The
Laramie County
Land Use Regulations

Adopted February 15, 2011

THE LARAMIE COUNTY LAND USE REGULATIONS
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TITLE I: ADMINISTRATION

CHAPTER I GENERAL ADMINISTRATION

1-1-100 STATEMENT OF PURPOSE

The purpose of this regulation is to promote the health, safety, and the general welfare of the citizens of Laramie County. As prescribed by the requirements of Wyoming State Law, these regulations have been designed to implement the goals and vision of the Laramie County Comprehensive Plan. These regulations establish standards of design and procedure for the development and redevelopment of land in Laramie County.

The intent of these regulations is to create a safe and attractive living and working environment; to promote the economic vitality of the County; to further the orderly development of land; to ensure proper legal descriptions and monumenting of subdivided lands; and to minimize the impact of development on land and water resources.

1-1-101 AUTHORITY

These regulations are adopted under the authority granted by Wyoming Statutes; Sections 34-12-101 to 34-12-115 (Platting and Dedication); 18-5-101 to 18-5-107 (County Planning Commission); 18-5-201 to 18-5-207 (Planning and Zoning Commission [County]); 18-5-301 to 18-5-318 and 18-5-401-18-5-405(Real Estate Subdivisions [County]); 18-5-500 – 18-5-513 (Wind Energy Facilities) 15-1-401 to 15-1-422 (Annexation; Determination of Boundaries; Addition and Exclusion of Land);15-1-501 to 15-1-512 (Planning); 18-3-701, 24-1-102(b), 24-1-104 and 9-8-101 to 9-8-302 Land Use Planning [State & Local Levels]), as amended.

1-1-102 APPLICABILITY

These regulations shall apply to all lands within Unincorporated Laramie County. These regulations shall not apply to any land within the incorporated limits of any town or city.

1-1-103 INTERPRETATION, CONFLICT AND SEPARABILITY

a. Severability

Should any section or provision of this regulation be declared invalid or

unconstitutional by any court of competent jurisdiction, the declaration shall not affect the validity of the regulation as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

b. More Restrictive Regulations Control

Where the conditions imposed by any provisions of this regulation are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of this regulation or any other applicable law, resolution, rule or regulation of any kind, the regulations which are more restrictive and impose higher standards or requirements shall govern.

c. Private Provisions

These regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant or other private agreement or restriction, the requirements of these regulations shall govern.

d. Interpretation

i. If a use is allowed in one zone district but not another, the use is only allowed where listed.
ii. If the use is not listed in any zone district, but is addressed in standards pertaining to all lands in the County, then the standard pertaining to all County Lands shall apply.
iii. Uses not specifically listed in this regulation are prohibited unless the Board approves the use where the zone district allows other uses similar to those permitted in the district.
iv. Where the word “days” is used to indicate a required time of completion of any component of this regulation, the specified number refers to calendar days unless specified otherwise.

e. Saving Provision

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the County under any section or provision existing

at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person by lawful action of the County except as shall be expressly provided for in these regulations.

1-1-104 VIOLATIONS AND PENALTIES

No residential or commercial structure or land shall hereafter be constructed, located, extended, converted, used, developed or altered without full compliance with the terms of these regulations and other applicable regulations. Violation of the provisions of these regulations by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor pursuant to W.S. § 18-5-206. Unless otherwise provided for in this regulation, any person who violates these regulations or fails to comply with any of their requirements shall, upon conviction thereof, be fined not more than $750.00 for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent Laramie County from taking such other lawful action as is necessary to prevent or remedy any violation. Each day such violation continues shall constitute a separate offense.

If any building or structure is erected, constructed, reconstructed, repaired, converted, or any building, structure or land is used in violation of this regulation, the Planning and Development Office or other appropriate authority or any adjacent or other property owner who would be damaged by such violation, in addition to other remedies, may institute an injunction, mandamus, or other appropriate action to stop the violation.

1-1-105 SCHEDULE OF FEES, CHARGES AND EXPENSES

a. No final action to record, permit, authorize or allow any application as required by this regulation before the Board, Planning Commission, County Planning Office or Planning and Development Director shall be taken unless all fees have been paid in full.

b. A schedule of fees, charges and expenses shall be reviewed by the Planning Commission and adopted by the Board of County Commissioners effective July 1 of each year. The fees shall be established by and posted in the Planning and Development Office. Fees shall be established based on the cost of providing planning and development services to the public. All estimated fees shall be

determined based on the average cost time, materials and overhead expenses accrued by the Planning and Development Office in conjunction with the duties and mission of the Office to serve the public.

1-1-106 COMMUNITY FACILITY FEES

a. Establishment

Subdividing land in Laramie County requires the assessment of community facility fees. The assessment of fees is made at the time of processing the subdivision permit.

b. Applicable Fees

Fees listed in the following section apply to either first time subdivisions or replats of land platted prior to the adoption of requirements for community facility fees, but fees shall not be duplicated for the same parcel. Fees shall be assessed for any new lot including those created under W.S. 18-5-306.

c. Classification

All lands platted for the first time within Laramie County shall be assessed a community facility fee according to the following schedule:

i. Land within any water and/or sewer district or serviced by a public water and/ or sewer utility in Laramie County shall be assessed community facility fees at a rate of five hundred dollars ($500.00) per acre. This fee shall be prorated to the nearest one tenth (0.1) of an acre, but the minimum fee shall not be less than two hundred and fifty dollars ($250.00).

ii. Land outside of a water and/or sewer district and land not served by any public water and/or sewer utility in Laramie County shall be assessed community facility fees at a rate of fifty dollars ($50.00) per acre. The fee shall be prorated to the nearest one tenth (0.1) of an acre, but the minimum fee shall not be less than twenty-five dollars ($25.00).

d. Exemptions

Lands exempt from community facility fees:

i. Lands subdivided for governmental use (including schools, parks, offices, greenways, state or county facilities, etc.); and

ii. Lands subdivided for public streets, roads and alleys; and

iii. Lands subdivided for public drainage facilities, such as channels, detention or retention pond sites.

iv. Lands subdivided as designated open space.

e. **Purpose**

The use of this fee in Laramie County shall be for fire facilities and equipment for County fire districts and for the construction of County public parks.

f. Payment Schedule

Payment of community facility fees shall be as follows: fees for County land shall be payable in full at the time of the signing of the plat if the total fee is less than five thousand dollars ($5,000.00). If the total due is greater than five thousand ($5,000.00), ten (10) percent of the total fee shall be paid at the time of the signing of the plat along with a contractual agreement between the County and the owner outlining a payment schedule of the remaining balance. The payment schedule shall not exceed a one (1) year period. The contractual agreement shall be executed with the plat signing.

1-1-107 AMENDMENTS TO THIS REGULATION

This Regulation may be amended, added to, changed, modified, or repealed. Anyone may originate a proposal for a text amendment to this regulation. A map amendment may be originated by the owner of the property, the Planning and Development Office, the Planning Commission or the Laramie County Board of Commissioners. All proposals shall be referred to the Planning Commission for public hearing. Any changes to the Regulation shall be conducted in conformance with W.S. 16-3-103.

Specific hearings required by the Planning Commission shall be held in accordance with section 1-2-104 of this regulation.

CHAPTER 2 APPROVAL AND PUBLIC HEARING PROCESS

1-2-100 BOARD APPROVAL PROCESS

In each of the districts in this regulation, there are uses which may be approved by the Board, according to specific procedures. The Board shall consider applications for such uses at its next regularly scheduled meeting no less than (30) days after the application has been submitted. The Board shall approve, approve with conditions, disapprove, or continue action on the application. Conditions may be attached to the approval to assure that there is no departure from the intent of this regulation. Public notification of the hearing shall conform to the notice requirements of this regulation.

a. Findings Necessary

Before any application for a Board Approval can be granted, the Board shall find:

i. The proposed use is permitted by Board approval in the proposed location and in conformance with all applicable development standards.

ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.

iii. There is no defined negative impact to the community.

These findings shall be documented in the minutes of the Board meeting. Any conditions placed on approval shall refer to the appropriate code or policies upon which the conditions are based. All disapprovals shall reference the code section on which disapproval is based. All findings shall be recorded with the Laramie County Clerk's Office in the form of a resolution by the Board.

b. Limits of Approval

Uses approved by the Board have not been exercised within twelve (12) months from its date of approval, any new regulations governing the use or development of the property shall apply.

1-2-101 VARIANCE

a. The Planning Commission shall have the power to hear and decide on applications for the variance of specific design standards (not uses) and any numerical requirement of these regulations. The Planning Commission may impose any reasonable or restrictions on any variance it decides to grant.

b. Criteria for Variances

The Planning Commission may grant a variance only if it finds that the application satisfies all of the following criteria:

i. That there are unusual physical circumstances or conditions, including, without limitation, irregularity, narrowness or shallowness of the lot, exceptional topographical or other physical conditions peculiar to the affected property;

ii. That the strict enforcement of the regulation would be detrimental to the existing property, adjacent property, or existing environment;

iii. That the unusual physical circumstances or conditions do not exist throughout the neighborhood or zoning district in which the property is located;

iv. That because of the unusual physical circumstances or conditions, the property cannot reasonably be developed in a manner substantially equivalent to the other landowners in the neighborhood;

v. That the unusual physical circumstances or conditions are not the result of actions of the applicant taken after the adoption of this regulation; and

vi. That the variance, if granted:

A. Would not harm the public safety and welfare;

B. Would not alter the essential character of the neighborhood or district in which the lot is located;

C. Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property; and

D. Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of the zoning regulation.

1-2-102 PROCEDURE FOR APPEALS

a. Administrative Appeals

Appeals of Administrative decisions shall be made in accordance with the following requirements.

i. An appeal shall be requested in writing on a County-approved form by any party aggrieved by a decision or action of the Planning and Development Director in enforcing any of the provisions of this regulation. The appeal shall be filed at the Office of the Laramie County Clerk within seven (7) calendar days from the date of the decision or action.

ii. The appeal shall specify the actions or decisions being appealed. The appeal shall describe the type of application presented, the date of the decision or action, and a statement of issues on appeal. The appeal shall also reference the section of this regulation or other regulations which are the subject of the appeal.

iii. The appeal will be placed on the first regularly scheduled Board meeting that occurs at least seven (7) calendar days after the Office of the County Clerk receives the appeal. The Board's decision will be rendered within forty-five (45) days from the date the appeal is filed with the County Clerk.

b. Appeals of Planning Commission and Board Decisions

Appeals from any decision of the Planning Commission and Board shall be made in accordance with the provisions of Wyoming state statutes.

1-2-103 PLANNING COMMISSION

a. Specific Hearings Required

The Planning Commission shall hold public hearings for amendments to the Land Use Regulation, and other policies and regulations, as needed. These hearings shall be held after required notice, to make recommendations to the Board of County Commissioners on any

proposed amendment, supplement, change, modification, or abolishment of any section of this Land Use Regulation, including the maps.

All procedures for public notice, publication, and adoptions shall be in accordance with the appropriate state statutes and the notice section of this regulation.

b. Findings Required

Before any zoning district map amendment or regulations are recommended for approval to the appropriate legislative body, the Planning Commission must find any of the following:

i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; or

ii. That the original zoning classification given to the property was inappropriate or improper; or

iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

c. These findings shall be recorded in the Planning Commission minutes and records and issued in written form to the applicant and the Board of County Commissioners. All approvals or disapprovals shall refer to the appropriate regulation.

1-2-104 NOTICE

All public notice required in association with these regulations will be in accordance with the appropriate state statutes. The following notice procedures are required, except as otherwise provided in this regulation.

a. Legal Notice

Legal notice shall be published in a local newspaper at least thirty (30) days before any public hearing. The notice shall include the time, date, location and purpose of the hearing and shall direct interested parties to address questions to the Planning and Development Office. The following development actions require publication of legal notice:

i. Subdivision Permits

ii. Plats

iii. Board Approvals

iv. Wind Energy Site Plans

v. Changes to any County regulation or comprehensive plan

vi. Highpower transmission lines, energy pipelines and water pipelines

vii. Zone Changes

viii. Other applications as determined by the Director

b. Notice to Area Property Owners

i. Except where otherwise provided in this regulation, the Laramie County Planning and Development Office shall send, by certified mail, a letter to adjacent property owners describing the purpose, location and public hearing procedures for the following development actions:

A. Subdivision Permits

B. Plats

C. Board Approvals

D. Changes to any regulation or comprehensive plan

E. Preliminary Development Plans

F. Site Plans

G. Zone Changes

H. Other applications as determined by the Director

ii. Except where otherwise provided, certified letters shall be sent to all adjacent property owners of record. Rights-of-way shall not be included when determining property adjacency.

iii. The Director may increase the notification area based on potential impacts to surrounding properties.

iv. The Director may require that additional notice be sent to area property owners by regular mail in addition to the certified mail requirements.

v. Except where otherwise provided, certified letters shall be sent at least thirty (30) days prior to the first scheduled public hearing. Certified letters regarding Preliminary Development Plans shall be sent at least ten (10) working days prior to the Planning Commission hearing date.

c. Posted Notice

i. The applicant shall place signs provided by the Planning and Development Office giving notice of the proposed development on the property so that they are clearly visible from all abutting public rights of way. Signs shall erected no less than thirty (30) days prior to the public hearing and be removed from the property within seven (7) days from final Board or Administrative action on the proposed development.

ii. Except where otherwise provided in this regulation, posted notice shall be required for the following development actions:

A. Subdivision Permits

B. Plats

C. Board Approvals

D. Site Plans

E. Preliminary Development Plans

F. Zone Changes.

G. Other applications as determined by the Director

d. Rulemaking Notice
Rulemaking notice shall be completed in accordance with State Statutes.

e. Cost of Notice

Applicants shall be responsible for the cost of all notifications and shall reimburse the County for said costs.

CHAPTER 3 DEFINITIONS OF TERMS

1-3-100 INTRODUCTION

a. For purposes of this regulation, the words and terms used, defined, interpreted or further described herein shall be construed as follows:

i. The present tense includes the future tense.

ii. Words used in the singular number include the plural, and vice versa, unless the context clearly indicates the contrary.

iii. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

iv. The word "shall" means mandatory.

v. The masculine includes the feminine.

b. Where not defined herein, the words used in this regulation shall have the common and customary meaning.

1-3-101 DEFINITIONS

Access Point - A driveway or intersection which provides an entrance or exit to private or publicly owned land from a public street.

Accessory Living Quarters - Living quarters that meet one of the following conditions:

a. **Employee Living Quarters -** Accessory residential structures that house people employed by the residents of the principal building or owners of the property and that is not used for rental purposes.

b. **Family Living Quarters -** Living quarters for the sole purpose of housing persons who are related by blood, marriage or adoption, including any foster children and are related to the residents of the principal building. A maximum of one accessory family living quarters shall be permitted on any single lot or property ownership. A maximum of one (1) person employed for the sole purpose of providing healthcare services and/or assistance to residents of the family living quarters may reside in the quarters.

Accessory Living Quarters may be detached from the principal structure provided the structure meets all requirements of Laramie County, including written approval from the Cheyenne-Laramie County Division of Environmental Health.

Accessory Structure - A structure that is subordinate in extent and purpose to the principal building on the same property.

Accessory Use - A use that is subordinate in area, extent and purpose to the principal use that contributes to the comfort and or convenience of the principal use, is located on the same lot or parcel as the principal use and is under the same ownership in all respects.

Accumulation - Massing or storing of material, debris, matter or waste in a manner that exceeds quantities that would commonly be considered reasonable or are significantly inconsistent with surrounding properties and like uses.

Adaptive Plant Species - Those species that are able to thrive in local conditions, including soil type, water availability and elevation.

Administrator - The Laramie County Planning and Development Director.

Adult Booth - A separate enclosure within a structure featuring adult entertainment or adult material. The term adult booth does not include a restroom or a foyer through which any person can enter or exit the establishment.

Adult Cabaret - An establishment that features adult entertainment.

Adult Entertainment - Any modeling, posing, exhibition, display, or exposure, of any type, whether through book, pictures, film displays, live performance, dance, or modeling, that has as its dominant theme, or is distinguished or characterized by an emphasis on any one or more of the following:

a. any actual or simulated specified sexual activities,

b. specified anatomical areas,

c. the removal of articles of clothing, or

d. appearing nude or semi-nude.

Adult Entertainment Establishment - Any adult video or bookstore, adult cabaret, adult booth, adult modeling or display establishment, adult motel, or adult theater.

Adult Material - One or more of the following material that has as its primary or dominant theme matter depicting, illustrating, describing or relating to adult entertainment, regardless of whether it is new or used:

a. books, magazines, periodicals or other printed matter;

b. photographs, films, motion pictures, video cassettes, slides, or other visual representations;

c. recordings or other audio matter;

d. instruments, novelties, devices or paraphernalia that are designed for use in connection with adult entertainment.

Adult Modeling or Display Establishment - Any establishment whose employees engage in adult entertainment or adult private modeling.

Adult Motel - Any motel, hotel, boarding house, rooming house, or other place temporary lodging that includes the word *adult* or *erotic* in any name it uses, or otherwise provides and advertises adult entertainment or adult material.

Adult Private Modeling - Modeling, posing, exhibition, display, or exposure by an employee relating to adult entertainment before a non-employee while the non-employee is in an area not accessible to all other persons in the establishment, or while the non-employee is in an area wither totally or partially screened or partitioned during such display from the view of all person outside the area. The term *private performance* is considered private modeling.

Adult Theater - An establishment consisting of an enclosed structure, or a portion or part of an enclosed structure, or an open-air area where a person may view adult material or adult entertainment. Generally, the adult material or adult entertainment is pre-recorded material.

Adult Video or Bookstore - An establishment that sells or rents adult material; however, any establishment meeting all the following criteria shall not be considered an adult video or bookstore:

a. The adult material is accessible only by employees.

b. The individual items of adult material offered for sale and/or rental comprise less than 10 percent of the individual items publicly displayed at the establishment as stock in trade in the following categories: videos, books,

magazines, periodicals, other printed matter, slides, other visual representations, recordings, and other audio matter.

c. The establishment does not use the following terms in advertisements or other promotional activities relating to the adult materials: XXX,XX, X, or any series of the letter X whether or not interspersed with other letters, figures, or characters; *erotic* or deviations of that word; *adult entertainment* or similar phrases; *sex* or *sexual acts* or similar phrases; *nude* or *nudies* or similar phrases; or any other letters, words, or phrases that promote the purchase or rental of adult material.

Agriculture, Agricultural Building, Agricultural Development - *See Farm and Ranch Operation.*

Agricultural Land - Contiguous or noncontiguous parcels of land under one (1) operation, owned or leased, shall qualify for classification as agricultural land if the land meets each of the following qualifications:

a. The land is presently being used and employed for an agricultural purpose;

b. The land is not part of a platted subdivision, unless exempted pursuant to W.S. 18-5-403.

c. If the land is not leased land, the owner of the land has derived annual gross revenues of not less than five hundred dollars ($500.00) from the marketing of agricultural products, or if the land is leased land the lessee has derived annual gross revenues of not less than one thousand dollars ($1,000.00) from the marketing of agricultural products. (§39-13-103(b)(x)).

Agricultural Use - *See Farm and Ranch Operation.*

Alley - A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on a street.

Alternative Tower Structure - Alternative design antenna mounting structures other than a tower or monopole, i.e. clock tower or a disguised tower or monopole, i.e. light pole or windmill.

Animal Hospital, Clinic - An establishment where animals are admitted principally for examination, treatment or care by a Doctor of Veterinary Medicine, which may include kennels and runs.

Antenna - Any exterior transmitting or receiving communication device mounted on a

tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Apartment Building - *See Residential, Multifamily.*

Appeal - A written request for a review of any final action or decision allowed by the provisions of this regulation.

Applicant - Any person(s), firm, corporation or entity requesting permission or desiring to apply for any action regulated by the Commission, Board, or County Administration as defined by this regulation.

Arena and Show Barn - A facility where individuals can attend livestock shows, sales, equine events, competitions, lessons and similar activities.

Automobile, Antique - Any motor vehicle that is at least twenty-five (25) years old and owned solely as a collector's item.

ASTM - American Society for Testing and Materials.

Auto Repair - Any building, structure, improvements or land used for the repair and maintenance of motor vehicles, including trailers and similar vehicles, including but not limited to body, upholstery, lubrication, tire service and the repair or of motor vehicles.

Auto Rental - The leasing or renting of automobiles, motorcycles or light load vehicles, including moving trucks.

Auto Storage - The outdoor storage and or display of more than two motor vehicles or any type of trailer provided it is unoccupied. Does not include auto repair.

Average Daily Traffic (ADT) - The total traffic volume during a given time period (in whole days greater than one day and less than one year) divided by the number of days in that time period.

Backhaul Network - The lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices, and/or long distance providers, or public switched telephone network.

Bar (Cocktail Lounge) - An establishment where alcohol is served in conformance with State Statutes.

Basement - Any area of a building having its floor sub-grade below ground level on two sides. The lowest floor of the lowest enclosed area includes the basement (walkouts are included as a basement). Earth bermed and similar above grade structures shall not be considered a basement.

Bed and Breakfasts - *See Residential.*

Berm - A mound of earth designed to provide a screen.

Bicyclist - Any person on a bicycle.

Bicycle Facilities - A general term denoting improvements and provisions that accommodate or encourage bicycling, including parking and storage facilities and shared roadways.

Bird Farm - *See Farm and Ranch Operations.*

Block - An area of land that is entirely bounded by streets or a combination of streets, natural barriers, and other property lines.

Board - The Board of Laramie County Commissioners.

Body Art - the practice of physical body adornment utilizing, but not limited to, the following techniques: body piercing, tattooing, cosmetic tattooing, branding and scarification. This definition does not include practices that are defined as medical procedures by the Wyoming Board of Medicine, such as implants under the skin, which cannot be performed in a body art establishment. This definition does not include piercing of the outer perimeter or lobe of the ear using pre-sterilized single use stud and clasp ear piercing systems.

Body Art Establishment - any place or premise, whether public or private, temporary or permanent in nature or location, where the practice of body art, whether or not for profit, is performed.

Body Artist - an individual who performs or practices Body Art on another individual.

Boarding House - *See Residential.*

Buffer - Natural or other physical elements, such as distance, plants, trees, fences, berms or walls which separate and screen land uses from one another.

Building - A building is any structure used or intended for supporting or sheltering any use or occupancy.

a. **Attached** - A building having one or more party walls in common with an adjacent building.

b. **Detached** - A building having no common wall connection with another building.

c. **Existing -** A building erected prior to the adoption of this regulation or one for which a building permit has been issued, or erected in accordance with this regulation after its adoption.

d. **Nonconforming -** A structure or building, the size, dimensions, location or use of which was lawful prior to the adoption of, revision or amendment to these regulations, but which fails by reason of their adoption, revision or amendment to conform with the current requirements of this regulation.

e. **Principal -** A building or structure in which is conducted the main or principal use of the property on which the building or structure is situated.

Buildable Area - The portion of a lot or site, exclusive of required setbacks, landscaping, open space, or easements, within which a structure may be built.

Building Height - The average vertical distance above grade measured on four sides of a building to the highest point of the building. The measurement shall be taken from the ground surface at a 5-foot horizontal distance of the exterior wall of the building. The height of a stepped or terraced building is the maximum height of any segment of the building.

Building Setback Line - *See Setback*.

Build-To Line - An alignment established a certain distance from a right of way line along which a building shall be built.

Business - The lawful endeavor for the engagement in the purchase, sale, barter or exchange of goods, wares, merchandise or services.

Caliper - A standard for trunk measurement of nursery stock that is measured from a specific distance above the ground. Minimum caliper measurements shall be taken six inches above ground level.

Campground - Land occupied or intended for temporary occupancy by any of the following: tent, tent trailer, pickup and camper, travel trailer or motor home or

similar type recreational vehicle. Temporary shall mean a maximum of fifteen (15) calendar days unless otherwise allowed by these regulations.

Carport - An unenclosed structure for the purpose of protecting automotive vehicles.

Cemetery - Land used for the burial of the deceased, both human and animals, and dedicated for interment purposes, including columbaria, crematoria, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

Certificate, Child Care - The authority to carry on or operate a child care facility issued by the Wyoming Department of Family Services operating as the agency which issues certificates.

Certificate of Compliance - A certificate issued by the County that verifies and attests that the County requirements, including but not limited to site plan and building permits and appropriate County inspections, have been met prior to issuance of a Certificate of Occupancy or acceptance of required public infrastructure improvements.

Certificate of Occupancy - (See the International Building Code)

Certified Mail - A service provided by the United States Postal Service (USPS) that allows the sender to track the delivery date for correspondence via a unique tracking number provided at the time of sending. Certified mail may be sent with an official USPS return receipt request to obtain the recipient's signature.

Change of Use - For purposes of this regulation, a change of use constitutes at least one of the following:

a. The use is appreciably different than the existing use as permitted in the zoning district in which the use is located.

b. The use requires a different site design than that existing for the previous use.

c. The use increases the impervious area of the site by more than 10 percent.

d. The previous or existing use has been discontinued for more than 180 days.

e. The existing use is non-conforming.

