										S	P			
Manufacturer - Motorhomes (No Fuel)	F1										S	P			
Manufacturer - Musical Instruments	F1								S		S	P			
Manufacturer - Neon Signs	F1								S		S	P			
Manufacturer - Optical Goods	F1								S		S	P			
Manufacturer - Packaging	F1										S	P			
Manufacturer - Paper Products	F1										S	P			
Manufacturer - Pharmaceuticals	F1								S		S	P			
Manufacturer - Photographic Film	F1										S	P			
Manufacturer - Plastic Products	F1										S	P			
Manufacturer - Publishing	F1										S	P			
Manufacturer - Recreational Vehicles	F1										S	P			
Manufacturer - Restaurant Equipment	F1										S	P			

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Manufacturer - Sand & Gravel	F2											S	P		
Manufacturer - Shoes	F1									S		S	P		
Manufacturer - Signs / Billboards	F1									S	S	S	P		
Manufacturer - Soap / Detergent	F1									S		S	P		
Manufacturer - Terra Cotta Tile / Pipe / Pots	F2											P	P		
Manufacturer - Tobacco Products	F1											S	P		
Manufacturer - Trailers	F1											S	P		
Manufacturer - Wood Products	F1											S	P		
Manufacturer - Woodworking, Cabinets	F1							S	S			S	P		
P = Uses permitted by Right S = Uses permitted by Special Exemption	ZONING DISTRICTS (cont)														
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Market - Chain Store	M							S	P	S					
Market - Fish	M							S	P	S					
Market - Neighborhood	M				S			P	P	P					
Martial Arts Center - Dojo	B				S			S	P	P					
Masonry Contractor	B								P		P	P			
Masonry Sales & Supplies	M								P		P	P			
Masonry Supplier / Distributor	M								P		P	P			
Massage Parlor	B							S	P	S					
Maternity Shop	B							S	P	P					
Meat - Wholesale	M							S	P	P	S				
Medical / Dental Plan Companies HMO	B							S	P	P					
Medical Lab	B							S	P	P	S				
Microfilming Service	B							S	P	P	S				
Milling Company	F1								S		P	P			
Millwork	F1										S	P			
Mini Market	M				S			S	P	P	S				
Mini Storage/warehouse	S1								S		P	P			
Manufactured home - Dealer	M								S		P	P			
Manufactured home - single wide (< = 18')	R3			S	S	P	S	S							
Manufactured home - double wide (24'+) on concrete Ftg/slab foundation w/CMU skirting	R3		S	P	P	P	S	S							
Manufactured home Park or Subdivision	R3				S	P									
Modular Home - Dwelling	R3	P	P	P	P	P	P	S	S						
Molding Plant	F1								S		P	P			

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Mortgage Company	B								S	P	P				
Mortuary	B				S				P	P	P				
Motel - Non-transient	R2								S	P	P				
Motel - Transient	R1								S	P	P				
Motion Picture - Wholesale	M								S	P		P			
Motion Picture & Television Filming & Video Taping	B								S	P	P	S			
Motion Picture & Television Filming & Video Taping - O.L. 50 Or More	A1									P	P	S			
Motorcycle Dealer	B									P	P				
Motorcycle Repair/Parts	S1									P	P	S			
Moving & Storage Company Office	B									P		P	S		
P = Uses permitted by Right S = Uses permitted by Special Exemption	ZONING DISTRICTS (cont)														
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS		
Moving & Storage Company Warehouse	S1								S		P	P			
Museums - O.L. 50 Or More	A3								P	P					
Museums - O.L. Less Than 50	B							S	P	P					
Musical Instruments Shop	M							S	P	P					
Night Club - O.L. 50 Or More	A2								P	P					
Night Club - O.L. Less Than 50	B							S	P	P					
Notary	B							S	P	P					
Nursery - Plants	M							S	P	P	S				
Nursery School - O.L. More Than 6 - 2 Years of Age or Less	I4			S	S			S	P	P					
Nursery School - O.L. More Than 6 - Older Than 2 Years of Age	E			S	S			S	P	P					
Nursing Home	I2			S	S			S	P						
Office - Dental	B							S	P	P					
Office - General	B							S	P	P					
Office - Medical	B							S	P	P					
Office Machines Sales & Service	B							S	P	P	S				
Oil Reprocessing Plant	B								S		P	P			
Optical Lab	B							S	P	P	S				
Optometrist	B							S	P	P					
Orphanage	R2			S	S			S	P	S					
Paddock/Coral - Over 6' in Height	U						S				P	P			
Paint Spray Booth	H2							S	P		S				