Child Care Facility - Child care facilities, including preschools, are defined as follows for the purpose of this regulation:

a. **Family Child Care Home (FCCH) -** A facility in which care is provided for three (3) to ten (10) unrelated children from more than one immediate family for part of a day in a family setting. The operator's own pre-school children shall be counted toward the total number of children. The operator must live in the facility.

b. **Family Child Care Center (FCCC) -** A facility in which care is provided for eleven (11) to fifteen (15) unrelated children for part of a day in a residential structure. The operator's own pre-school children shall be counted toward the total number of children. Operator must live in the facility.

c. **Child Care Center - Minor (CCC-Minor) -** A business, not located in a residential building where three (3) to twenty-nine (29) children are cared for on a regular basis.

d. **Child Care Center - Major (CCC-Major) -** A business, not located in a residential building where thirty (30) or more children are cared for on a regular basis.

Church - The use, building, or conversion of real property for the purpose of religious exercise. The term `religious exercise' includes any exercise of religion, whether or not compelled by, or central to, a system of religious belief.

Clinic, Dental and Medical - A building or office in which physicians, dentists, optometrists, allied health professionals, and professional assistants are associated for the purpose of carrying on their profession. The clinic may include dental or medical laboratories.

Club or Lodge, Membership Club - A club or lodge composed of persons who are members paying annual dues, with the premises used primarily by members and their guests, but also may be rented by other parties.

Commercial Development - Any land use associated with retail buying or selling and exchange of goods or services.

Commercial Use - The purchase, sale, or transaction involving the disposition of any article, substance commodity, or service; the maintenance or conduct of offices, professions, or recreational or amusement enterprises conducted for profit including renting of rooms, business offices and sales display.

Commission - The Laramie County Planning Commission.

Common Area - Land within a development, not individually owned or owned in fee by all owners within a subdivision dedicated for public use, which is designed and intended for the common use and or enjoyment of the residents of the development. Common areas shall be maintained by entities other than the County.

Community Center - A non-commercial use established primarily for the benefit and service of the population of the community in which it is located.

Comprehensive Plan - The general plan for land use, transportation, utilities, annexation, and community facilities prepared and maintained by the Laramie County Planning Commission and the Laramie County Board of Commissioners. Includes the adopted comprehensive master plan, and any adopted sub-area plan.

Concentrated Feeding Operation - any housed facility, including any lagoon and other waste treatment facilities associated therewith, wherein livestock are confined, fed and maintained for a total of forty-five (45) consecutive days or more in any twelve (12) months, and the feed lot or facility is designed to confine an equivalent of one thousand (1,000) or more animal units.

Condominium - A separate-fee simple estate in an undivided air space unit of a multi-unit property together with an undivided-fee simple interest in common elements.

Coniferous - A plant with foliage that persists and remains green throughout the year.

Construction, Building Structure -

a. New - Structures for which the construction commenced on or after the effective date of this regulation.

b. Start of - The first placement of permanent construction of a structure (other than a manufactured house) such as the excavation of footings or foundations, or the pouring of slabs or foundations. Permanent construction does not include land preparation such as clearing, grading and filling; nor does it include the installation of streets and/or sidewalks. For a structure (other than a manufactured house) without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation. For manufactured houses not within a manufactured house park or subdivision, "start of construction" means the affixing of the manufactured house to its permanent site. For manufactured houses within manufactured house parks or manufactured house subdivisions, "start of construction" is the date on which the structure is to be affixed.

Controlled-Access Highway - Every highway, street or roadway in respect to which owners or occupants of abutting lands and other persons have no legal right of access to or from the same except at such points only and in such manner as may be determined by the public authority having jurisdiction over the highway, street or roadway.

Convalescent Home - *See Nursing Home.*

County - Laramie County, Wyoming.

County Clerk - The Clerk of Laramie County, Wyoming.

Courtyard - An open space bounded on at least three sides by a building or buildings.

Crosswalk - Any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by lines or other markings on the surface.

Data Plates - A plate affixed to manufactured houses to certify that the house was built to Department of Housing and Urban Development (HUD) manufactured housing construction and safety standards*. (See Manufactured Houses.)*

Deciduous - A plant with foliage that is shed annually.

Designated Bicycle Lane - A portion of a roadway or shoulder which has been designated and marked for use by bicyclists.

Designated Engineer - The person designated by the owner to oversee design and construction of permitted facilities. The Designated Engineer shall be licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming.

Developer - The person who petitions the County for approval of a development action.

Development - Any human-made change to improved or unimproved real estate, including but not limited to the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling.

Development Agreement – An agreement between the property owner and the County that clearly establishes the owner's responsibility regarding project phasing, the provision of public and private facilities, improvements and other mutually agreed to terms and requirements.

Development Director - The Planning and Development Director of the Laramie County Planning and Development Department or a designated representative.

Division of Land - A legal parcel of land as recorded with the County Clerk.

Dormitories - *See Residential.*

Drive Approach/Driveway Approach - A constructed vehicle access between a road or street and adjacent property.

Drive-in, Drive-up Facility - An establishment so designed that a portion of its retail service or character is dependent on providing a driveway approach for motor vehicles to serve patrons remaining in the motor vehicle.

Dwelling Unit - One or more rooms which are intended for human occupancy with facilities for living, cooking, sleeping and sanitary facilities for purposes of functioning as a single housekeeping unit. For the purpose of this regulation, a single dwelling unit may contain only one kitchen facility consisting of a single stove and oven.

Easement - A permanent or temporary grant of right by a property owner to the public, a corporation, or other person(s), for the use of a strip or parcel of land for specified purposes. Ownership shall remain with the property owner.

Educational Facilities - A public, parochial or private institution that provides educational instruction to students.

Encumbrance - A mortgage or other lien of record, securing or evidencing indebtedness and affecting land to be subdivided/developed, including liens for labor or materials. Taxes and assessments levied by public authority are not an encumbrance under this act except such taxes and assessments as may be delinquent.

Energy Pipelines - Pipelines which carry energy products, including gas, oil and coal, excluding natural gas distribution lines and oil or gas field collection lines.

Entertainment Facility - Predominantly spectator uses conducted within an enclosed building or in open or partially enclosed facility. Uses include movie theaters, concert halls, sports arenas, motor or animal racing facilities and outdoor amusement parks.

a. Amusement Facility - Any indoor or outdoor place that is maintained or operated for the amusement, patronage, or recreation of the public to include

any coin-operated amusement device of any description.

b. Recreation Facility, Commercial - Any facility whose main purpose is to provide the general public with amusing or entertaining activity and where tickets are sold or fees collected for the activity. Includes, but is not limited to, skating, water slides, miniature golf, bowling alleys billiard halls, swimming pools and shooting ranges, but not movie theaters.

Erosion and Sediment Control Plan - A plan that is designed to minimize the accelerated erosion and sediment runoff at a site during construction activities.

Essential Service Utilities - See Utilities, Essential Services.

Evapotranspiration - Evapotranspiration is the sum of evaporation and transpiration. Evaporation is the movement of water into the air from sources including soil and water bodies. Transpiration is the release of water into the air from plants.

Exercise - Binding contracts for construction or other improvements have been executed or, in the absence of contracts, that construction is underway to a substantial degree, or that prerequisite conditions involving substantial investment are under contract, in development, or completed. When construction is not required to implement the use, "exercise" shall mean that the use is operating in compliance with the conditions as designated in the permit.

Facilities - Water and sewer mains, curbs, gutters, sidewalks, street paving, storm sewers, electrical lines and conduits, gas lines and other public improvements.

Family - A family is defined as one of the following:

a. A group of not more than five (5) unrelated persons living together as a single housekeeping unit;

b. A combination of persons related by blood, marriage or adoption, including any foster children and unrelated adults and occupying a single dwelling unit; or

c. A group of persons with a disability or handicap and associated resident staff, subject to the occupancy and licensing requirements of the State.

For the purpose of this definition, persons with a disability or handicap are defined as the commonly accepted definitions as defined in federal law. The terms handicapped and disabled shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals.

Family Day Care - *See Child Care Facility.*

Farm and Ranch - Farm and ranch means the land, buildings, livestock and machinery used in the commercial production and sale of farm and ranch product (§18-2-115).

Farm and Ranch Operation - The science and art of production of plants and animals useful to man except those listed under Wyoming State Statute § 23-1-101, including, but not limited to, the preparation of these products for man's use and their disposal by marketing or otherwise. Includes horticulture, floriculture, viticulture, silviculture, dairy, livestock, poultry, bee and any and all forms of farm and ranch products and farm and ranch production (§18-2-115). For the purposes of this section, a property shall meet the definition of Farm and Ranch Operation if it meets the criteria for agricultural land as defined in §39-13-103(b)(x).

Farming - *See Farm and Ranch Operation*.

Farm Stand - A temporary site offering retail sales of agricultural goods.

Feed Lot - An operation where commercial livestock are either fattened for slaughter or warmed up for resale in a confined area.

Fence - A manmade partition, structure, wall or a gate erected as a dividing marker, barrier, enclosure, or screening device.

Fireworks Stand - an establishment operating in accordance with all local, State and Federal regulations that provides wholesale or retail sales of fireworks. Fireworks stands shall not be considered as a use similar to others permitted in a zone district.

Floodplain - The land area susceptible to inundation by water from any source.

Floodway - Water course and adjacent area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than the designated height.

Floor Area - The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings.

a. Gross Floor Area (GFA) - The outside dimensions (wall to wall) of a building.

b. Gross Leasable Area (GLA) - The total floor area designated for occupancy

exclusive of basements, stairwells, mechanical rooms and bathrooms. The area leased to occupants for use.

Floor, Habitable - Any floor usable for living purposes, with normal living facilities which include any combination of sleeping, eating, cooking, sanitary, or recreation. A floor used only for storage purposes and not equipped with any of the above facilities is not a habitable floor.

Fractional Space - Any partial space resulting from calculations of parking requirements.

Frontage – That side of a lot or building abutting a public or private right of way or tract designated for access to the subject lot. Primary frontage is the right of way from which the access to the lot is taken and the address of the lot is assigned.

Garage -

a. Parking - A structure used for the short term (less than 30 days) parking of vehicles, other than private or storage garages.

b. Private - A building or portions thereof for the storage of automobiles or other property for persons living on the premises and having no public shop or services.

c. Storage - Any structure or premises used for the storage of motor vehicles.

Governing Body - The legal body responsible for administering the laws of a given jurisdiction.

Green Roof - A roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Greenway - A linear open space established for the purpose of non-motorized travel.

Group Dwelling - *See Residential.*

Hazardous Materials - Any hazardous or toxic materials, pollutants, contaminants or waste and any other chemical, material or substance, the handling, storage, release, transportation, or disposal of which is or becomes prohibited, limited or regulated by any federal, state, county, regional or local authority or which, even if

not so regulated, is or becomes known to pose a hazard to the health and safety of the occupants of the subdivision/development, including, without limitation,

a. asbestos

b. petroleum and petroleum by-products

c. urea formaldehyde foam insulation

d. polychlorinated biphenyls

e. all substances now or hereafter designated as “hazardous substances,” “hazardous materials” or “toxic substances” pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., or the Resource, Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or

f. all substances now or hereafter designated as “hazardous substances,” “hazardous materials” or “toxic substances” under any other federal, state or local laws or in any regulations adopted and publications promulgated pursuant to said laws. *See also,* for CERCLA, 40 C.F.R. Part 302; and for RCRA, 40 C.F.R. §§ 261.21-261.34.

Hazardous Waste - Any waste or combination of wastes which pose a substantial present or potential hazard to human health and/or the environment.

Height - When referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna. Does not apply to habitable structures.

High Power Transmission Lines - Transmission lines which carry 69,000 volts or more.

Hobby - An activity or interest pursued outside one's regular occupation and engaged in primarily for pleasure.

Home Occupation - Any nonresidential use conducted entirely within a residential dwelling and which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, uses less than 20 percent of the gross floor area of the dwelling and does not change the character thereof. For the purposes of this definition,

home occupation shall not include day care uses, the repair of motor vehicles or permit any outdoor storage.

Hospital - An institution where sick or injured persons are given medical care and are housed overnight, fed and provided nursing and related services. This definition shall not include assisted living facilities.

Hotel and Motel - Any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes.

Housekeeping Unit - A single dwelling unit whereby the occupants operate as a family and have common access and use of all living, eating and sanitary facilities in the dwelling.

Impervious Surface - Those surfaces that cannot effectively infiltrate rainfall (i.e. building rooftops, pavement, sidewalks, driveways, etc.)

Improvement (Public) - Any drainage channel, roadway, parkway, sidewalk, pedestrian way, tree, lawn, structure or other facility intended for public use for which the local government may ultimately assume the responsibility for maintenance and operation, or which may cause an improvement for which local government responsibility is established.

Industrial -

a. Heavy - Any industrial, manufacturing, fabrication, warehousing, or processing which might emit noxious smoke, odor, dust or noise

b. Light - Any industrial, manufacturing, fabrication, warehousing, or processing which does not emit noxious smoke, odor, dust or noise. All processing, fabrication, manufacturing, assemble and disassembly takes place wholly within an enclosed building.

Industrial Landfill - A disposal facility which uses an engineered method of disposing of industrial solid waste on land without creating a hazard to the public health, the environment, plants or animals.

Infiltration - The process of percolating storm water into the subsoil.

Intersection - The area embraced within the prolongation or connection of the lateral curb lines, or, if none, then the lateral boundary lines of the roadways of two rights of way which join one another at, or approximately at, right angles, or the area

within which vehicles traveling upon different rights of way joining at any other angle may come in conflict. The junction of an alley with a street or highway does not constitute an intersection.

Junk and Scrap Yard - Any structure, parcel of land or space for storage, abandonment or sale of junk, scrap material or similar waste. Any business and any place of storage or deposit, whether in connection with another business or not, which has stored or deposited two or more unlicensed motor vehicles. An open area where waste or used materials are bought and sold, exchanged, stored, baled, packed, dismantled or handled, including but not limited to scrap metals, pipe tubing, casing, paper, rags, rubber tires, batteries, and bottles.

Kennels and Pet Boarding - Any property or premises on which dogs, cats or other household animals are boarded, bred or sold.

Kitchen - A room or portion of a room devoted to the preparation or cooking of food which contains a sink, refrigerator, and a stove with an oven, requiring a 220-volt electric service or natural gas, referred to as cooking facilities. No more than one kitchen is permitted per dwelling unit.

Landscaping - The modification of a site for an aesthetic or functional purpose, including any combination of living plants, natural and structural features.

a. Landscaped Setback - The minimum required landscaping area on property which is adjacent to a property line common to a street right-of-way.

b. Internal Landscaping - The area that lies within the property lines.

c. Xeriscape - A landscape design that uses limited turf areas, mulches, efficient irrigation (often drip or subsurface) and native, adaptive or drought tolerant plat materials to achieve water conservation.

Landscape Plan - A document that depicts existing and planned plant and other materials in relation to buildings, walkways, driveways and other relevant site information.

Light Pollution - the night sky glow caused by the scattering of artificial light in the atmosphere

Light Trespass - light emitted by an outdoor lighting fixture that shines beyond the boundaries of the property on which the fixture is located.

Livestock - one or more domesticated animals, including but not limited to cattle,

swine, horses, llamas, alpacas, sheep and poultry raised in an agricultural setting to produce commodities such as food, fiber and labor.

Loading Areas - An off-street space for temporary parking of a vehicle while loading and unloading merchandise or materials.

Loading Space - An on or off street space for the standing, loading, and unloading of vehicles, people or articles.

Local Authorities - Every County, municipal and other local board or body having the authority to enact and administer laws.

Lodging House - *See Residential.*

Lot - A portion of a legal subdivision or legal parcel of land as recorded with the County Clerk.

a. **Corner -** A lot situated at the intersection of two or more intersecting streets

b. **Interior -** A lot other than a through or corner lot.

c. **Through -** A lot, other than a corner lot, having a frontage on more than one street.

d. **Reverse Frontage -** A corner lot where the front of the structure faces the side lot line, rather than the front lot line.

Lot Area - The total area of the property.

a. **Net -** The total area of the property within the property lines. All minimum square footage requirements are “Net” requirements

b. **Gross -** The total area of the property to the center line of the public or private streets or roads. This calculation is used exclusively for the purpose of determining area for septic systems.

Lot Coverage - That portion of a lot (property) occupied by buildings accessory buildings, parking and impervious surface.

Lot Lines - The lines bounding a lot (property), as defined herein.

a. **Lot Line - Front -** The boundary line of a lot which immediately abuts a public right-of-way (other than an alley) or private right-of-way, or tract designated for

access to the subject lot. Front lot lines may be either primary front lot lines or non-primary (secondary, or tertiary) front lot lines.

i. **Primary Front Lot Line -** The front lot line closest to that face of the primary, principal or main building(s) on the lot which contains the primary entrance to the building(s), or, in the event the primary entrance does not face a front lot line, the front lot line which abuts the street used in the address assigned to the primary, principal or main building(s) on the lot.

ii. **Non-Primary (Secondary, or Tertiary) Front Lot Line -** A front lot line which is not the primary front lot line.

b. **Rear -** The lot line opposite the front lot line.

c. **Side -** Any lot line other than the front or rear lot lines.

Lot Width - The shortest distance between any two (2) lot lines of a lot which are intersected by the front setback line, measured at a point of intersection parallel to the front property line.

Luminaire - A complete lighting system, including the lamp and the fixture.

Man Camp - See Work Camp.

Manufactured Home - A factory built, single-family structure that is manufactured under the authority of 42 U.S.C. Section 5401, the National Manufactured Home Construction and Safety Standards Act, is transportable in one or more sections, is built on a permanent chassis and is used as a place of habitation, but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site and which does not have wheels or axles permanently attached to its body or frame.

Manufacturing - The process of making goods by hand or by machinery.

Massage Establishment/Therapist - Any building, room, place or establishment other than a regularly licensed established hospital or medical office where non-medical or non-surgical manipulative exercises or devices are practiced upon the human body manually or otherwise.

May - Permitted action.

Medical Office - *See Clinic, Dental and Medical.*

Medical Facility - *See Clinic, Dental and Medical.*

Mixed Use - The development of a property with two or more uses.

Met Tower - Meteorological tower used for measurement of wind speed. Met Towers are exempt from the Large Wind Energy Systems Regulation.

Mobile Home - A single-family residential dwelling manufactured prior to June 15, 1976, that was not required to be constructed in accordance with the National Manufactured Home Construction and Safety Standards Act. A Mobile Home is transportable in one or more sections, and, in traveling mode is eight (8) body feet or more in width and forty (40) body feet or more in length. When erected on a site four hundred (400) or more square feet and built on a permanent chassis, a Mobile Home is designed to be used as a permanent residence on a temporary or permanent foundation, when connected with the permanent utilities including plumbing, heating, air conditioning and electrical systems.

Modular Home - A single family residential dwelling, not a Manufactured or Mobile Home, that is constructed in a factory to a residential construction code other than the National Manufactured Home Construction and Safety Standards Act.

Monument, Permanent - Any structure of masonry, wood or steel permanently placed on or in the ground, including those expressly placed for surveying reference.

Motel - *See Hotel.*

Motor Vehicle - *See Vehicle.*

MUTCD - Manual of Uniform Traffic Control Devices

Neighborhood - An area of a community with characteristics that distinguish it from other community areas and which may include distinct ethnic, social or economic characteristics, schools, or boundaries defined by physical barriers such as parks, streets, highways and railroads, airports, or natural features such as rivers.

Nit - A luminance unit equal to 1 candle per square meter measured perpendicular to the rays from the source.

Nonconforming Use - The lawful use of a building, structure or land on the effective date of this regulation or amendments thereto, which does not conform to the provision of this regulation for the zoning district in which it is located.

Nonparticipating Property, WES - Real property on which there is no large wind

energy system (WES) or real property on which a large wind energy system is located but is owned, operated or managed separately from wind energy systems sited on adjacent properties.

Nonparticipating Property Owner, WES - Owner of a Nonparticipating Property.

Nonpoint Source Pollution - Water pollution from any source other than discernible, confined, and discrete conveyances. Includes, but is not limited to, pollutants from agricultural, industrial, mining, construction, subsurface disposal and urban runoff sources.

Noxious Matter or Material - Materials capable of causing damage to living organisms by chemical reaction or capable of causing detrimental effects on the physical or mental well being of individuals.

Nuisance - Any use or non-use of property which presents a clear and definable threat to the life, health, safety or welfare of Laramie County citizens or which is otherwise defined at common law, Wyoming State Statute, or herein.

Nursery, Landscaping - A parcel, property, space, or building, or a combination thereof, for cultivation, storage, or sale of living or artificial trees, shrubs or plants including products used for gardening or landscaping. The definition of a nursery does not include any space or building used only for the sale of fruits, vegetables, or related products.

Nursing Home - A use providing bed care and inpatient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding any facility providing care for alcoholism, drug addiction, mental disease or communicable disease.

Office - The building, room or rooms in which the affairs of a business, professional person, or a branch of government, etc., are conducted.

Official Traffic-Control Devices - Signs, signals, markings and devices not inconsistent with this regulation placed or erected by authority of a public body or official having jurisdiction, for the purpose of regulating, warning or guiding traffic.

Official Zoning Map - The official zoning map of the Laramie County, Wyoming as adopted by the Board of County Commissioners.

Open Space - Areas retained for use as active or passive recreation areas or as resource protection areas that remain in an undeveloped state.

a. **Active:** Open space that may be improved and set aside, dedicated, designated or reserved for recreational facilities.

b. **Passive:** Open space that is unimproved and set aside, dedicated, designated, or reserved for public or private use.

Outdoor Lighting Fixture - any outdoor electrically powered luminaire, permanently installed or portable, used for illumination, decoration, or advertisement. Such devices shall include general ambient lighting, street and area luminaires, decorative lighting, accent or feature lighting, as well as searchlights, spotlights, and floodlights.

Owner - The owner of record of a parcel of land, as recorded in the office of the County Clerk.

Owner, WES - The entity or entities with an equity interest in the wind energy system (WES), including their respective successors and assigns. Owner does not refer to the property owner from whom land is leased to locate WES(s), unless the property owner has an equity interest in the WES(s).

Outdoor Display - An area of designated size used for the display of merchandise outside of a building or structure.

Outdoor Storage - The storage, not in an enclosed building, of any material including items for sale, lease, processing and repair for a period of greater than 24 hours.

Overlay District - A district established by Board resolution that modifies and supersedes the underlying land use and/or zoning regulations.

Parking Lot - A prepared hard-surfaced area, consisting of concrete, asphalt or other approved material, other than a street or public way, not within a structure, for the purpose of storing licensed and operable motor vehicles for limited periods of time not to exceed 24 hours without Board Approval.

Parking Space - An area for the purpose of parking one motor vehicle. Area must meet the minimum dimension requirements of this regulation and be surfaced with either asphalt or concrete or other acceptable material as approved by the County.

Participating Property, WES - Real property on which the wind energy system (WES) is located or real property under lease for the purpose of locating more than one WES in a wind farm.

Participating Property Owner, WES - Owner of the real property on which the wind energy system (WES) is located.

Party Wall - A wall common to two or more units which are intended to be individually owned.

Pedestrian - Any person afoot.

Pedestrian Vehicle - Any self-propelled conveyance designed, manufactured and intended for the exclusive use of persons with a physical disability.

Person - Any individual or group of individuals, or any corporation, general or limited partnership, joint venture, unincorporated association, or governmental or quasi-governmental entity. The word "person" includes a firm, association, organization, partnership, trust, company, corporation, limited liability company or any other legal entity.

Planned Unit Development (PUD) - A tract of land developed as a unit which includes one or more principal buildings or uses and is processed under the Planned Unit Development provisions of this regulation.

Planning Commission - Laramie County Planning Commission.

Planning Director - The Director of the County Planning and Development Department.

Plat - A map prepared as a requirement for a subdivision permit, in accordance with the provisions of these regulations and State statute which has been reviewed at one or more public hearings and has been approved by the Board of County Commissioners prior to being submitted for recording with the County Clerk.

Preliminary Development Plan - A series of documents and information detailing intentions for the division and development of land.

Primary Property or Source - The main and significant property, area, spot or source from which a nuisance originates.

Private Road or Driveway - Every way or place in private ownership used for vehicular travel by the owner and those having express or implied permission from the owner, but not by other persons.

Processing - *See Manufacturing.*

Professional Engineer - A Professional Engineer licensed and registered in the State of Wyoming.

Property Line - The legal boundary of any particularly described land. *See Lot Line*.

Public Art - Works of art in any media that have been planned and executed with the specific intention of being sited at a location accessible by view to the public, whether on public or private property.

Public Land - Land owned, controlled and/or operated by a governmental unit.

Public Utility - *See Wyoming State Statute 37-1-101(vi).*

Radius - The curved or flared portion of a driveway or street which connects the driveway with the highway or street.

Recreational Use -

a. Active - Recreation requiring some constructed facilities and organized activities.

b. Passive - Recreation that has a minimal impact and involves existing natural resources.

Residential -

a. Accessory/Secondary Residential - *See Accessory Living Quarters.*

b. Bed and Breakfasts - A single dwelling unit which is used to provide limited lodging, temporary overnight accommodations for paying guests. Consists of no more than ten (10) lodging units, or no more than a daily average of ten (10) persons per night during any thirty (30) day period, and in which no more than two (2) family-style meals are provided per twenty-four (24) hour period. A bed and breakfast establishment is distinguished from a hotel or motel operation by its size and more residential atmosphere with limited services.

c. Boarding and Rooming House, Lodging House - A single dwelling unit or portion of a single dwelling unit with five (5) or fewer guest rooms where lodging with or without meals is provided for compensation on a long-term basis.

d. Dormitories - A building principally used for sleeping accommodations where such building is related to an educational, public or religious institution or to agricultural operations. Dormitories may include kitchen and eating facilities.

e. Duplex - A structure containing two (2) separate dwelling units each of which

have direct access to the outside and used for not more than two single housekeeping units

f. **Group Dwelling -** The residence of a group of persons, not related by blood, marriage, adoption or guardianship and living together as a single housekeeping unit.

g. **Mixed-Use -** A structure containing both residential and commercial functions.

h. **Multi-Family -** A detached building designed and used exclusively as a dwelling by three (3) or more single housekeeping units occupying separate dwelling units within the building.

i. **Single-Family -** A dwelling unit having accommodations for exclusive use by a single housekeeping unit.

. j. **Townhouse -** Three (3) or more dwelling units, placed side by side, having one or more party walls designed so as each unit has direct access outside and individual utility services and serving three or more single housekeeping units.

Recycling - An indoor facility, not a salvage yard, in which recoverable resources such as newspapers, magazines, books, paper products, glass, metals, plastics and other products are collected, stored, processed or treated to return such products to a condition in which they may be re-used for production. Any outdoor storage of materials shall be approved by the Board of County Commissioners.

Regulatory Area - All lands in unincorporated Laramie County. Where zoning and/or overlay districts are in place, the requirements of the zoning district and/or overlay district takes precedence.

Resolution - The laws enacted by the Board of County Commissioners.

Restaurant - A structure in which the principal use is the preparation and sale of food and beverages.

Retail - The sale of goods or articles to the consumer.

Right-Of-Way - A strip of land occupied or intended to be occupied by a street, crosswalk, pedestrian way, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, landscaping including trees, or for any other special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a plat is to be separate and distinct from the lots or parcels adjoining such right-

of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, pedestrian ways, water mains, sanitary sewers, storm sewer mains, landscaping including trees, or any other use involving maintenance by a public agency shall be dedicated to the public by the maker of the plat on which such right-of way is established.

Right-Of-Way, Public - A right-of-way specifically dedicated to the public for public use.

Roadway - The portion of a highway improved, designed or ordinarily used for vehicular travel, exclusive of the sidewalk, berm or shoulder.

Runoff - Flow on the surface of the ground resulting from precipitation.

Runoff, Off-Site - Runoff that is conveyed beyond the boundaries of a specific area.

Rural - A sparsely developed area used primarily for agriculture, natural resource development, land and water conservation.

Rural-Urban Interface - A transition area between rural and urban development. This area is characterized by more intensive residential and commercial land uses than rural areas but preserves elements of rural areas, such as the use of drainage swales along rights of way.

Sale or Lease - Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, auction, award by lottery, devise, intestate succession, or any offer or solicitation of any offer to do any of the foregoing concerning an interest in a subdivision/development or part thereof, whether by metes and bounds, lot and block or tract description.

Salon - Any commercial establishment wherein cosmetology is practiced on a regular basis.

Salvage Yard - A property where materials are extracted from non-usable equipment, structures, or vehicles and stored for resale in accordance with State requirements.

Sanitary Landfill - A method of disposing of refuse on land without creating nuisances or hazards to public health or safety by using the principles of engineering to confine the refuse to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each day's operation or at more frequent intervals as may be necessary.

Sanitary System - A sewer system or systems including mechanisms for collection, treatment and disposal of domestic and/or commercial sewage.

School, Public, Parochial, and Private: An institution or place of instruction or education. For purposes of this regulation, schools are classified by the type of instruction provided and by student grade level and includes schools for the developmentally disabled.

a. K-12 School - A place of learning, whether public or private, which meets State standards for providing instruction for students in kindergarten and grades one through twelve which may include but is not limited to: classrooms, offices, administrative buildings, athletic facilities and fields, cafeteria, bookstore, library, and auditorium.

b. Preschool/Federal Head Start Program - A place of learning, whether public or private, which provides direct education to children to enhance school experiences and opportunities for children in advance of or through K-12 education.

c. Higher Education Facility – A licensed and accredited institution offering education beyond the twelfth grade level, including community colleges, colleges and universities.

Screening - The method by which the view from one property to another property is substantially shielded, concealed or hidden. Screening techniques include solid fences, walls, hedges, berms, significant setback or other County-approved features.

Service, Public - Any utility or governmental system provided directly by the County, State or an incorporated city or town. The term *public service* shall also include any entity, service, improvement district or joint powers board organized pursuant to laws and existing as a "body corporate" and supported in whole or in part.

Setback - An open space of fixed width within a parcel along the front, side, or rear property line which shall remain free of any development, except as allowed in this regulation. The minimum distance which shall be maintained between a parcel's boundaries and any structure built within the parcel. For purposes of this regulation, setbacks are classified as follows:

a. Front - An area extending the full width of a parcel, located parallel to the front property line, and any property line adjacent to a street, and having a depth measure perpendicular to the front property line which meets the minimum requirement for the front setback as specified in this regulation for the zone district in which the property is located.

b. Side - An area located along any side property line, having a depth measured perpendicular to the side property line which meets the minimum requirement for the side setback as specified in this regulation. Side setbacks shall extend from the front setback line to the rear setback line, or, where a parcel is formed by more than four sides, to the point of intersection with an adjacent side setback line.

c. Rear - An area extending the full width of a parcel, located along the rear property line, and having a depth measured perpendicular to the rear property line which meets the minimum requirement for the rear setback as specified in this regulation.

Shall - Mandatory.

Shared Parking Facility - An off-street parking area that is designed to accommodate multiple uses and reduce the overall required parking area.

Shopping Center - A group of commercial establishments planned, constructed and managed as a total entity.

Shrub - A woody plant that usually remains low and produces shoots or stems from the base and is not usually tree-like or single stemmed.

Sidewalk - Intended for use of pedestrians, that portion of a street between curb lines, or the lateral lines of a roadway and the adjacent property lines.

Signs -

Abandoned Sign - A sign that no longer identifies or advertises a location, product, or activity or is structurally unusable or is not covered at least 50% in area by an advertising message for a period of nine (9) continuous months.

Animated Sign - Any sign or part of a sign that changes in physical position by any movement or rotation. An electronic message center shall not be considered to be an animated sign.

Architectural Projection - Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building but that does not include signs as defined herein. *See also: Awning; Back-lit Awning; and Canopy, Attached and Freestanding.*

Awning - An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid

materials and/or fabric on a supporting framework that may be either permanent or retractable.

Awning Sign - A sign displayed on or attached flat against the surface or surfaces of an awning. *See also: Wall Sign.*

Back-Lit Awning - An awning whose covering material exhibits the characteristic of luminosity obtained by means of a source of illumination contained within its framework.

Banner - A flexible surface on which copy or graphics may be displayed.

Banner Sign - A sign using a banner as its display surface. Banner signs may be used as temporary signs provided they meet all size and location restrictions.

Billboard - See Freestanding Sign.

Building Facade - That portion of any exterior elevation of a building extending vertically from grade to the top of the parapet wall or eaves and horizontally across the entire width of the building elevation.

Canopy -

a. Attached - A multi-sided overhead structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light.

b. Freestanding - A multi-sided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

Canopy Sign - A sign affixed to the visible surface(s) of an attached or freestanding canopy. May be internally or externally illuminated.

Changeable Sign - A sign whose message copy or content can be changed manually on a display surface. A changeable sign does not refer to signs that have messages that are electronically altered.

Copy - The graphic content or message of a sign.

Copy Area of Sign - The actual area of the sign copy as applied to any

background. Copy area on any individual background may be expressed as the sum of the geometrically computed area(s) encompassing separate individual letters, words, or graphic elements on the background.

Directional Sign - Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

Double-Faced Sign - A sign with two faces, back to back.

Electronic Message Sign or Center - A sign with a fixed or changing display message composed of a series of lights (Including LEDs, Light Emitting Diodes) that may be changed through electronic means.

Exterior Sign - Any sign placed outside a building.

Flag - A sign that is attached to, erected on, or supported by some structure (such as a pole, column or foundation) that is not itself an integral part of or attached to a building or other structure whose principal function is something other than support of a sign. Noncommercial flags, such as state or U.S. flags, or any other flags displayed from flagpoles or staffs will not be considered to be signs.

Flashing Sign - A sign that contains an intermittent or sequential flashing light source. An animated sign shall not be considered to be a flashing sign.

Freestanding Sign - A sign principally supported by a foundation, and/or one or more columns, poles, or braces placed in or upon the ground.

Government Sign - Any temporary or permanent sign erected and maintained by the United States or State of Wyoming or any political subdivision thereof, for traffic direction or designation of or direction to any school, hospital, historical site, or public service, property or facility.

Illuminated Sign - A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.

Interior Sign - Any sign placed within a building, but not including window signs as defined by this Regulation. Interior Signs, with the exception of window signs as defined, are not regulated by this Article.

Marquee Sign - *See Canopy Sign.*

Maximum Height - The vertical limitation of a sign as measured from grade level to the furthest vertical extension of the sign.

Multiple-Faced Sign - A sign containing three (3) or more faces.

Parapet - The extension of a building facade above the line of the structural roof.

Political Sign - A temporary sign intended to advance a political statement, cause, or candidate for office.

Portable Sign - Any sign not permanently attached to the ground or to a building or building surface.

Projecting Sign - A sign other than a wall sign that is attached to or projects more than eighteen (18) inches from a building face or wall or from a structure whose primary purpose is other than the support of a sign.

Real Estate Sign - A temporary sign advertising the sale, lease, or rental of the property or premises upon which it is located.

Roof Line - The uppermost line of the roof of a building or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

Roof Sign - A sign mounted on the main roof portion of a building or on the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs.

Sign - Any device visible from a public place whose essential purpose and design is to convey either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations.

Sign Structure - Any structure designed for the support of a sign.

Temporary Sign - A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

Under Canopy Sign or Under Marquee Sign - A sign attached to the underside of a canopy or marquee.

Wall Sign - A sign that is in any manner affixed to any exterior wall of a building or

structure and that projects not more than eighteen (18) inches from the building or structure wall. Also includes signs affixed to architectural projections that project from a building, provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed.

Window Sign - A sign affixed to the surface of a window with its message intended to be visible to exterior environment.

Site Distance Triangle - The area of a corner lot closest to an intersection which is kept free of visual impairment to allow full view of pedestrian and vehicular traffic.

Site Plan - A document or group of documents containing sketches, text, drawings, maps, photographs, and other material intended to present and explain certain elements of a proposed development, including physical design, siting of buildings and structures, interior vehicular and pedestrian access, the provision of improvements and the interrelationship of these elements.

Site Plan, WES - Preliminary documents, including a scale diagram describing the purpose, scope and preliminary details of a proposed wind energy system (WES) and/or wind farm. Requirements for the Site Plan are set forth in this regulation. A Site Plan is intended as a general document that provides the County an overview of a proposed system or wind farm. More specific information is required with the wind energy permit.

Solid Waste - Garbage and other discarded solid materials resulting from industrial, commercial and agricultural operations and from community activities, but does not include solids or dissolved material in domestic sewage or other significant pollutants in water resources such as silt; dissolved or suspended solids in industrial waste; water affluent; dissolved materials in irrigation; return flows or other common water pollutants.

Solid Waste Disposal Site - Any facility where solid waste is processed or disposed of.

Spot Zone - A change in district boundaries, variances or other amendment to the zoning code and use area maps where the change does not reflect the use or zoning of adjacent properties. Spot zoning violates basic zoning principles, is generally in direct contrast to the approved Comprehensive Plan and provides privileges to the applicant not generally extended to property similarly located.

Stable, Commercial - A structure and or land use in or on which equines are kept for sale or hire to the public. Breeding, boarding, or training of equines may also be conducted.

Storage Facility - A building or group of buildings containing separate storage spaces which may be leased or rented on an individual basis.

Storage Structure - Structure(s) designed to be used solely for the storage and use of personal equipment and possessions of the occupants of the residence or operators of a business, and not designed or intended for transport.

Storage Yard - A designated and screened area used for the storing of goods, wares, or merchandise, or new and used vehicles in approved district locations in conjunction with an approved site plan.

Stormwater - Water that accumulates on land as a result of storms.

Street - The entire width between the boundary lines of every way publicly maintained or if not publicly maintained, dedicated to public use when any part thereof is open to the use of the public for purposes of vehicular travel.

Structure - That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structure Principal - A structure in which is conducted the main or principal use of the property on which the structure is situated.

Sub-Area Plan - A component of the Comprehensive Plan that details land use goals for a specific portion of the County. In locations where a sub-area plan has been adopted, the sub-area shall be used as the Comprehensive Plan.

Subdivider - Any person who lays out any subdivision or part thereof either for the account of the subdivider or others.

Subdivision - The creation or division of a lot, tract, parcel or other unit of land for the immediate or future purpose of sale, building development or redevelopment, for residential, recreational, industrial, commercial or public uses. The word "subdivide" or any derivative thereof shall have reference to the term subdivision.

Subdivision Permit - Approval granted by the Board of County Commissioners in accordance with this regulation and State statute that allows for the subdivision of land. A signed resolution describing Board approval of the subdivision permit shall be recorded at the office of the Laramie County Clerk. This resolution, in combination with a signed, executed and recorded plat, if applicable, shall constitute a subdivision permit.

Temporary - Temporary, as related to time shall mean not more than 180 days unless otherwise provided or defined.

Temporary Use - A use or activity that is allowed in the district and which is intended to occupy the site on a non-continuous basis, not to exceed 180 days in a calendar year.

Tiedown - Any device designed to anchor a manufactured house or any other accessory building or structure to the ground.

Total Height, WES - The height of the wind tower or support structure for the wind energy system (WES) and the furthest vertical extension of the WES as measured from ground level.

Tower - Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers or monopole towers. The term includes but is not limited to radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and any tower support.

Tower, Temporary - Any Tower that is designed and erected to provide temporary support of one or more antennas for telephone, radio and similar communication services. A temporary tower shall only be permitted as an interim use on sites designated for permanent tower installations for up to five (5) years.

Tow Yard - An establishment that provides for the removal and storage of vehicles for not more than 180 days but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles.

Toxic Material - Material that is listed by OSHA as a hazardous substance where exposure to said substance is greater that permitted by OSHA.

Tract - A portion of a subdivision or parcel of land as recorded with the County Clerk. A tract should be used for non-buildable areas or areas to be further subdivided in the future.

Trade or Business School - An institution for teaching skills such as office occupations, barbering or hairdressing or for the teaching of building trade or industrial skills in which machinery may be employed as a means of instruction.

Traffic - Pedestrians, ridden or herded animals, vehicles and other conveyances either

singly or together while using any highway for purposes of travel.

Traffic-Control Signal - Any device, whether manually, electrically or mechanically operated, by which traffic is alternately directed to stop and permitted to proceed.

Transportation Facilities - Facilities used by companies offering transportation services to the public such as airport terminals, bus stations, train stations, taxi stations, parking garages, etc.

Travel Trailer - A temporary living facility which may or may not be self-contained, regulated by standards other than those standards intended to regulate structures for permanent occupancy. A travel trailer shall not be construed to be a manufactured house.

Unincorporated Area - That portion of the County not within the incorporated limits of any municipality.

Urban - Areas characterized by medium to high density residential development, a high concentration of commercial and industrial uses, and the public services to support such development.

Use - The purpose for which land is designed, arranged or intended to be used.

Utilities, Essential Services - Utilities that operate in accordance with the Wyoming Public Services Commission and have obtained a Certificate of Public Convenience and Necessity. Cellular phone services, cable internet and communication infrastructure shall be considered essential services utilities.

Utility Facilities - Any utility facility, whether or not regulated by the Wyoming Public Service Commission, not described as an essential services utility.

Vacation - A written instrument intended to destroy the force and effect of the recorded plat or portion of a recorded plat, and to divest all public rights in the streets, alleys, commons and public grounds laid out or described in such plat or portion of a plat.

Variance - A variation or adjustment of the specific design standards (not uses) of a zoning district applying to a lot which would result in practical difficulty or unnecessary hardship that would deprive the owner of reasonable use of the land in a manner equivalent to other landowners.

Vehicle - Every device, in, upon, or by which any person or property is or may be transported or drawn upon a road, except devices used exclusively upon stationary rails or tracks.

Vehicle, Abandoned - A vehicle is presumed to be abandoned if it is left unattended on a highway for more than twenty-four (24) hours after a notice of intent to impound has been placed on it, or on any public or private property without express consent of the owner or person in lawful possession or control of the property for more than five (5) days after a notice of intent to impound has been placed on it. Notwithstanding any other provisions of law to the contrary, any vehicle left unattended on private property for thirty (30) days after the expiration of the consent, oral or written, of the owner or the person in lawful possession or control of the property is presumed abandoned five (5) days after a notice of intent to impound has been placed. A transportable home impounded pursuant to this section shall be disposed of in accordance with W.S. 31-13-109.

Vehicle, Junk - Any motor vehicle that is inoperable and is not currently registered.

Wall, Retaining - A physical barrier necessary to prevent erosion and/or to retain earth.

Warehouse - A structure or part of a structure for storing of goods, wares and merchandise, whether for the owner or others.

Water System - A public or private system of providing water for use.

Wholesale - The process of buying from the producer or manufacturer and selling to others.

Wind Energy Permit - A document issued by the Planning and Development Director that approves the specific construction of large wind energy systems.

Wind Energy System (WES) - Equipment that converts and then stores or transfers energy from the wind into usable forms of electrical energy and includes any base, blade, foundation, generator, nacelle, accessory building**,** rotor, tower, transformer, turbine, vane, wire, or other components used in the system.

a. Horizontal Wind Energy System - A WES whose rotor axis is substantially parallel to the wind flow.

b. Large Wind Energy System - A single WES that has a certified capacity of more than one hundred (100) kilowatts or is equal to or in excess of 100 feet in total height.

c. Small Wind Energy System - A single WES that has a certified capacity of one hundred (100) kilowatts or less and is less than 100 feet in total height.

d. **Vertical Wind Energy System -** A WES whose rotor axis is substantially perpendicular to the wind flow.

Wind Farm - Multiple Large Wind Energy Systems under a single operational control or ownership designed for the primary purpose of sale, resale or offsite use of energy produced. A Wind Farm may be located on more than one property.

Wind Tower - Freestanding structure that supports wind turbine components.

Work Camp (also, Man Camp) - A residential facility constructed by an employer and used to house employees and dependents in accommodations which are temporary in design and site location. A site plan must be approved by the Director prior to establishment of the work camp.

WYDEQ - The Wyoming Department of Environmental Quality.

WYDOT - The Wyoming Department of Transportation.

Yard - An open space between a building and the adjoining lot line, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard, the minimum horizontal distance between the lot line and the main building shall be used.

a. **Front -** An open space extending the full width of the property, between the front property line and the nearest building line of the principal building.

b. **Rear -** An open space extending the full width of the property, between the rear property line and the nearest building line of the principal building.

c. **Side -** An open space between the principal building and the side property line, extending from the front yard to the rear yard.

TITLE 2: COUNTY-WIDE LAND USE REGULATIONS

CHAPTER 1 SUBDIVIDING LAND

2-1-100 PRELIMINARY DEVELOPMENT PLAN REVIEW

The purpose of the preliminary development plan is to afford the owner the opportunity for review and comment by the Planning and Development Office and Laramie County Planning Commission prior to the submission of an application for a subdivision permit.

The preliminary development plan is the basis for a development agreement. A development agreement may be required to resolve any land use issues raised during review of the preliminary development plan. The development agreement, if required, shall be submitted with the subdivision permit application.

a. Requirement

A preliminary development plan is required prior to all applications for a subdivision permit. A preliminary development plan is not required for land divisions for which no subdivision permit is required per State statute.

A pre-application meeting with the Planning and Development Office is required prior to submission of a preliminary development plan.

b. Administrative Exemption

The Planning and Development Director may waive the requirement for the preliminary development plan if:

i. the purpose of the subsequent development is to bring a property that is in violation of statutory subdivision requirements into conformance with Wyoming statutes and there are no plans to alter existing land use and/or site conditions.

ii. the proposed development will not require DEQ/Conservation District review.

iii. the proposed development will create five (5) or fewer lots, will require no new public right of way, is in conformance with all requirements of the Laramie County Land Use Regulations and is consistent with the

Laramie County Comprehensive Plan.

The owner shall submit an exemption request form, available at Laramie County Planning and Development Office. The Director will issue a decision concerning the exemption within seven (7) working days of receipt of the completed request form.

c. Application Requirements

The owner shall submit the necessary documents as outlined in this section. The Planning and Development Office may require additional information as necessary to support the application. At submittal, the owner or agent shall remit to the Development Office a nonrefundable application fee for services in connection with the review and processing of the preliminary development plan.

d. Scheduling

The preliminary development plan application and all supplemental information shall be placed on the first regularly scheduled Planning Commission meeting not less than twenty (20) days and no more than thirty (30) days after the application has been filed and accepted with the Planning and Development Office.

e. Notification Requirements

Notification of the Planning Commission meeting shall be sent by certified mail to all adjacent property owners. A sign provided by the County detailing the time and date of the Planning Commission meeting shall be posted in accordance with these regulations.

f. Evaluation

The Planning and Development Office shall review the Preliminary Development Plan in terms of the requirements set forth in these regulations; all applicable county policies; comprehensive and land use plans; regulations and standards or additions and amendments thereto; the reviewing agency comments; and any other adopted plans and resolutions. The resulting review shall be forwarded to the owner, agent and Planning Commission no less than four (4) calendar days prior to the scheduled meeting date for consideration during the Planning Commission's meeting.

g. Responsibility of Presentation

It is a requirement of the Planning Commission that the owner or agent be present at all scheduled meetings to present the preliminary development plan. Absence of a representative shall result in the withdrawal of the action. The owner or agent may request, in writing, a postponement of the public hearing.

h. Planning Commission Process

The Planning Commission shall hold a public hearing to review the preliminary development plan. The Planning Commission shall make recommendations to the owner for any additions or changes to be made to the plan prior to the submission of the subdivision permit and plat applications. The hearing is intended to help the owner resolve any potential problems with the development prior to submission of the subdivision permit application. The Planning and Development Office shall provide a list of comments to the owner within seven (7) working days of the final Planning Commission Review.

When a preliminary development plan is required and the owner intends to apply for an exemption for the requirement to submit a plat, the Planning Commission must make findings to support said exemption.

i. Stipulation of Review

Review of the preliminary development plan shall not constitute approval to subdivide or develop the land in question and creates no vesting of the property. A subdivision permit and site plan approved in accordance with these regulations is required prior to further action.

j. Review time limits

A subdivision permit application must be submitted to the Planning and Development Office within eighteen (18) months of final Planning Commission Review of a preliminary development plan, or the plan will be declared void.

k. Preliminary Development Plan Requirements

The owner shall submit the following information to the Planning and Development Office:

i. A completed application form

ii. A land analysis map that identifies the buildable area for the proposed development. The land analysis map will be used to determine the total buildable area for the proposed development. Buildable areas shall be calculated as follows:

Total site area – total non-buildable area = Buildable Area.

The following features shall be identified as non-buildable. The size, in acres or square feet of each area shall be noted in a table on the map.

A. Areas in which slopes are 10 percent or greater.

B. Floodways and 100-year flood plains.

C. Bodies of water.

D. Significant natural features, such as ridge lines and mature trees to be preserved.

E. Soils that are unsuitable for building.

F. Existing and proposed easements, roads, trails or other features where building is prohibited.

iii. A preliminary development plan map that includes the following information based on the land analysis map:

A. The proposed name of the subdivision/development, placed in the lower right hand corner of the map. The name shall not duplicate or resemble the name of an existing subdivision/development, either in spelling or pronunciation unless the development is an extension of an existing subdivision. Preliminary development plans of additional filings of existing plats shall have the same name.

B. The title indicating the tract or parcel of land of which the subdivision development is a part including the section, township and range from the sixth principal meridian, county (or counties) and state (or states).

C. Location of the subdivision/development as a portion of some larger subdivision/development or an aliquot portion of a section with a tie

to a section or quarter section corner.

D. Name and address of the owner and the designer of the subdivision development and the engineer and/or surveyor.

E. Location and principal dimensions for all existing or recorded section lines, names of streets, alleys, easements, water courses and other important features within and adjacent to the tract to be subdivided/developed.

F. Location and principal dimensions for all proposed streets alleys, easements, lot lines and areas to be reserved for parks, schools or other public uses.

G. Direction of surface drainage, shown by the use of arrows, for surface drainage on all lots, streets, alleys and easements. All proposed drainage easements shall be shown.

H. Date of map preparation, written and graphic scales, and north arrow designating true north.

I. Land dedication for public facilities, to include amount and location when mutually agreed upon by the owner and the County.

J. Topography at two-foot contour intervals or at a greater contour interval, if appropriate, that will clearly show the drainage and road conditions. Elevations shall be referred to the latest edition of the Cheyenne/Laramie County GIS Program aerial mapping and referred to NAVD88. Outside this aerial mapping area, elevation shall be referred to the latest USGS vertical datum where contours have been taken from USGS Maps. The map shall state the source.

K. General site information, including the number of residential lots or tracts, estimates of typical lot or tract sizes and lengths of lot or tract lines and block numbers within the buildable area as determined from the land analysis map.

L. Present and proposed land uses for all lots. (Any necessary changes in the zoning will be submitted with the subdivision permit and plat applications.)