24-9-2: Table - Zoning District Regulations

Paint Supplier / Distributor	M									P	P	P			
Painting Contractor	B									P		P	P		
Paper Mill	F1											P	P		
Paper Products - Wholesale	M									P	S	P			
Park Model Homes	R3			S	S	P	S	S							
Parks/Recreation open space	N/A	P	P	P	P	P	P	P	P	P	P	P	S	S	S
Parking Garage - Open or Enclosed	S2									P	P	S			
Pawn Brokers / Shop	M								S	P	P				
Personnel / Employment Agency	B								S	P	P				
Pest Control Service	B									P	P	S			
Pet Grooming Service	B								S	P	P				
Pharmacy	M								S	P	P				
Photo Finishing Service	B								S	P	P				
Photo Mat/Shop	M								S	P	P				
P = Uses permitted by Right S = Uses permitted by Special Exemption	ZONING DISTRICTS (cont)														
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Photographers - Commercial / Portrait	B							S	P	P					
Photography - Wholesale	M								P	S	S				
Physical Therapy	B							S	P	P					
Pipe Distributor	M								S		P	P			
Pizza Parlor - O.L. 50 Or More	A2								P	P					
Pizza Parlor - O.L. Less Than 50	B							S	P	P					
Plastering Contractor	B								P		P	P			
Plumbing - Wholesale	M								S		p	p			
Plumbing Contractor	B								p		p	p			
Plumbing Shop	M								p		p	p			
Police Station	B				S			S	P	P					
Pool / Billiard Hall - O.L. 50 Or More	A3								P	P					
Pool / Billiard Hall - O.L. Less Than 50	B							S	P	P					
Pool / Card Room - O.L. 50 Or More	A3								P	P					
Pool / Card Room - O.L. Less Than 50	B							S	P	P					
Pool / Spa Supplier	M								P	P	S				
Pool Cleaning & Maintenance Service	M								P	P	S				
Pre-school	E		S	S	S			S	P	P					
Print Shop	B							S	P	P					
Prison/Jail/Correctional Center	I3								P		S	S			

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Produce - Wholesale	M								S	P	P	S			
Psychiatrist / Counseling	B								S	P	P				
Publisher - Books (Industrial Facility)	F1											P	P		
Publisher - Books (Office)	B								S	P	P				
Publisher - News (Industrial Facility)	F1											P	P		
Publisher - News (Office)	B									P		P			
Pump Dealer Sales & Service	M									P		P	S		
Radiator Shop	F1									P	S	P			
Radiator Shop Vehicle Work	S1									P	S	P			
Radio/TV - Wholesale	M									P	S	S			
Real Estate Broker	B								S	P	P				
Recreational Vehicle Dealer	M									P		S			
Recreational Vehicle Repair Shop (With Open Flame)	S1									S		P			
Recreational Vehicle Repair Shop	S1									P		P			
Recycle Center	B									S		P	P		
P = Uses permitted by Right S = Uses permitted by Special Exemption	ZONING DISTRICTS (cont)														
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Recycle Plant	F1										P	P			
Rental Yard	M								S		P				
Repair Garage (No Open Flame)	S1								S		P				
Repair Garage (With Open Flame)	S1								P		P				
Residential Care Facility - assisted living	I1/R4		S	S	P			S	S						
Rest Home	I2			S	S			S	P						
Restaurant - Fast Food - O.L. 50 or More	A2							S	P	P					
Restaurant - Fast Food - O.L. Less Than 50	B							P	P	P					
Restaurant - General - O.L. 50 Or More	A2								P	P					
Restaurant - General - O.L. Less Than 50	B							S	P	P					
Restaurant Equipment Supplier	B								P	S	P				
Retail Sales Rooms	M								S	S					
Roofing Contractor	B								P		P	P			
Roofing Distributor	M								S		P	P			
Rooming House - Non-transient	R2				S			S	P	P					
Rooming House - Transient	R1							S	P	P					
Sand & Gravel Supplier	M								S		P	P			
Savings & Loan	B								S	P	P				