M. A vicinity map, so labeled, showing the relationship of the proposed

subdivision/development to the surrounding area. The area to be shown will be at least 500 feet from the proposed boundaries of the proposed subdivision/development.

N. Such additional preliminary information as may be required to adequately describe proposed utility systems, street improvements and construction projects contemplated within the area to be subdivided/developed. This information may be furnished on an attachment.

O. A statement specifying the type of sewage disposal, the type of water supply and the type of fire protection proposed to serve the subdivision/development.

P. Any recorded easements or restrictions applicable to the subdivision/development shall be noted by reference to Register's book and page number. The County will not be involved in the enforcement of deed restriction or covenants.

Q. The owner may attach a letter to all maps describing any unusual or unique design elements or other information relating to the preliminary development plan.

iv. An Environment and Services Impact Report prepared in accordance with the form available at the Planning and Development Office.

v. A Preliminary Drainage Plan, prepared by a Wyoming-Licensed Professional Engineer, developed in accordance with the Laramie County Regulations.

vi. A Preliminary Traffic Study.

vii. Required Fees.

2-1-101 SUBDIVISION PERMITS

a. Jurisdiction

The Board will review and take action on all subdivision permits and plats within Laramie County, with the exclusion of the incorporated limits of the City of Cheyenne and the towns of Pine Bluffs, Burns and Albin, Wyoming.

Plats, when required, within one (1) mile of an incorporated city or town limit shall be processed in accordance with State Statutes.

b. Responsibility

i. No person shall sell land subject to regulation under this article, record a plat or commence construction of a subdivision without first obtaining a subdivision permit pursuant to W.S. 18-5-306 or, if applicable, W.S. 18-5-316 from the Board.

ii. The applicant/owner shall be responsible for obtaining and/or providing the necessary professional services to fulfill the requirements to subdivide land in Laramie County.

iii. The owner of lands exempted pursuant to W.S. 18-5-303 shall complete an Affidavit of Exemption, available at the Laramie County Planning and Development Office prior to any division of exempted land.

c. General Standards

i. Applications for a subdivision permit shall meet the requirements of W.S. 18-5-301 through 18-5-315.

ii. Notification to adjacent landowners, published legal notice and a public hearing before the Planning Commission and the Board are required prior to any action taken on subdivision permit/plat applications. All legal notice shall be in accordance with the Public Notice section of this regulation.

iii. A pre-application meeting is required prior to the submission of the subdivision permit application. This meeting may be waived if comments from the preliminary development plan review have been addressed to the satisfaction of the Director.

iv. All new uses or changes in land use in all of Laramie County shall be governed by the site planning section of the Laramie County Land Use Regulations.

v. The director may require the owner/applicant to submit a development agreement at the time of application for a subdivision permit.

vi. Subdivisions of five (5) or fewer divisions of land are exempt from a Department of Environmental Quality Chapter 23 Review pursuant to W.S. 18-5-306. Exempted subdivisions shall be reviewed by the Cheyenne-Laramie County Division of Environmental Health.

d. Administrative Exemptions

As allowed by W.S. 18-5-306 (a), the Planning and Development Director may exempt the owner from any of the requirements in W.S. 18-5-306, including 18-5-306(a)(ii) if:

i. The proposed subdivision contains five (5) or less divisions of land and is exempted from a Department of Environmental Quality Chapter 23 review, provided that said divisions are in conformance with all regulations, plans and policies adopted by Laramie County, and

ii. The proposed subdivision meets the density requirements designated in the Laramie County Comprehensive Plan and the applicable zoning district, whichever is smaller, and

iii. Findings from the Planning Commission hearing of the Preliminary Development Plan support the exemption, or

iv. The proposed subdivision will not require dedication of new public right-of way

A plat may be required to establish adequate public access.

In no case shall the Planning and Development Director exempt an owner from the provisions of W.S. 18-5-306 if the five (5) or fewer proposed divisions of land are part of a previously exempted division or if there is a deliberate attempt to avoid the requirements of 18-5-306.

e. Plat Requirements

When a plat is required as part of the subdivision permit, the following shall be provided:

i. The proposed name of the subdivision/development shall be placed in the lower right hand corner of the plat. The name shall not duplicate or resemble the name of an existing subdivision/development, either in spelling or pronunciation. Additional filings of the same plat shall have the same name and a filing number.

ii. The title shall indicate the tract or parcel of land of which the subdivision/development is a part, including the section, township and range from the sixth principal meridian, county (or counties) and state (or states).

iii. Space shall be provided and designated for a filing record by the Laramie County Clerk's Office.

iv. Dedication and acknowledgment statements must be executed by all owners of legal and equitable interests in the property being subdivided/developed.

v. Plat shall include the date of plat preparation, written and graphic scales, and north arrow designating true north.

vi. Designation of land by lot and block, other than rights-of-way, intended to be conveyed or reserved for public use or facilities, or reserved in the deeds for the use of all property owners in the proposed subdivision.

vii. Certification by a Wyoming Professional Land Surveyor stating that the plat represents a survey made by him/her or under his/her direct supervision and that all information shown is correct to the best of his/her knowledge.

viii. Signature blocks for use by the Chairman of the Planning Commission, the Chairman of the Board and County Clerk for Laramie County, Wyoming, as well as the Mayor and Clerk of the appropriate city or town, should the subdivision/development be located within one (1) mile of the city/town limits.

ix. For subdivisions in the County, survey tie(s) by bearing/azimuth and

the distance to the nearest public land survey system monument shall be accurately described on the plat. In addition, for the purposes of enhancing the City and County GIS Program framework, all public land survey corners on or within the subdivision boundary shall have field observation coordinates provided on the plat. These coordinates shall reference Wyoming State Plane Coordinate System, East Zone, U.S. Survey foot, NAD 1983(CORS96). The coordinates shall be observed and verified at the time of the plat survey.

x. For subdivisions within one (1) mile of the city limits of Cheyenne, survey tie(s) by bearing/azimuth and the distance to two (2) of the City of the City of Cheyenne's Horizontal Control Network monuments shall be accurately described on the plat. In addition, for the purposes of enhancing the City and County GIS Program framework, all public land survey corners on or within the subdivision boundary shall have field observation coordinates provided on the plat. These coordinates shall reference Wyoming State Plane Coordinate System, East Zone, U.S. Survey foot, NAD 1983(CORS96). The coordinates shall be observed and verified at the time of the plat survey.

xi. Any differences between bearings/azimuths and/or distances of adjoining record surveys or subdivisions/developments shall be shown on the plat.

xii. The Basis of Bearing/Azimuth on which the survey is based shall be noted on the plat.

xiii. If any lot, block, boundary or right-of-way from a previously recorded plat is being vacated by this plat a notation shall be provided, describing the area or boundaries to be vacated under a section titled Statement to Vacate. An executed "Petition to Vacate" signed by all affected owners is required as part of the application packet.

xiv. Layout shall include the following:

A. Boundary lines with bearings/azimuths and distances and the location of all recorded rights-of-way intersecting the boundary of the subdivision.

B. Where applicable, curve data showing the radius, central angle, arc length, chord bearing/azimuth and distance and any notation of non-tangent curves. The location of points of curvatures and intersections shall be shown.

C. The location and dimensions, with boundary ties, for all existing and proposed utility, drainage, access, or other easements.

D. The right-of-way lines, widths and names of all streets or roads within and adjacent to the proposed subdivision/development.

E. The area of each lot or tract in square feet and/or acres.

F. A vicinity map indicating the location of the proposed subdivision development with respect to the surrounding area.

G. Such additional information as may be required to adequately describe proposed utility systems, street improvements and easements or reservations contemplated within the area to be subdivided.

H. A statement describing the type of sewage disposal, the type of water supply and the type of fire protection proposed to serve the subdivision/development.

I. Any recorded easements or restrictions applicable to the subdivision shall be noted by reference to Register's book and page number. The County will not be involved in the enforcement of deed restriction or covenant instruments.

J. The correct FEMA Panel and date shall be noted on the face of the plat.

f. Agency Review

The Planning and Development Office shall forward the subdivision permit application to appropriate agencies for review and comment. After review of the permit application and plat for adequacy and completeness, the Planning and Development Office shall submit the application, in the form of a staff report to the Planning Commission. The Planning Commission shall make findings and recommendations for approval or disapproval to the Board of County Commissioners. The owner and agent will be sent a copy of the staff report at least five (5) working days prior to the Planning Commission meeting.

g. Planning Commission

The Planning Commission shall make findings and recommendations for

the approval or disapproval of the subdivision permit application to the Board in conformance with State Statutes.

h. Approval

Upon receiving the evaluation, findings, and recommendations from the Planning Commission, the Board shall approve, approve with conditions or disapprove the subdivision permit application. Actions on the subdivision permit application shall occur within forty-five (45) days from receipt of the report of the Planning Commission pursuant to W.S. 18-5-308. Those plats within one mile of any incorporated city or town limits shall be reviewed and acted on by the city or town with jurisdiction. Applications requiring town or city approval should be processed concurrently with County applications.

i. Stipulation of Approval

Prior to execution of signatures on the plat:

i. The owner shall pay the Planning and Development Office the community facility fees, as specified in the approval process; and

ii. The owner shall present original copies of the plat map as specified by the County, along with item (i.) above, for the Planning and Development Office to schedule execution of signatures.

iii. All conditions of approval shall be met as determined by the County.

j. Approval Time Limits

The approval and issuance of the subdivision permit and shall be effective for a period of eighteen (18) months from the date of last approval action by the Board. If a plat is required, the Board's subdivision permit resolution shall be conditioned to reflect the requirement to record the required plat with the Laramie County Clerk's Office. If the plat, when required, has not been submitted for recording with the Laramie County Clerk's Office within this time period, the Planning and Development Office shall notify the owner and the Laramie County Clerk's Office of the failure to record. The Planning and Development Director declare the subdivision permit and associated plat void and the owner shall be required to resubmit the subdivision permit application for reconsideration and approvals. The owner may request, in writing, a six (6) month

extension of the approval period. The Director may grant the extension provided:

i. The cost estimate for improvements is updated;

ii. All conditions of approval have been met.

The owner shall be responsible for the recording of the plat with the Laramie County Clerk's Office in accordance with the Clerk's requirements.

k. Issuing the Permit

If the Board approves the subdivision permit application, the combination of the signed, recorded Board resolution and executed and recorded plat (if required) shall constitute a subdivision permit.

For plats within one mile of an incorporated city or town, the signed plat by the governing bodies and recorded with the Laramie County Clerk's Office shall constitute a subdivision permit.

In those cases where a plat has not been required, the Board resolution shall constitute the subdivision permit.

The owner or applicant shall submit to the Laramie County Planning and Development Office a digital file of the plat or map of survey within thirty (30) calendar days of recordation with the Laramie County Clerk. The digital file shall contain the date represented on the recorded plat or map of survey. The digital file shall be in spatial reference that integrates with the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) framework. The framework for spatial reference is Wyoming State Plane Coordinates, East Zone, U.S. Survey foot, NAD 1983 (CORS96). The digital file shall be submitted in a format compatible with the CLCCGIS. The preferred electronic format is .shp, however other formats may be accepted with prior approval from the CLCCGIS.

l. Altering of Plat

No changes, erasures, modifications or revisions shall be made on the plat after the approval and execution of signatures by the Planning Commission, Board and the appropriate representative of a governing body.

m. Vacation

All such vacation instruments shall be approved by the Board for areas outside of the incorporated limits of the city or town. Vacations shall be executed in accordance with W.S. 34-12-106 through 34-12-111.

2-1-102 DEVELOPMENT DESIGN STANDARDS

a. General

The purpose of the Subdivision/Development Design Standards is to ensure that the subdivision/development provides basic environmental and design principles necessary for a safe, serviceable, attractive and healthy living environment. These standards are general guidelines and minimum standards for evaluating all plans of proposed subdivisions/developments.

b. Subdivision Site Considerations

i. Steep or unstable land and areas having inadequate drainage shall not be developed into building lots unless the owner makes adequate provisions (satisfactory to the County) to prevent the same from endangering life, health, or other property.

ii. Land subject to flooding, and/or within drainage areas shall be developed in accordance with the provisions of all applicable County, State and Federal regulations.

iii. Whenever possible, the development shall designate open space and trail areas that are contiguous with adjacent open space and trails.

c. General Standards

i. Lot size shall be determined by the requirements of the applicable zone district, where zoning exists or by the density designations found in the Laramie County Comprehensive Plan. The width, depth, and shape of the lot shall be determined by the proposed use of the site, existing natural features, and all applicable requirements of the Laramie County Land Use Regulation.

ii. Developments shall meet the standards established by the Cheyenne/ Laramie County Division of Environmental Health pertaining to

wastewater treatment.

iii. Developments shall meet the standards established by the State Engineer's Office for water supply.

iv. Developments shall meet the standards established by the State Department of Environmental Quality and Laramie County for water resource protection and erosion control.

v. All developments that consist of more than twelve (12) residential tracts shall have two (2) individual points of access into the subdivision/development.

vi. Double frontage lots shall be avoided except where essential to provide separation of residential development from expressways and major arterials or to overcome specific disadvantages of topography and orientation.

vii. Street Frontage

The minimum street frontage for cul-de-sacs shall be thirty (30) feet.

viii. Visibility

A triangular space shall be provided across corner lots for adequate sight visibility. If the County finds there are unusual circumstances, the requirements of this section may be altered. The County may approve the location of light or sign poles twelve (12) inches or less in diameter in this triangle if visibility is not hindered.

A. This space is to be kept free from all obstructions to vision, including plant materials and vegetation, between the heights of two (2) and twelve (12) feet above the street grades. The responsibility lies with the adjacent landowner to maintain this visibility.

B. The triangle is to be determined by a diagonal line drawn across the lot thirty-five (35) feet back along the property lines from the intersection of the property lines.

ix. Low and Very Low Density Areas

Residential developments outside the urban and rural density areas

shall be developed to conserve open space, reduce the use of natural resources, protect water quality, and provide contiguous wildlife habitat.

x. Open Space

Non-buildable areas may be designated as open space. Open space shall be indicated on the plat. Open space areas shall be designed to be contiguous, minimizing fragmented area to the extent possible. Newly designated open space should abut pre-existing open spaces on properties adjacent to the new development whenever possible.

A. Open space areas within subdivisions designed under this option May include, but not limited to 100-year flood plains, irrigated lands, riparian habitat, woodlands, slopes over ten (10) percent, ridge lines, and areas possessing other unique visual or natural qualities.

B. Designated open space shall be limited to recreational, agricultural, resource protection, or buffer purposes, and shall be freely accessible to all residents of the development, except in the case of agricultural lands where access may be restricted. Open space does not include land occupied by non-recreational buildings or road easements/rights-of-way, nor does it include the yards or lots/ tracts of dwelling units. Open space shall be left in a natural state except in the case of recreational facilities, or in the case of agricultural activities, such as grazing or the raising of crops.

C. Ownership of open space shall be established by undivided interest or dedication, subject to Board approval.

D. The maintenance and operation of open space should be specifically identified at the time of platting.

E. Those lands set aside as perpetual open space shall not be included in the assessment of community facility fees.

F. Open space shall be designated on the face of the plat and assigned its own tract number. A statement on the plat shall clearly note the perpetuity of the open space dedication.

Subdivisions created using any form of density bonus in regard to open space shall require a statement on the plat that clearly notes

that land designated as open space shall not be further developed or subdivided.

d. Streets, Roads, Alleys and Easements

Public improvements shall be designed in accordance with the Laramie County Land Use Regulations. Street/road improvements shall be managed by the Laramie County Department of Public Works. Construction for any new street/road within a proposed county subdivision/ development shall not begin until the applicant has received written approval for the street/road construction plans from Laramie County Department of Public Works. Completion and final acceptance or approval of a street/road is required prior to issuance of building permits.

e. Storm Drainage

All storm drainage in subdivisions/developments shall be developed in accordance with the Laramie County Land Use Regulations.

f. Utilities

All utility facilities, wherever practical, including but not limited to gas, electrical power, telephone and CATV cables, shall be located underground throughout the subdivision/development. As far as possible, all utilities shall be placed in the public street or road rights-of-way. Easements shall be provided for all public utilities if utilities cannot be placed in public street or road rights-of-way. If an easement is necessary, the developer shall provide written evidence detailing why utilities cannot be placed in the right of way.

g. Performance Standards

i. Public Services: No subdivision permit shall be approved if the proposed development will place a demand on any of the following public services which will exceed the capacity of that service and are not adequately addressed by the owner to the satisfaction of the County:

A. Street and road systems surrounding and used as access to the site including road maintenance services;

B. Water systems;

C. Sanitary systems;

D. Storm water drainage collection and retention system;

E. School systems, including school transportation systems;

F. Fire suppression and protection systems;

G. Law enforcement systems.

ii. Utility Systems: Approval of any plat shall be contingent upon a demonstration that adequate utility systems will be available.

iii. Solid Waste Disposal Systems: Approval of any plat shall be contingent upon a demonstration that an adequate solid waste disposal system is available. The following factors shall be considered:

A. Availability of a private solid waste collection service;

B. Capability of that service to handle the anticipated quantity and type of solid waste;

iv. Performance Standards/The Natural Environment: Adverse

impacts to the natural environment shall be controlled in accordance with this section. Approval of any subdivision permit shall be contingent upon a demonstration that erosion will be adequately controlled. The following factors shall be considered:

A. The susceptibility of the soils in the area to erosion;

B. The type of use proposed;

C. The recommendation of the conservation district based upon commonly accepted erosion control practices;

D. The erosion control measures proposed, if any.

v. Flood and Landslide Hazards: Approval of any subdivision permit shall be contingent upon a demonstration that the development will not represent a potential threat to life and property due to flooding or landslides. The following factors shall be considered:

A. Mapped data regarding flood hazard areas, soil conditions and slopes;

B. The recommendation of the County Engineer and the appropriate conservation district, based on commonly accepted practices and upon the Flood Insurance Rate Maps, as revised, prepared by the Federal Emergency Management Agency;

C. Evidence that development on slopes greater than ten (10) percent will be engineered and designed to insure that all public or private improvements and all structures will be stable and safe.

vi. Floodplain Requirements: FEMA 100-year floodplains shall require one of the following actions:

A. Dedication to the County of the 100-year floodplain as a drainage easement or;

B. Evidence that base flood elevation data has been gathered in accordance with the County Floodplain Regulations or;

C. Evidence that the subdivision is in compliance with all requirements of the County Floodplain Regulations.

vii. Performance Standards/Conservation: Developers shall implement water and energy conservation measures.

CHAPTER 2 STANDARDS PERTAINING TO ALL LARAMIE COUNTY

2-2-100 OVERLAY DISTRICTS

Within the County, there are areas that may require alternative standards to meet the community's goals for development, redevelopment, or natural resource protection. The designation of overlay districts is intended to preserve existing established uses until new development or redevelopment is to occur. The County may designate overlay districts in specific areas if the following requirements are met:

a. The overlay district is located within the boundaries of an adopted sub-area plan.

b. The overlay district is reviewed at a public hearing held by the Planning Commission prior to Board Approval. Notice for the hearing shall be published in accordance with notice requirements for a zone change listed in this regulation.

c. The overlay district shall be approved by Board at a public hearing. Legal notice for the Board hearing shall be published in accordance with these regulations.

2-2-101 LOT AND PROPERTY STANDARDS AND REQUIREMENTS

a. Existing Lots or Tracts

Lots, tracts, properties, or portions of lots or tracts in separate ownership that legally existed at the time of enactment of this regulation that do not meet the minimum area requirements of the zoning district in which they are located may be used as a building site. If Administrative or Board approval is required for a use on the lot, the lot size may be a factor in determining if the use is appropriate.

b. Principal Buildings: Residential, Single-family detached

Only one principal building and its customary accessory building(s) may be erected on any one (1) division of land. Agricultural buildings and uses as defined by this regulation are exempt from this provision.

c. Principal Buildings: all others

A principal building shall be identified for every one (1) division of land through a site plan. Multiple structures may be permitted in conformance with this regulation. Agricultural buildings and uses as defined in this regulation are exempt from this provision.

d. Property Access

All property shall have access suitable for the use to be developed on that property. Public streets and roads are the preferred method of accessing property. Private streets and roads may be allowed if they are in conformance with these regulations or the appropriate County regulations in effect at the time the access was constructed and adequate provisions have been made for the continued maintenance of that access. Alleys and/or access easements will not be considered as primary accesses for non-residential development purposes.

e. Water and Sewer Requirements for Development Purposes

Any property developed for business, commercial or industrial purposes in Laramie County shall be required to provide permanent on site, enclosed and legally permitted facilities (water and sewer or well and septic) for occupant and/or public use. The Planning and Development Director may waive this requirement for a specific use if it can be adequately determined that the use will not require said facilities or adequate facilities have been permanently secured at an adjacent location.

2-2-102 DENSITY INCREASES AND MINIMUM PROPERTY AREA REDUCTIONS

The Board may provide increases in density or reduce the minimum property area for a specific use in a development when done so in the public interest. The proposed development must meet at least four (4) of the criteria listed below:

a. Criteria

i. Buildings within the development meet USGBC LEED or NAHB Green Building standards.

ii. The development, including buildings, is designed to reduce the development's overall carbon footprint by 30%.

iii. Drainage, grading and landscaping are constructed significantly above minimum standards to reduce off-site runoff and protect both groundwater and downstream water quality.

iv. At least ten (10) percent of any residential units included in the development shall qualify as affordable housing as defined by HUD guidelines.

v. Right-of-way is granted for the Greater Cheyenne Greenway or other pedestrian network where pre-existing plans to extend the Greenway or establish a pedestrian network exist. This criteria may be used where there are no pre-existing plans for Greenway extension, provided that the proposed right-of-way is, at minimum, constructed to Greenway section standards and provides a clear public amenity as determined by the Director.

vi. A centralized water and sanitary sewer system is provided that minimizes the overall impact of the development to area aquifers.

vii. At least 75% of the site is designated as open space.

b. Procedure

i. A preliminary site plan or other documentation approved by the Director that demonstrates that the above criteria have been met shall be submitted for review.

ii. The Board shall hold a public hearing to evaluate the documentation and approve, approve with conditions or deny the proposed increase or reduction.

2-2-103 CONSTRUCTION OF IMPROVEMENTS: DEVELOPMENT AGREEMENT REQUIRED

Notwithstanding anything in these rules and regulations to the contrary, an owner may seek approval from the Board to have a plat executed and recorded with the understanding that the construction of the public improvements shall be completed. Board approval for any subdivision in which the construction of the public improvements shall be completed shall be subject to the execution of a development agreement between the owner and

the County. The agreement shall provide for, but not be limited to, the following:

a. The identification and description of all public improvements to be constructed;

b. The completion sequence for all public improvements so identified and described;

c. Collateral may be required to guarantee construction improvements in the form of bond, cash, letter of credit, or other collateral acceptable to the Board, to guarantee that sufficient funds are available for the completion of the improvements described. Collateral, when required, shall be provided at least twenty (20) calendar days prior to the commencement of construction and shall be in force for not less than twelve (12) months and shall not expire until such time as construction is completed. The specific provisions and infrastructure shall be constructed and accepted or approved by the County prior to the issuance of building permits;

d. The inspection of the improvements during construction;

e. Materials certifications and testing requirements;

f. As-constructed drawings as may be required;

g. The return of the collateral upon the successful completion of the improvements;

h. The remedies upon a default by the owner; and

i. For the termination of the agreement upon the successful completion of the improvements.

In no case shall Certificates of Compliance for required site plans or Certificates of Occupancy for any building permits be issued prior to completion of the required improvement, including, but not limited to construction of rights of way to County standards, as specified in the development agreement.

2-2-104 WORK IN PUBLIC RIGHT-OF-WAY

All work in public rights-of-way shall require a permit and may require a site plan.

2-2-105 NONCONFORMING USES AND STRUCTURES

There are uses of land which were lawful before this regulation was passed or amended, but which would be affected by the terms of this regulation or future amendments. Therefore, it is the intent of this regulation to permit these nonconforming uses to continue. Further, these nonconforming uses and structures shall not be used as grounds for allowing other uses prohibited elsewhere.

a. Nonconforming Buildings or Structures

i. A nonconforming building or structure may be maintained, repaired, or expanded as provided for in this section.

ii. An addition to a structure, or placement of an accessory building which does not further a violated requirement may be granted upon the approval of the Planning and Development Director, if it is found the addition or placement of said structure meets the intent of this regulation.

iii. A nonconforming building or structure shall not be moved in whole or in part to any other location on the property on which it is situated unless every portion of such building or structure is made to conform to all the regulations of the district in which it is located.

iv. The Planning and Development Director must find the following in order to approve any further encroachment of an existing violated requirement:

A. The strict application of the provisions of this regulation would deprive the applicant of reasonable use of the land.

B. That the existing encroachment is not the result of actions of the applicant taken subsequent to the adoption of this regulation.