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School - K Through 12 - O.L. 50 Or More	E		S	S	P			S							
School - K Through 12 - O.L. Less Than 50	E	S	S	P	P			S							
School - Nursery - O.L. More Than 6 - 2 Years of Age or Less	I4			S	S			S	P	P					
School - Nursery - O.L. More Than 6 - Older Than 2 Years of Age	E			S	S			S	P	P					
School - Religious K Through 12 - O.L. 50 Or More	E		S	S	P			S							
School - Religious K Through 12 - O.L. Less Than 100	A3		S	S	P			S							
School - Religious K Through 12 - O.L. Less Than 50	B	S	S	P	P			S							
School - Vocational Beyond 12TH Grade - O.L. 50 Or More	A3				S			S	P	P					
School - Vocational Beyond 12TH Grade - O.L. Less Than 50	B				S			S	P	P					
School Modular Classrooms	E	S	S	P	P			P							
School Modular Offices	B	S	S	P	P			P							
Seat Covers / Vinyl Tops Shop	S1								P	P	S				
Second Hand Store - Not Clothing	M							S	P	P					
Security Guard / Patrol Services	B							S	P	P	S				
Sewer & Septic Service	B								S		P	P			
P = Uses permitted by Right S = Uses permitted by Special Exemption	ZONING DISTRICTS (cont)														
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Sewing Service	B							S	P	P					
Sheet Metal Contractor	B								P		P	P			
Sheet Metal Distributor	M								S		P	P			
Sheriff's Office / Substation	B		S	S	S			S	P	P					
Shoe Repair	B							S	P	P					
Shopping Center	M								P	S					
Sign / Billboard Agency	B								P		P				
Single Family Dwelling - Custom	R3	P	P	P	P	P	P	S	S						
Skating Rink - O.L. 50 Or More (Indoor)	A4							S	P	P					
Skating Rink - O.L. Less Than 50	B							P	P	P					
Sporting Goods	M							S	P	P					
Sports Field (Outdoor)	A5	S	S	S	S			S					P		
Stadium (Outdoor)	A5							S	P						
Stamp Dealer	M							S	P	P					

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Stationery - Wholesale	M								S	P	P				
Stock Brokerage / Investments	B								S	P	P				
Storage - Butane	H2											S	P		
Storage - Chlorine	H4											S	S		
Storage - Cold	S2									S		P	P		
Storage - Combustible	S1											P	P		
Storage - Dairy Products	S2									S		P	P		
Storage - Diesel (Inside)	H2									S		S	P		
Storage - Frozen Foods	S2									S		P	P		
Storage - Furniture	S1									S		P	P		
Storage - Gasoline (Inside)	H2									S		S	P		
Storage - Noncombustible	S2									S		P	P		
Store - Antique	M								S	P	P				
Store - Appliance	M								S	P	P				
Store - Army / Navy	M								S	P	P				
Store - Auto Parts	M								S	P	P				
Store - Beds / Bedding	M								S	P	P				
Store - Bicycle	M								S	P	P				
Store - Book	M								S	P	P				
P = Uses permitted by Right S = Uses permitted by Special Exemption		ZONING DISTRICTS (cont)													
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Store - Box / Mailing	M								S	P	P				
Store - Candy	M								S	P	P				
Store - Carpet	M								S	P	P				
Store - Children 's Apparel	M								S	P	P				
Store - Clothing	M								S	P	P				
Store - Computer	M								S	P	P				
Store - Convenience	M								S	P	P				
Store - Cosmetics	M								S	P	P				
Store - Department	M								S	P	P				
Store - Drapery / Blinds	M								S	P	P				
Store - Drug	M								S	P	P				
Store - Feed	M								S	P	P				
Store - Floor Covering	M								S	P	P				
Store - Fruit & Vegetable	M								S	P	P				
Store - Furniture - Antique	M								S	P	P				
Store - Furniture - New	M								S	P	P				
Store - Furniture Rental	M								S	P	P				