C. That the encroachment will not alter the character of the neighborhood.

D. The encroachment would not deprive an adjacent property owner of reasonable use of his or her property.

v. Any appeal of the Director's decision shall be in accordance with these regulations.

b. **Nonconforming Uses -** The nonconforming use which lawfully existed at the time this regulation or subsequent amendments became effective may be continued.

c. **Amortization of Nonconforming Uses -** If any nonconforming use ceases its operation for a continuous period of twelve (12) months, it shall be deemed abandoned and all use thereafter shall be in conformance with this regulation.

d. **Reconstruction of Nonconforming Structures -** A nonconforming building or structure damaged by fire or other act of nature may be restored to its original condition provided such restoration is started within one (1) year. An extension for a defined period of time may be granted by the Planning and Development Director for a building or structure, provided written request for such extension is received from the property owner prior to the end of the initial one-year period.

e. **Determination of Nonconforming Rights and Status -** If nonconforming rights are challenged, or if there is a request to expand a nonconforming use or structure, it shall be the property owner's responsibility to provide proof through business records or other records and data that the nonconforming use has not ceased operation and has continued in operation without a twelve (12) month lapse. It shall also be the property owner's responsibility to provide proof that the nonconforming use legally existed at the time this regulation was adopted.

2-2-106 TEMPORARY USE PERMITS

A temporary use permit may be administratively issued in conformance with the requirements of this section. Temporary use permits for specific uses are valid for not more than an aggregate of one hundred twenty (120) days in a calendar year.

a. **Applications -** Temporary use permits approved by the Director shall be for the minimum time possible to allow the temporary use. The application shall contain a short statement of the proposed temporary use and shall also contain an adequate site plan showing the existing and temporary facilities of the site.

b. **Issuance and Contents -** Upon completion of the review of an application

for a Temporary Use Permit, the Planning and Development Director shall issue the permit if it is found that the requirements for issuance of the permit have been met. If the application is denied, the applicant shall be informed in writing of the grounds for the denial. The Director shall act upon an application within seven (7) working days of its submission.

In addition to such information which the Director may deem appropriate, each temporary use permit shall meet the following requirements:

i. The permit must be conspicuously displayed upon the site of the temporary use during the use.

ii. The permit must show its effective date and expiration date.

iii. No flashing lights are to be visible from any exterior space beyond the property line of the site.

iv. No light from the site may be permitted to cause glare visible from any adjacent residential building after 9:00 p.m.

v. No use may cause noise to be heard in an adjacent residential building after 9:00p.m.

vi. No sign shall be permitted which is within or over a public street or highway right-of-way.

vii. Water and sanitary facilities shall be available on site and shall be approved by the Cheyenne-Laramie County Division of Environmental Health. The Director may waive this requirement with written approval from the Director of Environmental Health.

viii. The site shall provide adequate parking. Parking shall be approved by the Director.

ix. The temporary use shall be sited and conducted so as not to adversely impact area traffic safety.

x. All required approvals from the Cheyenne-Laramie County Division of Environmental Health shall be granted prior to operation of the temporary use.

c. Enforcement - Any violation of these provisions will be investigated by the County. If it is determined that the operations approved under the

temporary use permit are in violation of the approved permit, the temporary use shall cease immediately. The Director may grant 24 hours to remedy the violation. If the violation ceases, the temporary use permit may be resumed for the duration of the original permit. If the violation continues, the temporary use permit shall be revoked.

d. Appeals - Appeals from a decision of the Director shall be filed in accordance with this regulation.

e. Exclusivity and Limitations - This section is in lieu of any other procedures in this regulation which would otherwise apply to the proposed use. Approval of a temporary use permit does not exempt the applicant from complying with the applicable requirements of building, housing and other codes and regulations of the County.

2-2-107 REFUSE DISPOSAL

No dumping of refuse shall be permitted on any land except at those places designated by the County as official refuse disposal sites. This provision shall not apply to Farm and Ranch operations.

2-2-108 NUISANCE

a. Purpose and Applicability

The purpose of this regulation is to promote and encourage the maintenance of properties within Laramie County and to protect and provide for the highest level of health, safety and welfare of County citizens. This regulation shall not regulate any permitted industrial facility or oil and gas or mining operations necessary to the extraction, production or exploration of the mineral resources, nor shall this regulation be construed to impair or modify any rights afforded to farm or ranch operations pursuant to the Wyoming Right to Farm and Ranch Act. A farm or ranch operation shall not be found to be a public or private nuisance by reason of that operation if that farm or ranch operation:

i. Conforms to generally accepted agricultural management practices; and,

ii. Existed before a change in the land use adjacent to the farm or ranch land and the farm or ranch operation would not have been a nuisance before the change in land use or occupancy occurred (§11-44-103).

b. General

i. A site, property, tract, lot, building grounds, area or other property may be declared a nuisance by the Board of Laramie County Commissioners in conformance with Wyoming State Statute §18-2-115 et seq. if a nuisance, as listed in this article exists on said site, property, tract, lot, building grounds, area or other property.

ii. The Board of Laramie County Commissioners authorizes and designates the Director of Planning and Development to investigate and determine the existence of a nuisance and to issue orders on behalf of the Commissioners declaring a property a nuisance in conformance with Wyoming State Statute §18-2-101(a)(viii)

iii. An annual review of this regulation shall be made by the Planning Commission each September for recommendations of changes. A report shall be prepared on behalf of the Planning Commission by the Planning Director and presented to the Board of County Commissioners outlining any proposed changes.

c. Procedures and Process

i. All investigations will be made by the Laramie County Planning and Development Office for determination of validity and compliance with this and other pertinent regulations. State and local agencies with specific expertise shall be consulted by Laramie County as appropriate as part of the investigation.

ii. If in the course of an investigation a nuisance is found, the property owner shall be notified, except as described below, by certified mail within ten (10) days of determination that the County is declaring a nuisance and that an order may be issued to the owner in conformance with §18-2-115 within fourteen (14) days of the certified mailing date.

iii. If a nuisance is determined to be an immediate threat to the health, safety and welfare of the citizens of Laramie County, the County shall immediately issue an order in conformance with §18-2-115 without prior notice as described above.

iv. A reasonable time frame to abate said nuisance as determined by Laramie County in consultation with the property owner shall be provided in any order.

v. The following may be declared a nuisance by the Board of Laramie County Commissioners:

A. failure to keep material, debris, waste, refuse or garbage properly contained;

B. failure to maintain a structure designed and built for human habitation so as to avoid health, life safety and welfare hazards as determined by the Chief Building Official;

C. the outside, unscreened storage or keeping of four or more inoperable and unregistered vehicles within the regulatory areas of Laramie County;

D. the outside, unscreened storage or keeping of any inoperable and unregistered vehicle within the zoned area of Laramie County, except as permitted by the regulations of a specific zone district;

E. the unscreened and or unlicensed accumulation of materials, debris, waste recyclables, or other scrap or junk material;

F. the active or passive discharge into the environment of toxic or noxious materials in such concentrations as to endanger the public health from a primary property or source;

G. the active or passive discharge of effluent from any cesspool, septic tank, drain field or sewage disposal system upon the surface of the ground from a primary property or source;

H. the active or passive contamination of any well, cistern, stream, lake, groundwater, or other body of water by sewage, waste or other materials or substances from a primary property or source;

I. accumulation of manure from domestic animals and fowl that are handled, stored or disposed of in a manner that creates a health hazard;

J. accumulation of decayed or decaying matter, trash, rubbish, garbage or any substance which is demonstrated and determined to be a health hazard;

K. storage, use or disposal of hazardous material, in such quantity or

manner that creates a public health hazard;

L. any condition or situation which renders a structure designed and constructed for human habitation or any part thereof unsanitary, unhealthy or unfit for human habitation, occupancy or use, or renders any property unsanitary or unhealthy;

M. failure to comply with any law or rule regarding sanitation and health.

d. Violations

Violations of the foregoing provisions may be enforced through any method authorized for enforcement of this regulation, through the provisions of W.S. § 18-2-115 et seq., through injunction, mandamus or other form of judicial action and any other applicable method under law including, but not limited to, criminal citations. The selection of one remedy for enforcement shall not prohibit the implementation of any other remedies available under law. All remedies available may be used individually or cumulatively.

2-2-109 LIVESTOCK

Livestock shall be allowed on all lands in Laramie County, if the following requirements are met:

a. The maintenance of livestock is conducted in a humane manner.

b. The maintenance of livestock is conducted so as not to qualify as a nuisance as defined in this regulation.

c. The maintenance of livestock does not violate regulation concerning concentrated feeding operations.

2-2-110 STABLES, ARENAS AND KENNELS

Commercial stables, kennels, arenas, and show barns shall meet these regulations:

a. The site shall be reviewed by the Cheyenne-Laramie County Division of Environmental Health as not creating a health hazard.

b. The distance between livestock (in barns, sheds, loafing areas and

pastures) and domestic wells shall follow DEQ and Cheyenne-Laramie County Division of Environmental Health requirements.

c. Adequate onsite parking shall be provided.

d. Offal/excretion shall be removed on a regular basis so as not to qualify as a nuisance, as defined in these regulations.

2-2-111 CONCENTRATED FEEDING OPERATIONS

a. These regulation are promulgated by authority of W.S. 16-3-103, W.S. 18-5-102, W.S. 18-5-201, and W.S. 35-11-302(a)(ix).

b. These regulations are intended to promote the public health, safety, and general welfare of Laramie County, specifically to address pollution of ground and surface water, minimization of odors for public health concern, and minimization of pathogens and vectors capable of transporting infectious disease.

c. For the purposes of this article, a concentrated feeding operation is any housed facility, including any lagoon and other waste treatment facilities associated therewith, wherein livestock are confined, fed and maintained for a total of forty-five (45) consecutive days or more in any twelve (12) months, and the feed lot or facility is designed to confine an equivalent of 1,000 or more animal units.

d. Setbacks

i. All structures housing livestock, or the waste treatment works and lagoons associated therewith, shall adhere to the following setback requirements:

A. Three (3) miles from an occupied dwelling without the written consent of the owner of the dwelling;

B. Three (3) miles from a public or private school without the written consent of the school board of trustees or board of directors;

C. Three (3) miles from the boundaries of any incorporated municipality without the resolution and consent of the governing body of the municipality;

D. One-half (1/2) mile from a water well permitted for current domestic

purposes without the written consent of the owner of the well;

E. One-half (1/2) mile of a perennial stream.

ii. No structures housing livestock, or the waste treatment works and lagoons associated therewith, shall be located on any real property wherein the mean static groundwater table is less than 150 feet below the surface.

2-2-112 ADULT ENTERTAINMENT ESTABLISHMENTS

a. Purpose - It is the purpose of this section to regulate adult sexually-oriented businesses to promote the health, safety, and general welfare of the citizens of Laramie County and to establish reasonable and uniform regulations to prevent the adverse secondary effects and deleterious location and concentration of adult entertainment businesses within Laramie County. The provisions of this regulation have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative material, including sexually-oriented materials.

Similarly, it is not the intent nor effect of this regulation to restrict or deny access by adults to sexually-oriented materials protected by the First Amendment or to deny access by the distributors and exhibitors of sexually-oriented entertainment to their intended market. It is not the intent nor effect of this regulation to condone or legitimize the distribution of obscene material. This regulation applies to all properties within Laramie County.

b. Location of Adult Entertainment Establishments - Adult entertainment establishments shall be operated or located only in the Community Business District as defined in this regulation or areas in the regulatory area of Laramie County when in conformance with the following requirements:

i. No adult entertainment establishment shall be operated or located within a 1,000 foot radius of the following:

A. another existing adult entertainment establishment;

B. any church or place of religious worship;

C. any school, public or private, or a state licensed daycare center; or

D. the property line of any lot or property which is forty (40) acres or less and is devoted to residential use.

ii. The above distance limitations shall be determined by measurement from the nearest customer entrance of the proposed or existing adult entertainment establishment to the lot, tract or parcel of the use specified immediately above. The measurement is to be conducted in a radial fashion of 1,000 feet.

iii. No adult entertainment establishment shall be operated or located within 2,000 feet of a residence which is located on a lot larger than forty (40) acres. This distance limitation shall be conducted in a radial fashion by measurement from the nearest customer entrance of the proposed or existing adult entertainment establishment to nearest exterior part of the residence.

c. Signs

i. All adult entertainment establishments shall comply with the provisions of these zoning regulations regarding the type, usage, construction of, and placement of signs. Further, signs for adult entertainment establishments shall not contain any emphasis, whether by movement, picture, or otherwise, on matter relating to adult entertainment as defined herein.

ii. To protect minors from exposure to obscene material, any business providing adult entertainment or adult material shall have in place at each entrance to such business a sign no larger than one square foot in size that states that persons under 18 years of age shall not be admitted.

d. Adult Booths - All adult entertainment establishments which contain one or more adult booths shall comply with the following standards

i. The adult entertainment establishment shall be configured in such a manner that there is an unobstructed view from a manager's or employees' station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. The view required in this subsection must be by direct line of sight from the manager's or employees' station.

ii. At least one employee shall be on duty at all times that any patron is present inside the adult entertainment establishment.

iii. All adult booths shall remain unobstructed by any doors, curtains, partitions, walls, merchandise, display racks or other materials and, at all times, no patron shall be permitted access to any area of the premises which has been designated as an area in which patrons will not be permitted.

iv. No adult booth may be occupied by more than one person at any time.

v. No openings of any kind shall exist between adult booths.

vi. No employee or owner of an adult entertainment establishment shall knowingly, or with reasonable cause to know, permit or allow a patron to commit in the adult entertainment establishment an act of public indecency as set forth in Wyoming Statute 6-4-201.

e. Illumination - All adult entertainment establishments shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than five foot candles as measured at the floor level. This level of illumination shall be maintained at all time that any patron is present in the adult entertainment establishment.

f. Restrooms - Restrooms in any adult entertainment establishment shall not contain video viewing or contraceptive vending machines.

g. Hours of Operation - No adult entertainment establishment, except for an adult motel, shall be open for business at any time between the hours of 1 a.m. and 8 a.m., Monday through Saturday, or between the hours of 1 a.m. and noon on Sunday.

h. Inspections

i. An owner or operator of an adult entertainment establishment shall, at any time it is occupied or open for business, permit representatives of the Sheriff's Department, Cheyenne-Laramie County Division of Environmental Health and the local fire district to inspect the premises of an adult entertainment establishment for the purpose of insuring compliance with the law.

ii. A person who operates an adult entertainment establishment or his agent or employee commits an offense if he refuses to permit a lawful inspection of the premises at any time it is occupied or open for

business by a representative of the County as outlined above. (W.S. 18-5-206).

iii. The provisions of this sections do not apply to areas of an adult motel which are currently being rented by a customer for use as a permanent or temporary habitation.

i. **Severability -** If any section, subsection, or clause of this section or article shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections and clauses shall not be affected.

j. **Injunction-** A person who operates or causes to operate an adult entertainment establishment in violation of any section or part of this section of this regulation is subject to a suit for injunction as well as prosecution for criminal violations. Such violations shall be punishable by a fine of not more than seven hundred and fifty dollars ($750.00) per offense. Each day an adult entertainment establishment so operates is a separate offense or violation. (W.S. 18-5-205 & 206).

k. **Minors -** No person under the age of eighteen (18) shall be permitted

i. in any adult entertainment establishment

ii. to purchase goods or services at an adult entertainment establishment; or

iii. to work at an adult entertainment establishment as an employee.

l. **Jurisdiction -** This section shall apply to all areas of Laramie County, Wyoming.

2-2-113 WORK CAMPS AND MAN CAMPS

Work and man camps may be approved by the Director if the following requirements are met:

a. Facility shall be constructed or occupied without a County-approved site plan. The site plan shall define, but is not limited to, access locations, impacts to adjacent properties, the services to be provided, the length of time the use shall be permitted, and the plans for reuse of the land once the work camp is closed.

b. A wastewater permit from the Cheyenne-Laramie County Division of

Environmental Health or the Wyoming DEQ is required.

c. Building permits for any permanent electrical installations are required.

d. Provisions for potable water shall be addressed.

e. An emergency services plan is required.

2-2-114 HOME OCCUPATIONS

Home occupations are intended to allow limited business activity from the home but shall not alter the character of the neighborhood or create adverse impacts to neighborhood, including significant increases in traffic and on-street parking. Home occupations include, but are not limited to the following: arts and crafts-making, tailoring or seamstress services, one or two-person professional offices, music instruction and wholesale/catalogue/internet sales.

a. Specific Exclusions

The following businesses shall not be allowed as home occupations:

i. Body or mechanical repair, including but not limited to any modification, assembly or painting of motor vehicles and repair of internal combustion engines

ii. Beauty salons, nail salons and barber shops

iii. Animal grooming salons (not including mobile facilities) and boarding kennels

iv. Body art establishments/body artists

v. Sale of motor vehicles or trailers where a license from WYDOT or the Laramie County Clerk is required.

b. Requirements

Home occupations shall be in compliance with the following:

i. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

ii. No exterior storage is permitted.

iii. No more than one (1) employee or co-worker other than the permanent resident(s) can work from the site.

iv. Hours for visitation by clients, customers, vendors or other visitors associated with the home occupation, including deliveries, may be restricted.

v. No more than 25 percent of the gross floor area of the primary structure is used for home occupation purposes.

vi. One sign, not to exceed three (3) square feet in area, shall be allowed per primary structure, pursuant to this regulation.

vii. Home occupations must be conducted in the primary residence. Accessory structures may be used for storage and limited services. The use of an accessory structure for a home occupation shall not alter the residential use or character of the neighborhood.

2-2-115 CHILD CARE AND ASSISTED LIVING FACILITIES

Child care and assisted living facilities shall be certified by the State of Wyoming and shall be established in conformance with the requirements of the State and those listed below. A site plan is required for Family Child Care Centers, Major and Minor Child Care Centers and Assisted Living Facilities. The Planning and Development Director shall review each application for child care or assisted living facilities for compliance with these requirements. Conditions may be attached to any approval to assure there is no departure from the intent of this regulation.

a. Family Child Care Home

A family child care home is permitted by right in any residence, with the exception of manufactured homes, per State requirements. A family child care home must pass a fire inspection and be approved by the Cheyenne-Laramie County Division of Environmental Health.

b. Child Care Centers (Family, Minor and Major)

A child care center is permitted in any district where it is listed if it is in compliance with the following regulations:

i. An off-street parking stall shall be provided for each employee. Each

family child care center shall also have at least one off street stall for visitor use.

ii. A defined and enclosed outdoor play area is provided.

iii. The Center has passed a fire inspection and is approved by the Cheyenne-Laramie County Division of Environmental Health.

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iv. A site plan is submitted and approved in accordance with these regulations.

c. Assisted Living Facilities

An assisted living facility is permitted in any district where it is listed if it is in compliance with State requirements and the following regulations:

i. A license for assisted living facilities, pursuant to the State of Wyoming assisted living facilities rules and regulations is obtained from the Wyoming Department of Health, Health Facilities Program and provided to the County Development Office by the licensee.

ii. The facility shall be serviced by an all-weather road kept open to motor vehicles at all times of the year.

iii. A site plan is submitted and approved in accordance with these regulations.

2-2-116 ON-SITE VEHICLE STORAGE

For use in storing, refurbishing and restoring vehicles, a property owner may keep on his or her property a number of vehicles in conformance with the nuisance section of these regulations.

2-2-117 TRAVEL TRAILERS AND RECREATIONAL VEHICLES

Travel trailers and recreational vehicles shall not be installed or used as a dwelling unit. Travel trailers and recreational vehicles may be used as a temporary residence for a period of up to eighteen (18) months during construction of a residence on the same site for which the County Planning and Development office has issued a building permit. The use must be approved by the Planning and Development Director and the Cheyenne-Laramie County Division of Environmental Health at the time of application for the building permit.

2-2-118 ACCESSORY BUILDINGS

Accessory buildings are permitted in all districts and in unincorporated Laramie County. For lots less than 10,000 square feet within the zoned area of Laramie County, there shall be a principal building on site before an accessory building may be constructed. If there is not a principal building on site, Planning Commission approval shall be required. The following requirements shall be in addition to all other applicable requirements of this regulation.

a. General Requirements

The following shall apply to all lands in unincorporated Laramie County:

i. Accessory buildings shall conform to all front setback requirements. Accessory buildings shall be set back 5 feet from all other lot lines.

ii. No accessory structure shall be permitted to encroach on any recorded easement.

iii. Accessory structures that are less than 120 square feet in area and will not have plumbing or electrical services are exempt from building permits. These structures are exempt from setback requirements if the structure will not be placed on a permanent foundation. No such structure shall exceed 120 square feet on any property other than agricultural properties. Accessory structures that exceed 120 square feet in area or will have plumbing and electrical services must obtain a building permit.

b. Requirements by Zone District

i. The following shall apply to land zoned LR, MR, and HR:

A. The total gross square footage of all accessory buildings on the same property shall not exceed 15% of the total property area.

B. The total area of garages for multi-family structures and town homes may exceed 15% of the total property area to allow for the provision of one (1) parking space for each dwelling unit.

ii. The following shall apply to land zoned AR, A-1 and A-2: the total gross square footage of all accessory buildings on the same property shall not exceed 30% of the total property area.

iii. The following shall apply to land zoned NB and MU: the total gross square footage of all accessory buildings on the same property shall not exceed 20% of the total property area.

A. The total area of garages for multi-family structures and town homes may exceed 20% of the total property area to allow for the provision of one (1) parking space for each dwelling unit.

2-2-119 FENCING REGULATIONS

a. No fence shall be placed within a recorded, dedicated or granted right-of-way.

b. The maximum fence height along a frontage within the zoned boundary shall be four (4) feet, or six (6) feet if it meets the required front setback.

c. The maximum fence height along side and rear lot lines within the zoned boundary shall be six (6) feet for all residential districts. and ten (10) feet in non-residential zone districts.

d. Fences shall not be constructed within the sight distance triangle.

e. No fence shall be constructed which hinders or obstructs access to any fire hydrant, or which encroaches within a radius of three (3) feet from any fire hydrant.

f. Fences may be constructed above six (6) feet for recreational uses, including tennis courts, volleyball courts, swimming pools, golf driving ranges, goals and back stops and similar uses. These fences shall conform to all other setbacks of the district in which the fence is located and shall require a building permit.

2-2-120 HEIGHT LIMITATION EXCEPTIONS

The height limitations of this regulation shall not apply to church spires, belfries, cupolas, domes not intended for human occupancy, flag poles, light poles, monuments, water towers, transmission towers, smokestacks,

chimneys, derricks, antennas and aerials except as otherwise provided for in this regulation.

2-2-121 SETBACK LINE EXCEPTIONS

Accessibility appurtenances (steps, ramps, porches/stoops) attached and projecting from the foundation are not restricted by the setback requirement. In no case will these appurtenances extend into adjacent properties, easements or rights-of-way. Exception: ramps installed with the approval of the Planning and Development Director.