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Store - Furniture Used	M								S	P	P				
Store - Glass	M								S	P	P				
Store - Grocery	M								S	P	P				
Store - Hardware	M								S	P	P				
Store - Health Food	M								S	P	P				
Store - Jewelry	M								S	P	P				
Store - Leather	M								S	P	P				
Store - Linen	M								S	P	P				
Store - Liquor	M								S	P	P				
Store - Luggage	M								S	P	P				
Store - Lumber	M								S	P	P				
Store - Men's Apparel	M								S	P	P				
Store - Office Equipment / Furniture	M								S	P	P				
Store - Paint	M								S	P	P				
Store - Paint Quantities Over Exempt Amounts	H3								S	P	P				
Store - Pet	M								S	P	P				
Store - Record / Music	M								S	P	P				
Store - Retail	M								S	P	P				
Store - Second Hand Clothing	M								S	P	P				
Store - Shoe	M								S	P	P				
P = Uses permitted by Right S = Uses permitted by Special Exemption	ZONING DISTRICTS (cont)														
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR	
Store - Stationary / Office Supplies	M								S	P	P				
Store - Telephone	M								S	P	P				
Store - Television/Radio	M								S	P	P				
Store - Tile	M								S	P	P				
Store - Toy	M								S	P	P				
Store - Tuxedo Rental	M								S	P	P				
Store - Wallpaper	M								S	P	P				
Store - Wholesale	M								S	P	P				
Store - Woman's Apparel	M								S	P	P				
Supermarket	M								S	P	P				
Surveying Contractor	B									P	P	S			
Sweeping Service - Power	B								S	P	P				
Swimming / Diving / Scuba Facility - O.L. 50 Or More	A4				S				S	P	P				
Swimming / Diving / Scuba Facility - O.L. Less than 50	B				S				S	P	P				

24-9-2: Table – Zoning District Regulations

Swimming Pool Contractor	B								P		P	P		
Tailor	B							S	P	P				
Tanning Salon	B							S	P	P				
Tattoo Parlor	B							S	P	P				
Taxidermist	B							S	P	P				
Telephone Company	B							S	P	P				
Telephone Exchange	B							S	P	P				
Television / Radio Repair Service	B							S	P	P				
Television / Radio Studio - With Audience	A1							S	P	P				
Television Stations	B							S	P	P				
Theater - Motion Picture - O.L. 50 Or More	A1								P	P				
Theater - Motion Picture - O.L. Less Than 50	B							S	P	P				
Theater - Stage	A1							S	P	P				
Ticket Agency	B							S	P	P				
Tile Company	B								P	P				
Tile Contractor	B								P		P	P		
Tire Shop	M								P	P	S			
Title Company	B							S	P	P				
Tower - Radio, TV, Microwave	U	S	S	S	S	S	S	S	S	S	S	S	S	S
Townhouse -3 units or less	R3	S	P	P	P			S						
Townhouse – 4 units or more not to exceed 100’ in singular face length	R2			P	P			S						
P = Uses permitted by Right S = Uses permitted by Special Exemption		ZONING DISTRICTS (cont)												
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR
Trailer Accessories & Supplies	M							S	P	P				
Transmission Repair Service - No Open Flame	S1							S	P	P	S			
Transmission Repair Service - With Open Flame	S1								S		P	P		
Travel Agency	B							S	P	P				
Tree Service	B								P		S			
Triplex	R2		S	P	P			S						
Truck Rental	B							S	P		P			
Trucking Company	B								S		P	P		
Tutoring Service Beyond Grade 12 - O.L. 50 Or More	A3							S	P	P				
Tutoring Service Beyond Grade 12 - O.L. Less Than 50	B							S	P	P				
Tutoring Service K Through 12 - O.L. 50 Or More	E			S	S			S	P	P				