2-2-122 MANUFACTURED HOME STANDARDS

a. Purpose - It is the intent of this article to promote land use compatibility, protect property values, provide for the health safety and welfare of manufactured home residents and ensure an adequate minimum living standard as related to manufactured homes. This article sets forth the conditions under which manufactured homes will be allowed within the unincorporated areas of Laramie County.

b. Applicability - This article shall be applicable to all manufactured and mobile homes (as defined herein) within all areas of the unincorporated areas of Laramie County.

c. Manufactured and Mobile Homes Allowed - It is unlawful within unincorporated Laramie County for any person to place or park any manufactured or mobile home on any street, alley, highway or other public place, or on any tract of land owned by any person, firm, or corporation, occupied or unoccupied, except as provided in this article. Manufactured and mobile homes used for residential purposes may be installed, located or relocated within the unincorporated area of Laramie County, provided that all of the following conditions are met:

i. The home is newer than twenty (20) years as measured from the date of the required date plate of manufacture, according to the standards established by the United States Department of Housing and Urban Development (HUD) under the “National Manufactured Housing Construction and Safety Standards Act of 1974,” 42 U.S.C. §5401, et seq., as amended (currently codified at 24 C.F.R. 3280) in effect at the time of manufacture and bearing certification to that effect (“Applicable HUD Standards”) and is certified for the appropriate wind, thermal and roof standards for Wyoming; or

ii. The manufactured or mobile home is twenty (20) years or older, as measured from the date of either the required date plate of manufacture or from the date of application for permit for the proposed installation, location or relocation and has been issued a Manufactured Home Permit and specific approval to be installed, located, or relocated by the Laramie County Chief Building Official ("CBO"). The CBO shall inspect all 20-year and older manufactured and mobile homes in conformance with the installation, location and relocation criteria found in this article. No manufactured or mobile home shall be installed, located or relocated that does not meet the Applicable HUD Standards in effect at the time the home was manufactured or that does not meet minimum criteria of this article.

iii. The manufactured home shall be located within a manufactured housing park in conformance with this regulation; or

iv. The home shall be related to the housing of staff for agricultural use; or

v. The manufactured home shall be the only manufactured or mobile home upon any single lot or tract within a platted county subdivision, and the subdivision plat as approved by the County Commissioners contains a written provision allowing manufactured or mobile homes within the subdivision; or

vi. The manufactured home shall meet the compatibility standards of this article.

vii. The manufactured or mobile home shall meet all applicable zone district requirements.

viii. The manufactured or mobile home shall be installed on a foundation using a typical blocking installation of masonry, concrete or other approved material. Installation instructions as provided by the manufacturer of the manufactured or mobile home shall be deemed a typical blocking installation. Any foundation system design, other than typical blocking, shall be stamped and signed by a Wyoming licensed professional engineer.

ix. The manufactured or mobile home must meet the minimum standards for fire safety and protection in conformance with the Applicable HUD Standards at the time of original construction or as established by the Wyoming State Fire Marshall.

d. **Installation -** The installation and location of a Manufactured or Mobile Home for uses other than residential shall be performed in accordance with the construction and permitting requirements of the International Building Codes as adopted and amended and all other local, state and federal requirements.

e. **Non-conforming manufactured or mobile homes -** Non-conforming manufactured or mobile homes legally located within the unincorporated area of Laramie County on the effective date of this article and in use for residential purposes may continue at that certain location and continue to be used for residential purposes. The non-conforming manufactured or mobile home may not be relocated to any other property unless it has been inspected and brought into conformance with this article and issued a Manufactured Home Permit. At such time as any legal non-conforming manufactured or mobile home ceases to be used for residential purposes, it must be removed from the property.

f. **National Manufactured Housing Construction and Safety Standards Act Certification -** Manufactured and mobile homes located within the County on the effective date of this article which have not been certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §5401, et seq., as amended, are hereby declared legal nonconforming structures, but shall not be replaced by another manufactured or mobile home that is not in compliance with the Applicable HUD Standards unless the replacement manufactured or mobile home has been inspected and brought into conformance with this article and issued a Manufactured Home Permit.

g. **Manufactured or Mobile Homes as Accessory Structures -** Manufactured or mobile homes shall not be allowed, permitted or used for accessory purposes or as storage buildings after the effective date of this article. Those manufactured or mobile homes used as accessory structures or for storage prior to the effective date of this article shall be deemed legal non-conforming uses and permitted to continue until such time as the use of those structures are discontinued for 180 days.

h. **Use of Manufactured or Mobile Homes for Child Care Centers -** The use of mobile homes for Family Child Care Centers (FCCC) or Child Care Centers (CCC) shall not be permitted within Laramie County without the issuance of a Manufactured Home Permit.

i. Compatibility Standards

The compatibility standards for manufactured or mobile homes relate to architectural features that have a significant impact on the overall value of the structure. This ensures that when a qualified manufactured or mobile home is placed in a rural residential area it is compatible with existing homes located within a one mile or less radius from the proposed location of the qualified manufactured or mobile home. For the purposes of this article, a rural residential area is defined as any area of the County that is not within a specific zone district. A qualified manufactured or mobile home shall be one that has been inspected for conformance with these regulations and for which a Manufactured Home Permit has been issued. The compatibility standards are as follows:

i. Roof - The roof should mimic or simulate a roof comparable and/or compatible with site-built single-family structures in the one-mile radius. The roof must be covered with appropriate and approved roofing material. If eaves are present on homes within the one-mile radius, the manufactured or mobile home should also provide similar eaves.

ii. Siding - The manufactured or mobile home shall have siding on all exterior walls which provides a consistent, continuous facade from the bottom of the soffit (top of the wall section) downward to the top of the exposed perimeter foundation. The exterior siding of the finished home must have the same appearance as materials commonly used on site-built single-family residential dwellings within the one-mile radius of the proposed home. Metal siding is allowed and must be painted or anodized to a natural color.

iii. Minimum Size - The manufactured or mobile home shall have a minimum of floor area of 420 square feet.

iv. Installation

A. The home shall be installed on a permanent foundation constructed of masonry, concrete or other approved material and shall comply with the adopted building code. The foundation system shall be designed and constructed to sustain, within the stress limitations specified in the building code, all loads specified in the building code. The installation instructions as provided by the manufacturer of the manufactured home shall be used to determine permissible points of support for vertical loads and points of attachment for

anchorage systems used to resist horizontal and uplift forces. The foundation system design shall be stamped and signed by a Wyoming licensed professional engineer.

B. The transportation mechanisms, including the hitch, must be removed.

j. Planning Commission Approval of Nonconforming Manufactured or Mobile Homes - The Laramie County Planning Commission may approve manufactured or mobile home housing that does not conform to one or more of the standards listed in this section if the Commission finds the following:

i. The manufactured or mobile home is reasonably compatible to the extent possible with existing housing within a one-mile radius of the proposed home;

ii. That no health or safety issues are present and the home meets all applicable construction and building codes;

iii. The home supports fulfillment of goals found in the Laramie County Comprehensive Plan. Such approval or denial by the Planning Commission shall constitute the final action of an administrative order. Any decision of the Planning Commission may be further appealed to the District Court for the First Judicial District pursuant to the Wyoming Administrative Procedures Act.

k. Inspection/Permit Requirements for Construction, Installation and Relocation Within the County.

i. A manufactured or mobile home shall not be installed, located or relocated within the unincorporated limits of Laramie County without the issuance of a Manufactured Home Permit from Laramie County.

ii. Manufactured or mobile homes meeting the criteria in this regulation newer than 20 years old and being installed, located or relocated to a County approved manufactured housing park or subdivision designated for manufactured or mobile homes) do not require a Manufactured Home Permit.

iii. Electrical permits for hookups within manufactured housing parks and designated subdivisions may be required at the discretion of the CBO upon consultation with the appropriate utility provider.

iv. Building permits for additions, alterations, modifications or any physical change to a manufactured or mobile home are required regardless of location.

v. The Chief Building Official has the authority to inspect all new, installed, located and relocated manufactured and mobile homes for compliance with the provisions of this article.

vi. All applications for a Manufactured Home Permit and any issuance of that permit shall be in conformance with the Applicable HUD Standards as required at the time of original manufacture of the manufactured or mobile home and in conformance with the International Residential Code, as amended for any modifications, alterations, additions or deletions of the structure.

vii. After the effective date of this article, no person shall occupy any new or relocated manufactured or mobile home nor permit any other person to occupy the same unless the Manufactured or Mobile Home has been installed, located or relocated in compliance with this article or is a legal nonconforming use under this article.

l. Authority of the Chief Building Official

i. In addition to any other enforcement powers that the Chief Building Officer may have, the Chief Building Officer may issue a written order to any person to do the following:

A. immediately cease and desist any work or activity to install, locate or relocate any manufactured or mobile home in violation of this article; or

B. immediately cease and desist from the use or occupancy of any manufactured or mobile home installed, located or relocated in violation of this article.

ii. Such written order shall constitute an administrative action which may be appealed to the Board of County Commissioners as a contested case within thirty (30) days of the written order. Any decision of the Board of County Commissioners may be further appealed to the District Court for the First Judicial District pursuant to the Wyoming Administrative Procedures Act.

m. Inspection Criteria for Manufactured Homes Older Than 20 Years

All manufactured and mobile homes twenty (20) years and older as measured from the date of application for Manufactured Home Permit or the required date plate installation must be inspected by the Laramie County Chief Building Official prior to moving, locating, relocating or installation, and a Manufactured Home Permit application must be provided to the County. No such manufactured or mobile home may be occupied prior to the issuance of a Manufactured Home Permit and payment of appropriate fees.

Before a Manufactured Home Permit will be issued, any such manufactured or mobile home shall be inspected for compliance with the following minimum criteria:

i. All electrical wiring shall be in compliance with the applicable codes in place at the time the building was manufactured. Any new, altered, modified or replaced wiring shall be in compliance with the current, adopted version of the National Electrical Code.

ii. Home will be equipped with appropriate operational fire alarms.

iii. All floors shall be solid and stable. Any penetrations of the floor shall be sealed.

iv. All roofs shall be solid and stable without any sag.

v. No evidence of significant wood rot or mold shall exist.

vi. The exterior of the building shall be properly maintained and painted.

vii. Any additions, modifications, or alterations to the building shall have been constructed in a safe and appropriate manner. Any new or proposed additions, modifications, or alterations require a building permit.

viii. The manufactured or mobile home maintains the same structural integrity it had when it was manufactured.

ix. There shall be no broken windows.

x. All HVAC systems shall be working and installed in accordance

with the regulations in place at the time the building was manufactured. All new installations shall be in conformance with the most recent adopted edition of International Building Codes.

xi. Owner must have proof that the manufactured or mobile home meets the established thermal, wind and roof load requirements for Laramie County Wyoming.

Manufactured or mobile homes not meeting these criteria shall be:

i. left in place and considered a non-conforming structure;

ii. moved or relocated outside of the unincorporated area of Laramie County; or

iii. repaired to meet the above criteria.

A. The CBO shall determine if the repairs are minor or major.

B. Minor repairs may be made without a building permit. Major repairs require a building permit.

C. All repairs and construction shall be in conformance with the International Building Codes as adopted.

D. The CBO may allow a manufactured or mobile home needing repairs to be relocated, provided a building permit has been issued for the repairs and application has been made for a Manufactured Home Permit.

E. The CBO may require surety from the applicant to cover the cost of removing the manufactured or mobile home from Laramie County if the repairs are not completed.

F. All repairs must be completed within six (6) months of the building permit issuance and prior to any occupancy of the repaired structure. Failure of the applicant to complete repairs in the designated time will constitute a violation of this article.

G. The County may use the surety to cause the manufactured or mobile home to be removed from Laramie County as a result of a violation.

H. All repaired manufactured or mobile homes must undergo a final inspection by the CBO prior to being moved, located, relocated or installed in the unincorporated area of Laramie County.

n. Appeals

The Laramie County Board of Commissioners shall hear and act on any appeal of decisions or determinations made in conformance with these regulations after consideration and hearing before the Planning Commission with the exception of those decisions made by the Planning Commission in accordance with this article. The Planning Commission may recommend and the Board may approve the installation, location or relocation of a manufactured or mobile home and the issuance of a Manufactured Home Permit that does not meet the criteria of this article, provided the Commission and the Board find all of the following:

i. The manufactured or mobile home is compatible with existing housing within the general area of the proposed home;

ii. No health or safety issues are present and the home generally meets all applicable construction and building codes;

iii. The home supports fulfillment of goals found in the Laramie County Comprehensive Plan.

o. Compliance with Other Regulations

To the extent not specifically enumerated, described or modified herein, all manufactured and mobile homes and new placement shall comply with this regulation, as amended, and all other applicable federal, state and local regulations and codes.

2-2-123 WIRELESS TELECOMMUNICATION SERVICES (WTS)

a. Purpose

The purpose of this regulation is to establish requirements for the siting of wireless communications towers and antennas. The goals of this regulation are as follows:

i. to protect residential areas and land uses from potential impacts of towers and antennas;

ii. to strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers;

iii. to encourage users of towers and antennas to locate them, to the extent possible, in areas where the impact on the community is minimal.

b. General Requirements

i. Principal or Accessory Use

Commercial Mobile Radio Service (CMRS) facilities may be considered for either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

ii. Aesthetics

Towers and antennas shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend them into the natural setting and surrounding buildings.

iii. Lighting

Towers may not be artificially lighted, unless required by public safety, the FAA or other applicable authority.

iv. State or Federal Requirements

All towers must meet current standards and regulations of the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), and any other agency of the local, state or federal government with the authority to regulate towers and antennas.

v. Building Codes and Safety Standards

To ensure the structural integrity of towers, the owner of a tower shall ensure that the tower is maintained in compliance with applicable state and local building code standards and the applicable standards for towers published by the Electronic Industries Association, as amended. Each tower shall require an approved building permit.

vi. Required Application

A building permit, plot plan and copy of any executed lease agreement is required for each proposed tower. The plot plan shall clearly show the location and distance of the tower and associated structures from property lines. The plot plan shall also indicate where access to the tower site is proposed.

vii. Public Notice

Public notice is required to all property owners of record within one half mile of the lot where the proposed tower and/or temporary tower is to be located. Notice shall be via certified mail. Notice shall be made thirty (30) days prior to submission of a building permit.

viii. Setbacks

Towers must be set back a distance equal to at least 100 percent of the height of the tower from any adjacent property line.

c. Board Approval Required

The Board shall approve any tower that does not meet the following criteria. Board Approval is required prior to issuance of the required building permit.

i. Antennas or towers located on Laramie County property provided a lease authorizing the facility has been approved by the County and is presented with the site plan application.

ii. Antenna attachments to all existing structures in all zones except LR, MR, HR or MU, provided the antenna does not extend above the highest point of the existing structure.

iii. Locating a tower or antenna, including the placement of additional buildings or other supporting equipment used in connection with said tower or antenna, in the Heavy Industrial District and in the regulatory area of Laramie County, provided the height does not exceed 100 feet.

iv. Any antenna which is not attached to a tower may be approved as an accessory use to any commercial, industrial, professional, institutional, or multi-family structure of eight (8) or more dwelling units, provided

the antenna does not extend more than thirty (30) feet above the highest point of the structure.

v. An antenna which is attached to an existing tower.

The following provisions shall govern the Board Approval process:

i. Applications for Board Approval under this section shall be subject to notification procedures and requirements in this regulation. A plot plan is required at the time of application.

ii. No application for Board Approval shall be processed without a pre-application meeting.

iii. In order to grant approval the Board shall find the following:

A. The proposed tower location has been selected in to protect residential areas and adjacent land uses from potential impacts of towers and antennas;

B. The applicant has located the proposed antenna on an existing tower or has demonstrated to the satisfaction of the Board that locating the proposed antenna on an existing tower is not feasible.

C. The towers and proposed tower and antenna to will be located to the extent possible, in areas where the impact on the community is minimal.

e. Buildings or Other Equipment Storage

The related unmanned equipment structure shall not contain more than 350 square feet of gross floor area or be more than twenty (20) feet in height, and shall be located in accordance with the minimum property coverage and setback requirements of the zoning district in which it is located.

2-2-124 SMALL WIND ENERGY SYSTEMS

a. Small Wind Energy Systems are allowed on any property in unincorporated Laramie County and shall require a building permit. Systems that will not be connected to the power grid may be exempted

from permitting by the Chief Building Official. .Systems with no grid connections are exempt from building permits.

b. Small Wind Energy Systems shall be set back from property lines a distance equal to the total height of the system or shall meet zone district setback requirements, whichever is greater.

2-2-125 LARGE WIND ENERGY SYSTEMS

a. Purpose - To oversee the permitting of wind energy systems for the purpose of preserving and protecting public health and safety; to reasonably preserve and protect natural and cultural resources; to protect the quality of life for nearby property owners; to facilitate economic opportunities for both County and local residents; and to allow for the orderly development of land.

b. Applicability - These regulations govern the siting of large wind energy systems and all associated projects and substations throughout all the unincorporated areas of Laramie County. Small wind energy systems are exempt from this article. Large wind energy systems and wind farms that have been permitted and constructed or approved for construction by federal, state or local agencies prior to the adoption of this article are exempt from this regulation.

It is unlawful for any person to construct, install, maintain, modify, operate or abandon a large wind energy system and/or wind farm that is not in compliance with this article or with any condition contained in a wind energy permit or other land use permit issued pursuant to this article or any other applicable law or regulation.

c. Standards - These standards apply to large wind energy systems and wind farm systems only.

i. Structure - The wind tower portion of any large horizontal wind energy system should be of monopole construction. Other construction may be considered by the Board if monopole construction is not practicable or if new technology emerges. A wind tower must be of freestanding construction to the extent practicable. If monopole or freestanding construction is not practicable, a wind tower may be guyed upon approval of the Board.

ii. Location - A large wind energy system may be located only in areas that are within the Agricultural Residential (AR), Agricultural and Rural Residential (A-1), Agricultural (A-2), and Heavy Industrial (HI) zone districts and in the regulatory area of the County. A wind farm may be located only in areas that are zoned Agricultural Residential (AR), Agricultural and Rural Residential (A-1), Agricultural (A-2), Heavy Industrial (HI) and in the regulatory area of the County.

iii. Setbacks

Reduced setbacks may be allowed if written permission, as recorded with the Laramie County Clerk, is granted by the affected adjacent nonparticipating property owners for a specific lesser setback.

A. The center of the base of each wind tower shall be located no less than 1.5 (hub height + rotor diameter) from adjacent unplatted nonparticipating property lines and dedicated public roads.

B. No tower or other structure, other than underground structures, transmission lines, roadways and structures appurtenant to roadways, shall be located at a distance of less than five and one-half (5.5) times the maximum height of the tower, but in no event less than one thousand (1,000) feet from any platted subdivision unless this restriction is waived in writing by the owners of all lands included within the distance specified in this paragraph.

C. The base of any tower shall not be located at a distance of less than five and one-half (5.5) times the maximum height of the tower, but in no event less than one thousand (1,000) feet from a residential dwelling or occupied structure, unless waived in writing by the person holding title to the residential dwelling or occupied structure;

D. The base of any tower shall not be located at a distance of less than one-half (1/2) mile from the limits of any town or city.

iv. Height - The total height of a large wind energy system shall comply with all federal, state and local regulations, including FAA guidelines. Applicants are strongly encouraged to contact the Cheyenne Regional Airport Manager and the Pine Bluffs Municipal Airport Manager concerning airport operations, approaches and local matters critical to

flying safety and airspace conflicts prior to submitting an application for review. Applicants are required to review the relevant airport information packet available from the Laramie County Planning Department, the Cheyenne Regional Airport Manager, or the Pine Bluffs Clerk's Office.

v. Clearance - The vertical distance from ground level to the tip of a large horizontal wind energy system turbine blade when the blade is at its lowest point must be at least twenty five (25) feet.

vi. Access - A wind tower, including any climbing aids, must be secured against unauthorized access.

vii. Electrical Wires - Electrical wires associated with a large wind energy system shall be located underground when practicable.

viii. Code Compliance - All large wind energy systems must comply with the most recent adopted edition of the National Electrical Code, International Building Code and all applicable local, county, state and federal codes and regulations.

ix. Lighting - Wind tower and turbine lighting for large wind energy systems must comply with FAA minimum requirements and be at the lowest intensity allowed. No accessory lighting is permitted unless it is determined by the Board to be necessary for safety and security.

x. Appearance - Wind energy systems in a wind farm should be of a coordinated design to minimize visual impacts to the surrounding area. Wind energy systems shall be exempt from landscape requirements in this regulation.

xi. Signs - No wind turbine, tower, building, or other structure associated with a WES may be used to advertise or promote any product or service. No word or graphic representation other than appropriate warning signs, tower identification, and owner, land owner or manufacturer identification, may be placed on a wind turbine, tower, building, or other structure associated with a WES.

xii. Noise - The noise generated by the operation of a large wind energy system or wind farm may not exceed a noise level of more than fifty (50)dB(A) as measured at any point along the common property lines between a nonparticipating property and a participating property. This level, however, may be exceeded during short-term events such as

utility outages, severe weather events, construction or maintenance operations. Noise levels may exceed the 50dB(A) limit along common property lines if written permission, as recorded with the Laramie County Clerk, is granted by the affected adjacent nonparticipating property owners. Sound measurements shall be made five (5) feet above ground level over 10-minute measurement periods, on the basis of equivalent sound pressure levels and wind speed equal to 8 meters/second, using the procedures established by IEC 61400-11 (International Electrotechnical Commission, 2nd Edition, 2002-12.)

xiii. Impacts to Public Roads - The use of dedicated public roads shall be in accordance with and in compliance of federal, state, county and local regulations governing such activities. The owner shall be responsible for any degradation to or damage of dedicated public roads by any and all parties affiliated with the installation of the wind farm and will bear all costs required to return the public roads to their original or better condition prior to their use of same. The use of any dedicated public road for the purpose of transporting parts, materials and/or equipment for construction of a large wind energy system or wind farm shall require the following prior to approval of any wind energy permit:

A. A detail mapping of known haul routes shall be submitted with the wind energy permit application. Haul routes shall be updated as transit information becomes available. Final haul routes must be submitted at least ten (10) days prior to the start of construction.

B. Completion of a pre-construction baseline survey prepared by a mutually agreed upon professional engineer to determine existing road conditions.

C. An engineer's assessment of the potential for damage or impact to the roads detailed in the haul route.

D. A mitigation plan and/or long-term road maintenance plan to address the impacts to the roads as determined in the assessment.

E. Preparation of an engineer's estimate for the total estimated cost to improve, maintain or repair the existing roads as detailed in the mitigation/maintenance plan.

F. Documentation of the establishment of a bond for the repair of roads along the haul route for a wind farm in an amount of not less than 115 percent of the cost for infrastructure improvement or

repair as determined in the engineer's estimate of cost, but in no case less than $25,000 for the purpose of repairing any damage to public roads caused by constructing, operating or maintaining the system. Prior to commencement of any work on the participating property, the owner shall enter into with the Board or its designee an agreement that documents the owner's obligations for the County roads.

G. Any additional information, studies, or reports as reasonably determined by the Board as necessary.

xiv. Reclamation and Decommissioning - Documentation of a guarantee between the owner and the participating property owner for the reclamation and decommissioning of the wind farm shall be provided at the time of the site plan application. A guarantee should be in the form of financial assurance, lease agreements, or other terms as negotiated between the owner and the participating property owner. At the time of abandonment or removal as further described in this article, the participating property shall be reasonably restored to the physical state as existed before the wind energy system or wind farm was constructed. A decommissioning plan shall be submitted as part of the wind energy site plan application. If a Wind Energy Permit is granted, the owner shall provide an updated reclamation and decommissioning plan to the Laramie County Planning and Development Office every five (5) years. The plan shall specify and provide for the following:

A. The physical removal of wind energy systems, equipment, security barriers and transmission lines from the site.

B. Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations.

C. Stabilization or re-vegetation of the site as necessary to minimize erosion. The decommissioning plan may allow the owner to leave landscaping or designated below-grade foundations and other below-grade infrastructure as agreed upon by the participating property owner in order to minimize erosion and disruption to vegetation.

D. Identification of all physical elements that may remain on the property at the discretion of the participating property owner.

xv. Liability Insurance - At the time of a wind energy permit application for a wind farm, the owner shall provide evidence of liability insurance for a duration of not less than 24 months from the estimated time of project completion to cover loss or damage to persons and structures occasioned by the failure of the facility.

xvi. Impacts to Natural and Cultural Resources - The owner of a large wind energy system and/or wind farm shall comply with all federal, state and local requirements pertaining to natural and cultural resources. The owner of a wind farm system shall submit written statements that the project is in full compliance with all relevant requirements at the time of the permit application submittal. The owner of a large wind energy system and/or wind farm should make reasonable efforts to avoid siting large wind energy systems components in a manner that will adversely impact wildlife, water, historical and/or cultural resources.

d. General Requirements -

i. Notification - The owner shall send notice via certified mail to all property owners of record within (1) mile of and to cities and towns within one half (1/2) mile of the perimeter of the property affected at least thirty (30) days prior to the Planning Commission review of any site plan. The notice shall include a general project description, the project location, the number of turbines proposed, and routes of ingress and egress to the location.

ii. The Laramie County Planning and Development Office shall publish a legal notice thirty (30) days prior to the Planning Commission review of any site plan.

iii. Siting Process - Each large wind energy system and/or wind farm shall require both a site plan and a wind energy permit. Site plans will be reviewed by both the Planning Commission and the Board. All site plans, after action by the Planning Commission, shall be heard by the Board at its next available regular meeting. The Board shall approve site plans according to the Board approval process. The Administrator shall approve wind energy permits accordance with this article. The installation of a large wind energy system and/or wind farm is contingent upon compliance with any and all conditions established by the Board. The applicant shall meet with a Planning and Development Office representative prior to submittal of any site plan. This pre-application meeting will allow the applicant to

define the project and provide information. During this pre-application meeting a list of items needed for the submittal of the site plan will be addressed. Applicants shall provide copies of all FAA Form 7460 submissions to any airport authority that could be affected by the application when such forms are tendered to the FAA for approval.

e. Site Plan - A site plan illustrating preliminary layout, design and access shall be submitted for Planning Commission review and Board review and approval. The site plan must meet the requirements of the Site Plan Review Application, available through the Laramie County Planning and Development Office. No wind energy permit shall be issued by the Administrator without a Board-approved site plan. The applicant shall provide a complete application in accordance with the requirements of the pre-application meeting. Failure to do so shall result in a denial of the application. Upon submittal of the site plan, Laramie County Development Office staff shall have 5 (five) business days to determine if the site plan is complete. At the end of that period, if no letter has been issued to the applicant, the application will be automatically determined to be complete.

The Laramie County Planning and Development Office shall begin the public notification period no less than 7 (seven) days from the submittal of the site plan. The proposed large wind energy system and/or wind farm shall comply with all federal, state and local regulations. A site plan approval shall expire three (3) years from the date of approval by the Board unless the construction of the wind farm has been initiated. All site plans shall include the following as a minimum:

i. Name, mailing address and telephone number of the person signing the application, certifying that the application is true and correct.

ii. Name, mailing address, and telephone number of the owner.

iii. Name, signature, mailing address and telephone number of the participating property owner(s).

iv. Legal description of the participating property and/or proposed participating property.

v. General description of the proposed large wind energy system(s), including the estimate of total number of systems, lighting and estimated total height of each large wind energy system.

vi. General location of proposed wind energy system(s) and buildings. Actual locations of wind energy systems and buildings will be required for the wind energy permit and any associated building permits.

vii. Proposed location of above ground and underground electrical wiring, vehicular access routes and fencing.

viii. Location of any existing above ground utility lines, roads, right-of-way, pipelines, easements and etc. within the property.

ix. Existing buildings and structures within one-quarter mile (1320 feet) of the property, including any church, hospital, public library, residence, school or other structure designated for public assembly. This information may be based on available public data.

x. Location of cultural and sensitive natural resources (such as historical structures, trails, archaeological sites, wetlands, migratory flight paths, and endangered wildlife and/or vegetation).

xi. The following documents shall be submitted with the site plan:

A. Statement that each large wind energy system will be installed in compliance with manufacturer's specifications.

B. Statement that the owner will construct and operate each large wind energy system or wind farm in compliance with all applicable local, state, and federal codes, laws, orders, regulations, and rules.