24-9-2: Table – Zoning District Regulations

Tutoring Service K Through 12 - O.L. Less Than 50	E			S	P			P	P	P				
Tuxedo Rental	M							S	P	P				
Upholstery	B							S	P	P				
Utility Company	B								P	P	P			
Vacuum Cleaners / Sewing Machine Sales & Repair	M							S	P	P				
Vehicle / Automobile Showroom	B								P	S	S			
Veterinarian	B								P		P	P		
Veterinary Clinic	B								P		P	P		
Video Shop	M							S	P	P				
Warehouse (Depends on types and quantities of materials stored)	S1								S		S	S		
Warehouse Non-combustible, Non-hazardous goods	S2								S		S	S		
Warehouse Vehicle Storage / Parking	S2								S		P	P		
Watch Repair	B							S	P	P				
Water Conditioning	B							S	P	P				
Water Tank	U	S	S	S	S	S	S	S	S	S	S	S	S	S
Wedding / Bridal Shop	M							S	P	P				
Weight Clinic	B							S	P	P				
Welding Service / Repair (Automobiles)	S1								P		P	P		
Welding Service / Repair	F1								S		P	P		
Wells – Oil & Gas	N/A	S	S	S	S	S	S	S	S	S	S	S	S	S
Well Drilling Contractor	B								S		P	P		
Wholesale	M							S	S	S	S	S		
Wholesale Display	M							S	S	S	S	S		
P = Uses permitted by Right S = Uses permitted by Special Exemption		ZONING DISTRICTS (cont)												
USE TYPE	IBC ID	LDR	LMDR	MHDR	HDR	MHR	ER	NB	GB	CB	LI	HI	OS	AIR
Winery	F1							S	P	P				
Wood - Retail	M							S	P	P	S			
Yogurt Shop	M							S	P	P				

24-9-3: Table – Lot Criteria

Zoning District	Minimum Lot Area per Use {square feet}	Minimum Lot Dimensions Width {lineal feet}	Minimum Setback Requirements {lineal feet}			Maximum Building Height {lineal feet}
			Front yard	Side Yard	Rear Yard	
LDR	5000	50	25	5 ^{ac}	25	35 ^b
LMDR	4000 ^d	50	20	5 ^{ac}	20	35 ^b
MHDR	4000 ^{defg}	50	20	5 ^{ac}	20	35 ^b
HDR	4000 ^{defg}	50	15	5 ^{ac}	15	50
MHR	4000 ^{hij}	32	15 ^l	kl	15 ^l	35 ^b
ER	15000	100	25	5 ^{ac}	25	25
NB	4000 ^{defgm}	75	15	n	15	20 ^o
GB	4000 ^{defgm}	75	15 ^p	5 ^{acp}	15 ^p	50
CB	4000 ^{defgm}	50	15 ^p	5 ^{acp}	15 ^p	50
LI	4000	100	15	5 ^{ac}	15	50 ^q
HI	4000	150	15	5 ^{ac}	15	50 ^q
OS	r		r	r	r	r
AIR	As per Lease	As per Airport Master Plan and Chapter 2A	5	5	5	FAA Regulations