C. Preliminary construction documents describing general plans for appropriate drainage, erosion control and infrastructure improvements. Final construction documents will be required with the wind energy permit.

D. Reclamation and decommissioning plan in accordance with this regulation.

E. Preliminary road assessment and mitigation plan.

F. A noise analysis to determine the decibel (dbA) level at adjacent nonparticipating property lines. The analysis shall be completed in accordance with this regulation.

G. Certification that the applicant has reviewed the airport information packet of any affected airport and has provided to such airport authority a copy of the site plan submitted to the County and a copy of FAA form 7460 if the form was submitted for FAA approval.

H. A proposed phasing plan showing areas or locations of wind energy systems for the purposes of permitting.

I. Written certification that notice of the proposed facility has been given to the owners and claimants of mineral rights located on and under lands encompassed by the site plan.

xii. Following Board approval of the site plan, the owner shall have three (3) years to apply for a wind energy permit.

f. Wind Energy Permits - Upon Board approval of the site plan, the owner may submit a wind energy permit application to the Laramie County Planning and Development Office. If the wind energy permit application meets the requirements and conditions set forth in the approved site plan, the Administrator shall issue the wind energy permit within twenty-one (21) days of application submittal.

i. A wind energy permit is required prior to the installation of a large wind energy system.

ii. A wind energy permit is required for large wind energy systems that will be operated as part of a wind farm. Following Board approval of a wind farm site plan, the Administrator shall issue a single wind energy permit that approves all large wind energy systems in total or in specific phases that meet the criteria of this article and any conditions required by the Board as part of the site plan approval. All wind energy permit fees must be paid in full before permits are issued.

iii. Application for a wind energy permit must be on a form provided by the Administrator.

iv. Permitting for structures other than large wind energy systems, including but not limited to buildings constructed for administration, operations and maintenance of large wind energy systems shall be in compliance with all applicable County building permit requirements.

g. Wind Energy Permit Application

i. Each application for a large wind energy system wind energy permit shall include the following:

A. Confirmation that the permit is in substantial conformance with the general and specific conditions of the approved site plan;

B. Appropriate fees;

C. Evidence of liability insurance for large wind energy systems that will be part of a wind farm;

D. Final road assessment and mitigation plan

E. Professional engineer's estimate of road work

F. Final construction documents prepared in accordance with County regulations for appropriate drainage, erosion control and infrastructure improvements;

G. Specific site plan showing all large wind energy system locations.

H. A written emergency management plan and certification that the plan will be revised prior to the start of operation if changes to the site occur during construction that would affect the emergency management plan.

I. A written waste management plan detailing the estimated solid wastes and proposed disposal program for all phases of the project.

ii. A wind energy permit issued pursuant to this article expires if the large wind energy system is not installed and functioning within five (5) years from the date the permit is issued. The Administrator may extend the permit in response to a written request made prior to its expiration if the Administrator determines that the request is reasonable under the circumstances.

h. Fees - The submittal of a site plan for any large wind energy system or wind farm must be accompanied by the fee required for a site plan review as determined and published by the Board. The application for a wind

energy permit for any large wind energy system or wind farm must be accompanied by the fee required for a wind energy permit as determined and published by the Board.

i. Reclamation and Decommissioning Plan

A. An owner shall provide the Administrator with a written Notice of Termination of Operations if the operation of a permitted large wind energy system or wind farm is terminated. Such notice shall be provided within thirty (30) days of system operation termination.

B. A large wind energy system or wind farm that is out of service for a continuous 12-month period will be deemed to have been abandoned and the Administrator may issue a Notice of Abandonment to the owner. If, within thirty (30) days of issuance of a Notice of Abandonment, the owner provides the Administrator written verification showing the system has not been abandoned, the Administrator may withdraw the notice.

C. A large wind energy system or wind farm must be removed within six (6) months of the issuance date of the Notice of Abandonment unless the Administrator withdraws the Notice or within twelve (12) months of the owner providing Notice of Termination of Operations.

D. The Notice of Abandonment shall be sent by certified mail to the address of the owner and the participating property owner as listed by Land Records Department.

E. The owner shall remove all of the following:

1. Wind energy systems, above ground improvements and outdoor storage, except those to remain at the discretion of the participating property owner;

2. Foundations, pads and underground electrical wires as indicated in the approved reclamation and decommissioning plan and in accordance with any agreement between the owner and participating property owner(s).

3. Hazardous material from the property and dispose of the hazardous material in accordance with federal and state law.

F. The owner shall restore all of the following to their original or better

condition:

1. County roads damaged by the removal of large wind energy systems or wind farm components.

2. Soils and/or vegetation located on site.

G. If the owner fails to remove a wind energy system or wind farm within the specified time frame, the owner shall be deemed to be in violation of this article and subject to the penalties as described in this article. The County shall have the right, but not the requirement, to enter the property and cause the appropriate abandonment and restoration measures as determined by the approved Reclamation and Decommissioning Plan. The County shall have the right to recover the cost of any and all work completed from the owner.

j. Variance and Appeals Procedure

i. Variances to this regulation may be allowed by the Board. Legal notice of any variance request shall be in conformance with this regulation.

ii. Appeals of both Board and administrative decisions shall be filed in conformance with this regulation.

k. Violations

i. No person shall:

A. Commence to construct a wind energy facility without first obtaining a site plan and permit required by this regulation; or

B. Construct, reconstruct, operate, locate, erect, maintain, enlarge, change or use a wind energy facility, after having first obtained a site plan approval and permit, other than in specific compliance with the permit; or

C. Cause any of the acts specified in this subsection to occur.

ii. Any person violating subsection (a) of this section is liable for a civil penalty of not more than ten thousand dollars ($10,000.00) for each violation. Each day of a continuing violation constitutes a separate offense.

iii. Any wind turbine tower or wind generator erected in violation of this article shall subject the owner of the tower or generator to a penalty of seven hundred fifty dollars ($750.00) per day for every tower or generator so erected.

2-2-126 SITE ADDRESS REQUIRED

a. A County-assigned site address number is required prior to the start of construction of any access onto any right-of-way or construction of any primary structure.

b. Address numbers shall be displayed on the front of the structure as seen from the right-of-way. If the number on the structure is not visible from the right-of-way, or the structure is under construction, the number shall also be displayed on a post, fence, wall or gate at the property line adjacent to the point of access to the structure from the right-of-way.

c. In condominium or other multi-unit structures, the number shall be displayed at each entrance.

d. Numbers shall be a minimum of six (6) inches high and shall be of reflective material.

e. Any numbers posted in violation of this regulation shall be removed.

f. A site plan may be required in conformance with these regulations prior to issuance of an address.

2-2-127 HIGHPOWER TRANSMISSION LINES, WATER PIPELINES OVER 12 INCHES IN DIAMETER AND ENERGY PIPELINES

a. Hearing and approval required - No highpower transmission lines, water pipelines over 12" in diameter serving more than one property or energy pipeline shall be constructed in Laramie County without the approval of the Board of County Commissioners. Prior to approval, the Board shall hold at least one public hearing.

i. Purpose - The purpose of the hearing shall be to assure that the highpower transmission line, water pipeline over 12", or energy pipeline will be located so as to minimize disruption of existing county residents and land users.

ii. Notice - Notice of the hearing shall be given in accordance with this regulation. In addition, all property owners of record of land adjacent to and within 1,500 feet of the proposed location of the transmission line, water pipeline over 12" in diameter or energy pipeline shall be notified of the hearing by the applicant via certified letter.

b. Location - Consolidated utility corridors shall be required unless:

i. The applicant supplies information, satisfactory to the Board, that locating the line or pipeline adjacent to or within an existing utility corridor is physically impossible.

ii. The applicant supplies information, satisfactory to the Board, that locating the line or pipeline adjacent to or within an existing utility corridor would increase the financial cost so as to prohibit project development.

iii. Wherever possible, overhead transmission lines shall be located in a manner to reduce their visual impact on the surrounding landscape. Mitigation strategies may include, but are not limited to, avoiding riparian areas and ridge lines and using color to reduce visual impacts.

2-2-128 UTILITY REGULATIONS

a. Essential Services Utilities are a use by right in all districts and lands in Laramie County

b. Those utilities that are not defined as essential service utilities and not otherwise provided for in this regulation require Board approval.

c. The following criteria shall be met for both essential services utilities and utility facilities:

i. For a structure, the setbacks shall conform to the setbacks of the district in which the site is located.

ii. Structures shall not be constructed within the sight distance triangle.

iii. All access, building, floodplain development and other permits required by the County must be applied for and approved and issued in accordance with this regulation.

2-2-129 SIGNS

a. **Purpose -** The purpose of this regulation is to encourage effective use of signs; to maintain and enhance the aesthetic environment; to promote economic development; and to protect the safety and welfare of Laramie County residents. The intent of the regulation is to encourage aesthetic creativity and flexibility in the design of signs in Laramie County to preserve and enhance the community vision described in the Laramie County Comprehensive Plan.

b. **Applicability -** This regulation shall apply to the siting, construction and maintenance of signs on all lands within unincorporated Laramie County.

c. **Exemptions -** Signs that have been constructed or permitted for construction prior to the adoption of this article shall be considered legal nonconforming structures.

d. **General Sign Provisions**

   i. Any sign hereafter erected or constructed shall conform to the provisions of this regulation, the provisions of the adopted building code and any other federal, state or local regulation. All signs require a building permit issued by Laramie County and shall meet zone district setback requirements.

   ii. No sign other than an official traffic sign or similar sign shall be erected within the lines of any dedicated County right-of-way unless specifically permitted elsewhere in this regulation.

   iii. Signs projecting over public walkways within County right of way may do so only subject to the projection and clearance limits either defined herein or, if not so defined, at a minimum height of ten (10) feet from grade level to the bottom of the sign.

   iv. No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, nor at any location where it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device.

   v. Projecting signs extending over a public sidewalk shall be limited to a projection distance not to exceed two-thirds (2/3) of the width of the sidewalk and shall not extend into any public right-of-way without an approved encroachment agreement.

vi. Changeable signs are permitted in CB, LI and HI zones and in the regulatory area of Laramie County.

vii. Every sign permitted by this regulation shall be kept in good condition and repair. When any sign becomes insecure, in danger of falling, or otherwise deemed unsafe by the Chief Building Official, or if any sign shall be unlawfully installed, erected, or maintained in violation of any of the provisions of this regulation, the owner thereof or the person or firm using same shall, upon written notice forthwith in the case of immediate danger and in any case within not more than thirty (30) days, make such sign conform to the provisions of this regulation, or shall remove it. If within thirty (30) days, the owner has not complied with this regulation, the County has the right but not the requirement to remove or cause such sign to be removed at the expense of the owner and/or the user of the sign.

viii. Abandoned signs shall be removed within thirty (30) days of written notification from the County. Upon failure to comply with such notice, the County has the right but not the requirement, to remove or cause such sign to be removed at the expense of the owner of the building, structure or ground on which the sign is located.

ix. Illumination of a sign is permitted, provided that all external light fixtures illuminating the sign are shielded so that direct light is confined to the surface of the sign and is directed downward and away from public roadways and residential areas.

x. No roof sign shall extend beyond the maximum height allowed in the zoning district.

xi. Only one sign face shall be counted toward the allowable sign area.

xii. Only one freestanding sign shall be allowed per street or lot frontage except as otherwise provided by this regulation.

xiii. The following signs are prohibited:

A. Signs imitating or resembling government signs

B. Signs that interfere with the site distance triangle on corner properties

xiv. No sign in the regulatory area shall exceed 100 square feet in size except as provided for in this regulation.

xv. Temporary signs, unless otherwise regulated by specific provisions of this regulation relating to size, use, and zone in which placed, shall be subject to the following regulations:

A. Except for those temporary signs whose time of display is specifically addressed elsewhere in this regulation, no temporary sign shall be permitted to be displayed for a total period in excess of ninety (90) days in any one calendar year.

B. The size of any temporary sign shall not exceed 100 square feet per side.

C. Any temporary sign that is electrically energized or that contains any electrical device must conform to the same zoning and permitting requirements that relate to permanent electric signs and message centers.

e. Electronic Message Signs or Centers

i. Electronic message signs or centers that employ static, fade or dissolve transitions that do not have the appearance of moving text or images are permitted in the CB, LI, HI, and NB zone districts and in the unzoned regulatory area.

ii. Electronic message signs or centers with text or images that change at intervals of less than eight (8) seconds are prohibited.

iii. No electronic message signs or center shall be brighter than is necessary for clear and adequate visibility and shall not exceed a maximum of 5,000 nits during the day and 500 nits during nighttime hours.

iv. No electronic message signs or center may be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal.

v. All electronic message signs or centers must be equipped with both a dimmer control and a photocell that automatically adjusts the display's intensity according to natural ambient light conditions.

vi. Prior to issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed 5,000 nits and that the intensity level is protected from end-user manipulation.

vii. Electronic message signs or centers may be constructed up to 300 square feet per side if:

A. Three freestanding signs that exceed 250 square feet per side are permanently removed from existing locations. Certification of the removal of the existing freestanding signs shall be provided with the building permit for the electronic message center.

The electronic message center shall not be located in the following zone districts: AR, A-1, A-2, LR, MR and HR.

f. Permits

i. Unless specifically exempted, no new sign shall hereafter be erected, constructed or altered except as herein provided and until after a permit has been issued by the Chief Building Official. The changing of movable parts or components of an approved sign that is designed for such changes, or the changing of copy, display and/or graphic matter, or the content of any sign shall not be deemed an alteration.

ii. Before any permit is granted for the erection of a sign or sign structure, plans and specifications shall be filed with the Chief Building Official showing the dimensions, materials, and required details of construction including loads, stresses, anchorage, foundation, electrical and any other pertinent data.

iii. Permit fees to erect, alter, or relocate a sign shall be in accordance with the sign fee schedule adopted by Laramie County.

iv. Temporary signs not exempted by this regulation shall require a permit.

v. Banner signs are allowed as temporary signs.

g. Exemptions from permitting requirements - The following permanent signs are exempt from permitting in all areas of unincorporated Laramie County:

i. Government signs and flags

ii. Informational or public service signs as required on any premises or property for the purpose of advertising the availability of rest rooms, telephones, or similar facilities of public convenience, provided that the area of any such sign shall not exceed four (4) square feet.

iii. Memorial signs or historical signs or tablets, provided that the area of any such sign shall not exceed twenty (20) square feet.

iv. Directional signs as defined herein and as required on any premises or property, provided that the area of any such sign shall not exceed the following limitations by zone:

A. AR, A-1, A-2, LR, MR, HR and MU and four (4) square feet.

B. All other zones and regulatory areas: nine (9) square feet.

v. Window signs

vi. Gate or arch sign situated over the primary entry of an agricultural property, provided that the sign provides a clearance of at least thirteen and one half (13.5) feet from the driving surface

vii. Trespassing signs, signs indicating the private nature of a road, driveway, or premises, provided that the area of any such sign shall not exceed six (6) square feet

viii. Works of art that do not include a commercial message

h. Temporary Signs

i. The following temporary signs are exempt from permitting in all areas of unincorporated Laramie County. Unless otherwise noted, one (1) sign shall be allowed per property street frontage:

A. Real Estate signs as defined herein may be posted during the time in which the property advertised is available for sale, lease, or rental, and must be removed within ten (10) days after execution of an agreement of sale, lease, rental or transfer of title.

B. Temporary signs erected in connection with the development or proposed development of the premises or property, provided that any such sign shall be removed within ten (10) days after the development has been completed and/or the last structure occupied and that the sign is no larger than one hundred (100) square feet.

C. Temporary political signs as defined herein, provided that such signs shall be removed within ten (10) days following such election or referendum. Political signs erected for primary campaigns may remain in place between elections, but must be removed within ten (10) days following the general election. There shall be no limitations to the number of signs posted provided that no sign interferes with traffic or pedestrian safety or violates any other provision of this regulation.

D. Temporary signs advertising special events and/or promotions of a commercial or non-commercial nature, provided that such signs shall be non-illuminated, shall be displayed during a time period of no more than sixty (60) days.

E. Temporary signs of contractors or artisans displayed during the period such contractors or artisans are performing work on the premises on which such signs are displayed, provided that such signs shall be limited to one (1) sign per contractor or artisan, and shall be removed immediately upon completion of the work of the contractor or artisan.

F. Temporary signs advertising the following, provided that no sign exceeds four (4) square feet in area:

1. Signs advertising yard or garage sales, provided that the signs are posted no earlier than one week from the sale and are removed within one (1) day of the end of the sale.

2. Signs advertising the sale of a vehicle, provided that no more than two vehicles are advertised at one time on the same site. One sign per vehicle shall be allowed.

3. Signs advertising location of an event, such as parties, receptions or other gatherings, provided that the sign is removed within one (1) day of the event.

4. Works of art that do not include a commercial message.

i. Signs Permitted in Residential Zones (AR, A-1, A-2, LR, MR, HR, and MU).

i. Signs displaying the name and address of the occupant of the premises, provided that the area of any such sign shall not exceed two (2) square feet and that not more than one (1) such sign shall be erected or displayed for each premise.

ii. One (1) permanent wall sign or plaque per premises advertising a home occupation, provided that the area of any such sign shall not exceed three (3) square feet.

iii. Subdivision identification signs, and/or signs identifying apartment or condominium complexes, provided that the area of any such sign shall not exceed fifty (50) square feet, and further provided that one (1) such sign shall be permitted for each separate means of entrance to or exit from the subdivision, apartment, or condominium complex.

iv. Signs for permitted non-residential or permitted institutional uses, provided that:

A. the area of any such sign shall not exceed fifty (50) square feet;

B. one (1) such sign shall be permitted for each separate means of entrance to or exit from the permitted use;

C. changeable signs meet at least two (2) of the design standards listed in this regulation;

D. freestanding signs do not exceed a height above the grade level on which they are placed of twelve (12) feet to the top of the sign, unless otherwise regulated by specific reference herein;

E. illuminated signs are restricted to external accent lighting. Sign surface and copy areas may not be backlit. Illuminated signs shall conform to outdoor lighting standards.

v. Animated signs are prohibited.

vi. Roof signs are prohibited.

vii. Portable signs are prohibited.

viii. Electronic message centers are prohibited.

j. Signs Permitted in Zones NB and MU

i. Any signs permitted in residential zones.

ii. Each sign in a commercial site, unless part of a shopping center, shall not exceed the following size restrictions:

A. Freestanding signs shall not exceed one hundred (100) square feet.

B. Single and multiple wall signs in total combined square footage shall not exceed ten 10 percent of the area of the building wall to which it is affixed.

C. Projecting signs shall not exceed fifty (50) square feet. Copy area may not exceed 40 percent of the face area of a canopy, awning, or other projecting sign.

D. No more than two (2) signs advertising on-site commercial activity shall be permitted per frontage on each site.

iii. Roof signs are permitted.

iv. Electric signs are restricted to external accent lighting and shall not exceed fifty (50) square feet.

v. Signs under six (6) square feet that are designed for internal site advertising and cannot be seen from a public right-of-way are permitted.

vi. Portable signs are limited to nine (9) square feet. No more than two portable signs shall be displayed at any time.

k. Signs Permitted in Zones CB, LI and HI and in Commercial Properties in the Regulatory Area of Laramie County

i. Any signs permitted in this regulation that relate to a use permitted in the zoning district.

ii. Signs shall not exceed the following size restrictions:

A. Freestanding signs shall not exceed 100 square feet, subject to the requirements listed in this regulation.

B. Multiple and single wall signs shall in total combined area not exceed 25 percent of the area of the building wall to which they are affixed.

C. Projecting signs shall not exceed fifty (50) square feet. Copy area may not exceed 40 percent of the face area of a canopy, awning, or other projecting sign.

l. Signs in Commercial or Industrial Centers

i. In the case of a shopping center or a group of more than two stores or other business uses on a lot held in single and separate ownership, two freestanding signs up to one hundred (100) square feet each may be permitted on site.

ii. A master sign plan is required for a shopping center or a group of more than two stores or other business uses on a lot held in single and separate ownership.

iii. One wall, canopy or awning sign shall be permitted for each business on site in conformance with the square footage requirements of the district.

m. Design Incentives

i. Laramie County supports design standards for signs that promote the aesthetic integrity of Laramie County.

ii. A 25 percent increase in sign area and a waiver of up to 50 percent of the sign permit fee may be granted by the Director if the proposed sign(s) meet any of the following criteria:

A. Low profile freestanding signs that meet the criteria listed below:

Low Profile Sign Standards

Distance from street right-of-way line	Maximum Sign Height
0 feet	5 feet
5 - 10 feet	8 feet
15 feet or more	10 feet

B. Signs that use a minimum of 40 percent natural construction materials such as stone, wood or fabricated elements designed to imitate stone or wood.

C. Signs designed to integrate elements of the existing building architecture. The sign will be considered integrated if the same or similar building materials and colors are used.

D. Signs that are placed in a landscaped area. The landscaped area shall include four (4) square feet for every one (1) square foot of sign face. Only one (1) sign face shall be counted. The use of native, drought tolerant plant species is encouraged. The landscaped area in this section shall not be counted toward the required site landscaping for properties within the zoned area of Laramie County.

iii. The Planning and Development Director shall make the final determination as to whether a sign meets the design incentives in this regulation.

n. Review and Permitting Procedures

i. Applications for sign permits shall be reviewed for compliance with this regulation by the Planning and Development Director and the Chief Building Official.

ii. The Planning and Development Director may send the application to reviewing agencies for comment.

iii. The Planning and Development Director shall approve or disapprove the application within seven (7) working days after receipt of it. Conditions placed on approval or a disapproval shall reference the appropriate code or policies on which the decision was made.

iv. The Planning and Development Director shall approve or disapprove the application for a temporary sign with three (3) working days after receipt of the application. Conditions placed on approval or a disapproval shall reference the appropriate code or policies on which the decision was made.

o. Variance and Appeals Procedure

i. Variances for sign setbacks may be granted if the request meets the criteria for a variance in this regulation.

ii. Requests for appeals shall conform to the provisions of this regulation.

p. Nonconforming Signs

i. Nonconforming signs shall meet the requirements of section 2-2-105 of this regulation. Nonconforming freestanding signs that cannot be replaced in conformance with section 2-2-105 of this regulation due to the inability of the sign replacement to meet State requirements shall be allowed to relocate if the following conditions are met:

A. The sign to be replaced qualifies as a legally nonconforming structure.
B. The replacement sign does not exceed 300 square feet per side.
C. The replacement sign will be located on property zoned CB, LI, HI or in the unzoned regulatory area.
D. The replacement sign meets all other requirements of these regulations.

ii. When the conditions listed in section 2-2-129 p. i. have been met, the

Director may approve the construction of a replacement freestanding sign. If separate freestanding signs are already constructed on the proposed relocation property, the Director may allow up to one (1) additional freestanding sign per lot frontage if:

A. There is a linear separation distance of at least 500 feet between freestanding signs that exceed 100 square feet.
B. All signs on the property meet sight distance requirements in these regulations.

2-2-130 OUTDOOR LIGHTING

a. Purpose

The purpose of this regulation is to protect public health and safety by limiting the effects of light pollution and light trespass.

b. Applicability

This regulation shall apply to all new uses or changes in use for commercial, public and multi-family residential developments that require a site plan. Lands used for agricultural purposes and temporary uses are exempt from this requirement. Lighting for flags, government signs, traffic signs and public art is excluded from these requirements.

c. Outdoor Lighting Standards

i. Outdoor Lighting Fixtures shall be full cutoff luminaires.

ii. Outdoor lighting fixtures shall be installed so as to limit light trespass to one (1) footcandle at the property line.

iii. The Director may require data to verify that standards in this section have been met.

2-2-131 PARKING

a. Purpose

The purpose of this regulation is to protect the health, safety and welfare of Laramie County residents through appropriate design of parking facilities. Laramie County recognizes that the construction of parking facilities has adverse impacts on hydrologic patterns and water quality, can increase ambient temperatures and will change the visual appearance of County lands. The County also recognizes the need for adequate parking and functional design to promote economic development.

b. Applicability

This regulation shall apply to all new uses or changes in use for commercial, public and multi-family residential developments that

require a site plan as well as to all lands within Laramie County.

c. Exemptions

Parking facilities that have been constructed or permitted for construction prior to the adoption of this article shall be considered legally nonconforming uses and/or structures.

d. Administrative Review and Approval of Parking Standards

A lesser parking standard may be established by the Planning and Development Director for a particular development if the applicant can provide sufficient information that demonstrates a lesser standard is appropriate due to anticipated parking demand. Parking standards shall be based on the most recent information released by the Institute of Transportation Engineers (ITE).

e. Parking Calculations

The following guidelines shall be used to calculate the number of parking spaces associated with each land use:

i. When determination of the number of required off- street parking spaces results in a fractional space, the requirement shall be rounded up to the next whole number.

ii. When employees are specified, the calculation shall be based upon the maximum number of employees normally on duty at any one time.

f. General Parking Standards

i. If the use of land or a structure changes, the new use shall conform with all of the off-street parking and loading provisions of this regulation.

ii. All off-street parking and loading areas shall be maintained adequately for all-weather use and be properly drained.

iii. Except for parking facilities serving single-family residential lots and parking facilities accommodating four (4) vehicles or less, all off-street parking areas shall be designed so that it will not be necessary for vehicles to back out into any road or public streets.

iv. All parking facilities associated with commercial, office or industrial uses shall be located behind the required frontage landscaping.

v. Off-street parking and loading facilities shall be designed so as not to interfere with any fire exits or emergency access to either a structure or site.

vi. Parking and loading areas shall be provided with entrances and exits located so as to minimize traffic congestion. Parking and loading areas shall be designed to provide for traffic safety. Access permits from the proper government agency shall be required.

vii. Parking and loading areas shall be graded for proper drainage and provided with an all-weather surface of gravel, asphalt, concrete, crushed base or other similar material. Pervious surfaces, bio-retention and/or other design options intended to manage storm water, cool paved areas and/or provide wildlife habitat are allowed and encouraged.

viii. Pedestrian access in the form of alleys, passages or sidewalks shall be designated between parking areas and main entrances to buildings and/or sites.

ix. Parking requirements for each specific use shall be required in conformance with the most recent edition of the International Traffic Engineers Parking Generation Manual. The Planning and Development Director may grant a 25 percent reduction for mixed use areas or for overall reductions related to alternative transportation efforts and combined use areas.

g. Shared Parking Facilities

To meet the requirements of this regulation, adjacent land uses, lots or sites may share parking under the following conditions:

i. All landowners participating in the shared parking shall execute the necessary cross-access easements to facilitate shared parking and record all easements and associated documents with Laramie County.

ii. A written agreement for the joint use of parking shall be executed by the parties and approved by the County.

iii. Parking requirements shall be the cumulative requirements of the

uses sharing the parking, except where different categories of uses are participating in the sharing agreement and are likely to generate distinctly different times of peak parking demand.

h. Parking Space Dimensions

i. A parking space shall be a minimum of nine (9) feet in width. **Figures 1 and 2** demonstrate allowable parking space configurations.