- a. On interior lots, without alley access, side yards of fifteen feet (15') and five feet (5') except if an attached garage is included with the dwelling the side yards may be five feet (5') on both sides.
- b. Special exemption uses may be erected to a height of fifty feet (50'); provided that the side yards shall be increased one additional foot in width for each foot in height where such use exceeds thirty-five feet (35').
- c. For all special exemption uses, not principally residential in nature, there shall be side yard of not less than ten feet (10') in width.
- d. For every two-family dwelling a minimum lot area of two thousand (2,000) square feet per family.
- e. For every three- or four-family dwelling, a minimum lot area of one thousand two hundred fifty (1,250) square feet per family shall be required. Townhouse lot area per unit shall be the same as for single-family dwellings.
- f. Outdoor Living Area: Outdoor living area in the amount of four hundred (400) square feet per dwelling unit shall be provided for any two-, three-, or four-family units and any townhouse development. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (less than 20 feet wide), and required side or front yards, shall not be considered as outdoor living area.
- g. Schedule of Allowances: The minimum lot areas required above may be adjusted according to the following, except allowances shall not be made for two- or three-family dwellings:
 1. For each parking stall in or under the residence or otherwise completely underground, subtract two hundred (200) square feet from the required total minimum lot area.
 2. For each unit with a balcony or patio of not less than forty (40) square feet, subtract sixty (60) square feet from the outdoor living area requirement.
- h. For each manufactured home in a manufactured home court or park, there shall be provided a minimum land area of four thousand (4,000) square feet, exclusive of dedicated street right of way or private drive easements.
- i. For any single-family dwelling, operated as a manager's home in a manufactured home court or park, there shall be provided and maintained a separately designated land area of five thousand (5,000) square feet.
- j. For each manufactured home or single-family dwelling in a manufactured home subdivision or community, there shall be provided and maintained a separately designated lot(s) of five thousand (5,000) square feet.
- k. Side yards shall be a minimum of ten (10) and five feet (5') wide; and there shall be fifteen feet (15') between any two (2) manufactured homes laterally.
- l. Where detached single-family dwellings are permitted, yards shall comply with those as required in the LMDR district.
- m. Minimum lot areas shall be determined by building area, parking requirements and required yards for all uses other than residential uses.
- n. On interior lots a side yard of fifteen feet (15') shall be provided and a side yard of twenty-five feet (25') on corner lots; further that no use other than a residential use shall be within forty-five feet (45') of a residential district boundary.
- o. Residential uses shall comply with the height regulations specified in an HDR district.
- p. For all commercial permitted uses; front, rear and side yards shall be regulated as follows:
 1. Front Yards: Where all the frontage on one side of the street is located in GB and CB districts, no front yard shall be required. Where part of the frontage on one side of the street is located in GB and CB districts and the remainder of the frontage is in a residential district, the front yard requirements of the abutting residential district shall apply to the B-2 district; provided that no building shall be required to set back from the street line farther than any existing building between such proposed building and the boundary line

24-9-3: Table – Lot Criteria

separating the two (2) districts; provided further, that on corner lots such requirements shall not be applied to the frontage on more than one street.

2. Side and Rear Yards: No side or rear yard shall be required, except in the case where side or rear of a building in GB and CB districts directly faces a residential district boundary, wherein there shall be provided a side or rear yard of not less than ten feet (10').
- q. No building shall exceed a height greater than the width of the street's paved width on which such building fronts; provided, that where a building fronts on more than one street, the height limit shall be determined by the width of the widest of such streets. Any portion of a building may be erected to a height greater than above stipulated; provided, that such portion of such building is set back from all street, alley and lot lines a distance of one foot (1') for each two feet (2') of such additional height.
- r. Those uses suitable for open space areas following authorization by the BOARD subject to any conditions which the commission may require including, but not limited to, yard and lot requirements, development standards, sanitation requirements and time constraints.