Figure 1

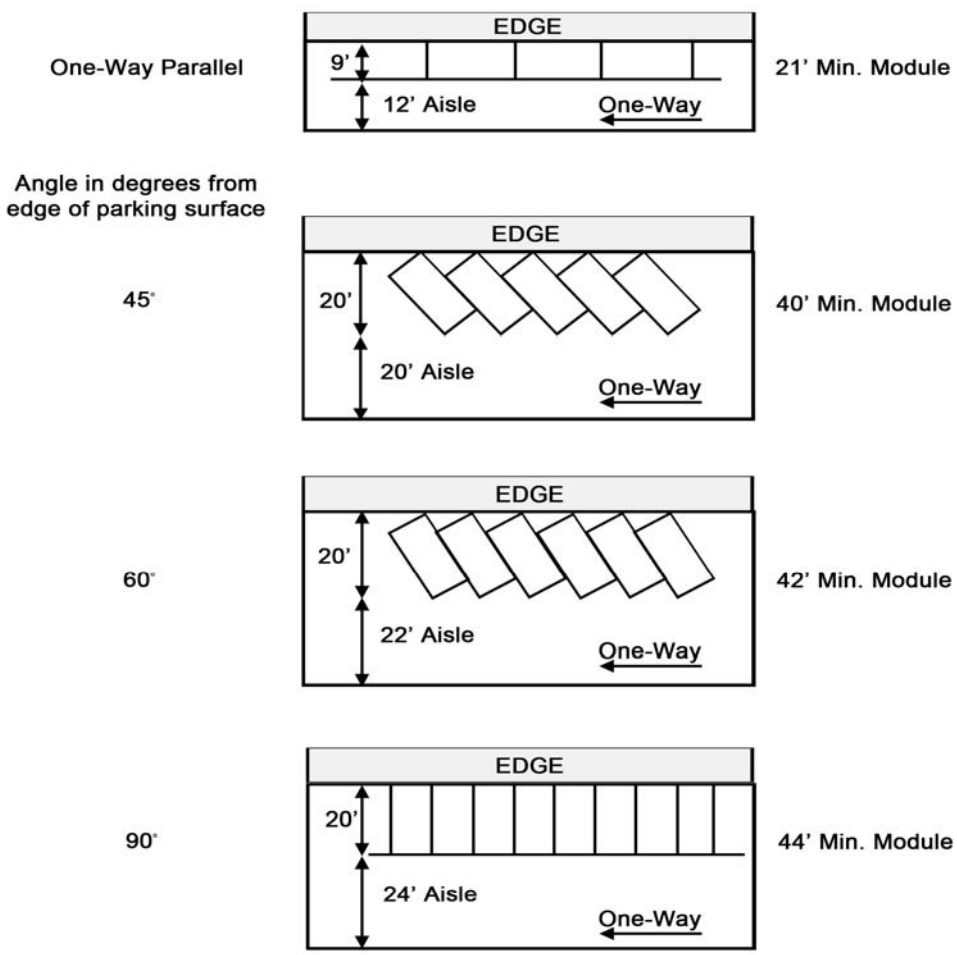
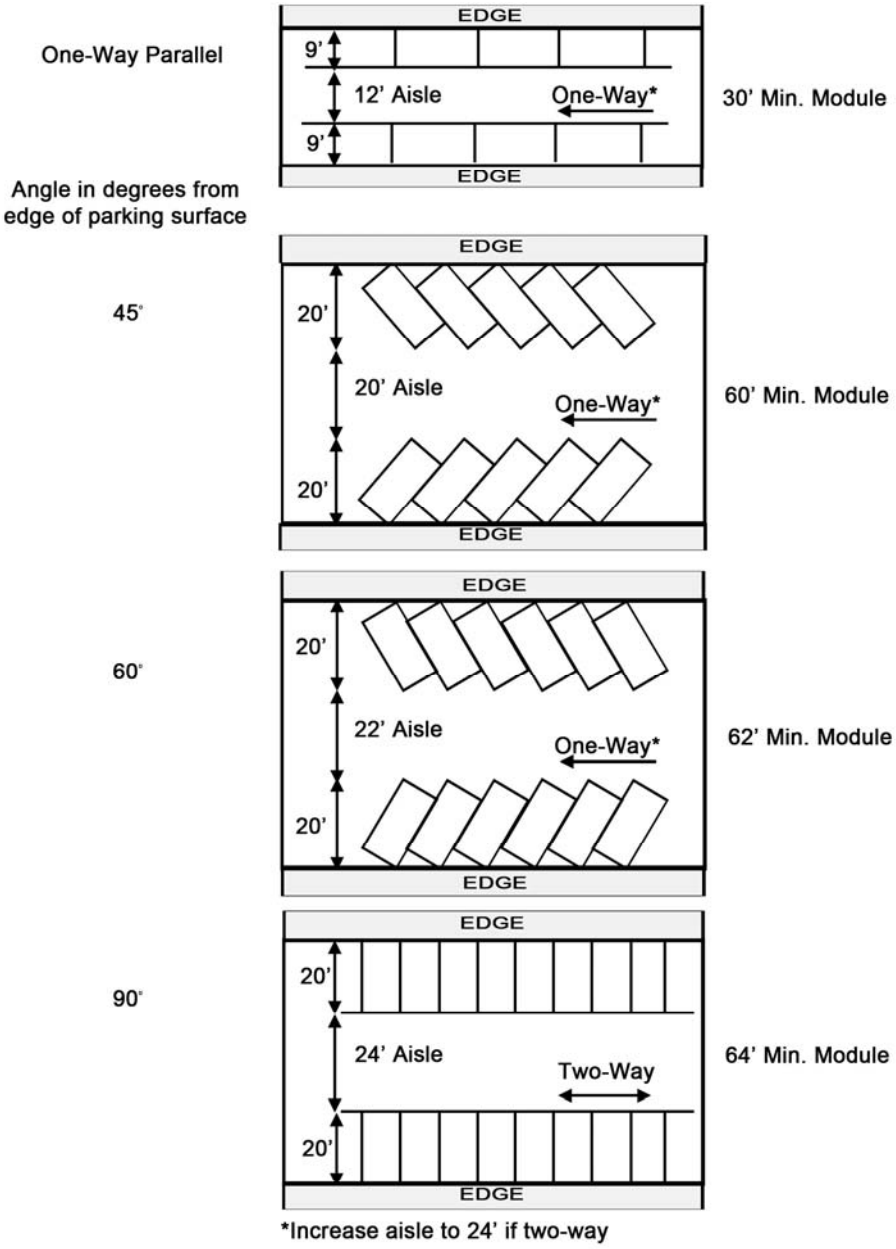


Figure 2


One-Way Parallel
EDGE
9'
12' Aisle
One-Way*
9'
EDGE
30' Min. Module
Angle in degrees from edge of parking surface
45°
EDGE
20'
20' Aisle
One-Way*
20'
EDGE
60' Min. Module
60°
EDGE
20'
22' Aisle
One-Way*
20'
EDGE
62' Min. Module
90°
EDGE
20'
24' Aisle
Two-Way
20'
EDGE
64' Min. Module
*Increase aisle to 24' if two-way

ii. The length of parking spaces may be reduced to eighteen (18) feet, including wheel stop, if an additional space of two (2) feet in length is provided for the front overhang of the car, provided that an overhang shall not reduce the width of an adjacent walkway to less than four (4) feet in width.

iii. Parking spaces shall have a vertical clearance of at least seven (7) feet.

i. Accessible Parking - Handicapped accessible parking shall be provided for each site where parking is provided.

Total Parking Spaces Provided	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of the total spaces provided
1,001 and greater	20 plus one for each 100, or fraction thereof, over 1,000

2-2-132 TRANSPORTATION REQUIREMENTS

a. Traffic and Transportation Studies - For certain projects a traffic or transportation study may be required based on standards established by the County and approved by the Laramie County Board of Commissioners. The responsibility for the accomplishment of the study will rest with the applicant.

2-2-133 SITE PLANS

a. Purpose - The purpose of this regulation is to protect the health, safety and welfare of Laramie County residents through appropriate design of commercial, public and multi-family residential developments. Laramie County recognizes that flexibility and the use of best practices in site design will support the community vision described in the Laramie County Comprehensive Plan by preserving environmental quality and promoting economic vitality.

b. Exemptions - This regulation applies to commercial, industrial, public, open space and multi-family residential developments. Property with the following land uses are exempt from site plan requirements:

i. Single-family residential

ii. Duplex residences where no more than one (1) structure is proposed per development.

iii. Agricultural property as defined in this regulation.

c. Site Plans for Governmental Entities - Public land uses, including parks, public facilities and government buildings, shall conform to the standards in this regulation.

d. General Site Plan Requirements

i. A site plan is required for all new commercial, industrial, public, and multi-family residential land uses. A landscaping, grading and storm water management plan shall be submitted with all site plan applications. A traffic study may be required. The Planning and Development Director may waive any requirements for a site plan if:

A. The existing landscaping is sufficient; and

B. No new construction is proposed; or

C. A site plan has been previously approved and the proposed new construction or use is in conformance with said plan.

ii. All applications for site plan approval shall be submitted on a form provided by the Planning and Development Office.

iii. Site plans in the regulatory area of the County shall require that notice be sent to adjacent property owners via certified mail.

iv. Site plans will be reviewed by the Director. Site plans in the regulatory area of the County may require public hearing before the Planning Commission if the Planning and Development Director determines that the impacts of the proposed use will significantly impact surrounding properties.

v. To mitigate impacts of adjacent incompatible uses, the following buffering is required:

A. A minimum twenty-five (25) foot buffer is required where LI, HI, P and CB zone districts abut the following zone districts: AR, A1, A2, LR, MR, HR, NB and MU.

B. Any non-residential use permitted in a zone district that allows residential uses shall provide a minimum twenty-five (25) foot buffer between the proposed use and adjacent residential uses.

C. Buffering is not required where similar uses permitted in a zone district are located adjacent to one another.

D. Buffering is not required between residential uses.

E. Buffering is not required between non-residential uses located in the same zone district.

F. Buffering is not required where LI, HI, P and CB zone districts abut one another.

vi. The site plan shall depict the following elements:

A. Title Block (stating Site Plan), address, scale used, north arrow and date of preparation.

B. Legal description and site address.

C. Current Zoning of the site.

D. Surrounding and adjacent land uses and zoning.

E. Properties across a right-of-way of 120 feet or less and 300 feet or less in the case of an Interstate Highway.

F. Names of property owners who share a common lot line with the site.

G. Names of all adjacent streets and any streets included within the site plan area. Right-of-way widths, pavement widths from curb to curb, or shoulder to shoulder and any easements pertinent to the site shall be shown.

H. Locations and dimensions of proposed and existing access points. Indicate existing access to be closed.

I. Overall site dimensions.

J. Location and dimensions of existing or proposed outdoor storage/ display areas, including all items and equipment for immediate sale or lease including, but not limited to, vehicle sales, garden and seasonal items, farm supplies, lumber, etc.

K. Location and width of existing and proposed sidewalks. Note which existing sidewalks are to remain.

L. Dimension, height and setbacks of existing building(s) if they are to remain on site.

M. Dimension, height and setbacks of proposed building(s).

N. Location of nearest fire hydrant(s), if applicable.

O. Location and type of trash containment proposed.

P. Types of existing and proposed ground surfacing/covering.

Q. Number of parking spaces, parking layout with dimensions, and method of marking parking spaces.

R. Existing or proposed drainage arrows and contour lines.

S. Depictions of where drainage enters and leaves the site.

T. Proposed screening by type and height, if applicable.

U. Depictions of driveway approaches, speed change lanes, utility poles, signs, sidewalks, and/or other structures or features within the right-of-way for a distance of 100 feet from either side of the site's boundaries.

V. Physical barriers between properties which would prevent joint access, cross access, or joint parking between properties.

W. The site plan must depict driveways on the opposite side of all rows.

X. Building Floor Elevations.

Y. Computation table to include the following:

1. Total Site Area

2. Building Area

3. Parking Provisions

4. Landscape Area

5. Impervious Area

Z. A landscape plan in conformance with section 2-2-134 of this regulation.

2-2-134 GENERAL LANDSCAPING REQUIREMENTS

A landscape plan is required as a component of all site plans. Due to the wide range of land uses in the County, landscaping requirements are categorized into three sections:

Requirements applying to all lands in Laramie County.
Requirements applying to land in the regulatory area of Laramie County.
Requirements applying to land in the zoned area of Laramie County.

a. The following requirements shall apply to all lands within Laramie County.

i. The landscape plan should be designed to aid in storm water management, cool impervious surfaces and provide year-round screening and buffering between the site and surrounding land uses.

ii. The use of adaptive plant species is required. A list of approved species is available from the Laramie County Planning and Development Office.

iii. Landscaping may be completed in phases to match construction phases.

iv. Alternatives to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria:

A. the proposed alternative meets or exceeds the intent of this regulation, and

B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and

C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and;

D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or

E. the landscaping as required would prohibit reasonable use of the property.

v. No display of merchandise, goods, equipment for sale or lease,

advertising banners, portable or temporary signs shall be permitted in any landscaped area unless the display is specifically shown in the approved site plan.

vi. Plant materials which exhibit evidence of insects, pests, disease and/or damage shall be removed and replaced with living plant material within one (1) year.

vii. Landscape Plan Requirements **-** The following information must be presented on the landscape plan:

A. Name, address and phone number of the property owner and the developer responsible for the landscape plan.

B. North arrow.

C. Bar scale or other indication of scale.

D. Project data, including total square footage of the property; square footage of building areas; square footage of parking areas and driveways; total number of parking stalls; and the square footage of landscaped areas.

E. Location of all existing trees and shrubs to remain on site.

F. Land uses bordering the property.

G. All proposed lawn areas, ground cover, trees, shrubs and other landscape materials shall be identified. Seed mixes for adaptive grasses shall be listed on the landscape plan.

H. Locations of irrigation systems, such as low-volume drip systems, rain barrels or cisterns shall be shown on the landscape plan.

I. Proposed plant materials shall be shown at approximately mature size on the landscape plan.

J. Proposed features including bike racks, benches, fountains, trash receptacles or other amenities.

K. Any features specifically placed for storm water management.

L. Legend depicting all existing and proposed landscape materials and other features.

viii. Landscape Area Calculations

A. The internal landscape area for all sites shall be based on the square footage of impervious surface of the site after all phases of construction are complete. The internal landscape area shall be calculated as follows:

Net site area (the area of the site less adjacent public streets and easements that prohibit landscaping) – total impervious area = internal landscape area.

B. The frontage landscape area shall be a minimum of 8 feet in width.

ix. Preferred Landscape Area Locations **-** Internal landscaped areas should be situated in the following locations:

A. Adjacent to buildings, for the purpose of screening and buffering.

B. Between buildings and parking areas.

C. Along property lines for the purpose of screening and buffering.

D. In courtyards between buildings or portions of buildings.

E. Landscaped islands in parking lots.

F. Depressed landscape areas intended to aid in on-site storm water management are preferred.

b. The following requirements shall apply to all lands in the regulatory area of Laramie County:

i. Landscape Material Requirements

A. Adaptive species shall be used. A list of approved species is available from the Laramie County Planning and Development Office.

B. One (1) tree for every fifty (50) feet of building frontage is required.

1. Deciduous trees shall be at least five (5) gallons in size or 1 inch in caliper.

2. Coniferous trees shall be a minimum of six (6) feet tall.

C. Trees may be placed anywhere in the internal landscape area, provided that they do not interfere with any drainage, utilities, emergency access, or existing or proposed easements.

D. Within the regulatory areas of the County, there is no numeric requirement for ground cover materials. Ground cover shall consist of existing species found on site and shall replicate conditions surrounding the site.

E. Within the regulatory areas of the County shrubs are not required.

c. The following requirements shall apply to all lands in the zoned area of Laramie County. Both internal and frontage landscaping are required in the zoned area of the County.

i. Landscape Material Requirements

A. Trees

1. Adaptive species shall be used. A list of approved species is available from the Laramie County Planning and Development Office.

2. A mix of coniferous and deciduous trees shall be used.

a. A minimum of 25 percent of frontage trees shall be coniferous.

b. A minimum of 25 percent of internal trees shall be coniferous.

c. Deciduous trees shall be at least five (5) gallons in size or 1 inch in caliper.

d. Coniferous trees shall be a minimum of six (6) feet tall.

3. Larger trees may be planted.

4. Cottonwood *(Populus deltiodes)* and aspen (*Populus tremuliodes)* trees shall be allowed *only in addition* to the required trees.

5. Within the urban zoned areas of the County, a minimum of one (1) tree per fifty (50) feet of road frontage is required.

6. Trees may be grouped or clustered to aid in overall growth and health, provided that their placement does not cause drifting snow in roadways.

7. Frontage trees shall be placed between the building and the road right-of-way, but not more than fifty (50) feet from the property line adjacent to the road right-of-way.

8. Within the zoned areas of the County, a minimum of one (1) tree per 1,000 square feet of impervious surface is required to be placed in the internal landscape area.

9. Trees may be placed anywhere in the internal landscape area, provided that they do not interfere with any drainage, utilities, emergency access, or existing or proposed easements.

10. Trees shall be irrigated.

B. Ground Cover

1. At least 75 percent of ground cover in the required landscape areas shall consist of living material.

2. Up to 25 percent of the required ground cover may consist of organic mulches.

3. A listing of adaptive ground cover materials is available from the Laramie County Planning and Development Office.

C. Shrubs

1. Within the zoned areas a minimum of two (2) shrubs per 1,500 square feet of impervious surface are required to be placed in the internal landscape area.

2. Shrubs must be no less than five (5) gallons for high water use plants and two (2) gallon for low water use plants.

D. Substitutions

1. The required areas for internal landscaping may be reduced by up to 40 percent if the building design incorporates a green roof to aid in on-site storm water management.

2. Up to 50 percent of the required internal trees may be substituted with shrubs at a rate of ten (10) shrubs per required tree.

3. Up to 25 percent of the required frontage trees may be substituted with shrubs at a rate of ten (10) shrubs per required tree.

4. One (1) trees per site may be substituted with the following amenities in commercial districts:

a. A park bench that seats at least two (2) people.

b. A bicycle rack that holds at least five (5) bicycles.

2-2-135 CERTIFICATES OF REVIEW AND COMPLIANCE

Certificates of Review and Compliance are required for all site plans and amendments to existing site plans. Certificates of Review are issued by the Planning and Development Director upon approval of a site plan. Certificates of Compliance are issued by the Planning and Development Director upon completion of all requirements in the Certificate of Review. A site inspection is required prior to issuance of a Certificate of Compliance.

a. All applications for construction of new non-residential and multi family building permits shall be accompanied by a Certificate of Review.

b. A Certificate of Compliance shall be issued to the land owner before

occupancy or the penalties of this regulation shall be imposed. The Certificate of Compliance shall indicate compliance to all requirements stated on the Certificate of Review. Final acceptance of drainage improvements shall be required to obtain a Certificate of Compliance. A Certificate of Occupancy may be withheld until such time as the Certificate of Compliance has been issued.

c. A temporary Certificate of Compliance may be issued by the Planning and Development Director to allow occupancy prior to issuance of a Certificate of Compliance when it is determined that required site improvements can be postponed, and when the Planning and Development Office has received from the owner adequate assurances of compliance.

d. If all conditions necessary for issuance of a Certificate of Compliance are met except landscaping improvements, and the reason for not finishing these landscape improvements are due to seasonal conditions, a temporary Certificate of Compliance will be issued to the landowner. In this situation, all landscape improvements must be completed during the next planting season, within a time frame established by the Development Office.

e. The temporary Certificate of Compliance shall state improvements that shall be completed prior to the expiration date. If a temporary Certificate of Compliance has not been converted to a final Certificate of Compliance by the expiration date, the owner will be subject to the penalties provided by this regulation.

f. Records of all Certificates of Review and Compliance shall be kept on file in the Planning and Development Office.

TITLE 3: PUBLIC INFRASTRUCTURE

CHAPTER 1 DRAINAGE AND STORMWATER MANAGEMENT

3-1-100 Purpose

The purpose of the storm water management requirements is to encourage Best Management Practices (BMPs) to promote on-site treatment and infiltration of storm water. The use of BMPs can help treat polluted water; reduce the potential for flooding and property damage; and preserve natural hydrology by reducing the volume of water that is channeled away from historic infiltration patterns. The standards in this section are in addition to and complement, but do not subvert, any requirements of the County Municipal Storm Sewer System Permit or the requirements of the State of Wyoming under the Wyoming Pollution Discharge Elimination System WYPDES.

Stormwater management designs shall preserve the natural hydrologic functions, stream channel characteristics, and groundwater recharge of the pre-developed site to the extent practical. This shall be accomplished by treating runoff at the source; disconnecting impervious surfaces; preserving or enhancing natural flow paths and vegetative cover; preserving or enhancing natural open spaces and riparian areas; and other measures that replicate pre-development hydrologic conditions.

Drainage facilities and conveyance systems should be designed to reduce mosquito breeding.

3-1-101 SPECIAL FLOOD HAZARD AREA

The drainage requirements and regulations for the development of land which is located in and adjacent to permanent or periodic streams subject to flooding and identified and designated as potential flood areas by the Federal Emergency Management Agency (FEMA), shall be in accordance with the Floodplain Management Regulations.

3-1-102 LAND DEVELOPMENT

a. The primary responsibility for the planning, design and construction of drainage improvements required in conjunction with land development shall be vested in the person or party who is developing the land.

b. The County shall assume the responsibility of coordinating and reviewing proposals for drainage facilities to insure compliance with these Regulations and with approved plans.

c. Preservation of the existing natural drainage ways, streams, ponds and depressions shall be encouraged, and drainage improvements shall be planned to minimize increases in total volume and rate of flow of surface drainage in any existing way. Historical flow patterns and run-off quantities shall be maintained in such a manner as to reasonably preserve the natural character and appearance existing drainage ways and to prevent property damages and physical changes of the type generally attributed to increases in run-off rate, volume, and velocity, diversions, concentrations and/or unplanned ponding of storm water.

d. Provisions shall be made in the planning and development of land to provide for the temporary and/or permanent storage of surface water run-off. Storage shall be provided to the extent that the peak rate of flow from the project area after development shall not exceed the specified peak rate of flow prior to development, in accordance with the design standards as established herein.

e. The cumulative effect shall be to preserve the existing flow characteristics. If it can be demonstrated, subject to County approval, that the increased volume and rate of run-off caused by a proposed development when considered in combination with other existing or planned development or land uses will not cause the historical flow characteristics to be exceeded, or that the cumulative effects of the run-off of the proposed development combined with other existing or planned developments or land uses shall not exceed the anticipated peak flows or volume as provided for in the City/County Drainage Plan, then it shall not be required that the individual project (or projects) provide the storage as outlined above or that a partial amount of the required storage be provided.

f. If it can be demonstrated, subject to the approval of the County Engineer, that due to the physical limitations of the project size, topography or ground slopes, soil or rock conditions, the creation of safety hazards, or excessive maintenance costs, that the storm water storage is not feasible due to such limitations, the Developer shall then have the option of petitioning the County to undertake a public improvement project which would provide for the required storage by an alternate means not located on the project site. Such an improvement project may include properties beyond the area of the development proposal and provide for the storage of storm waters from a larger area. The County shall not be obligated to proceed with a public improvement upon receipt of a petition from the Developer. The County shall

initiate the required local improvement district in accordance with State statutes, but the final determination to proceed with the project shall be based upon the results of the required protest period and public hearing process and the judgment of the Board as to the need for the proposed improvements.

g. The County shall have the right and option to designate surface water storage areas to serve large land areas, which will include a multiple of subdivisions/developments and/or land owners. Such option shall be exercised when the City/County Drainage Plan has designated such areas for storage as part of the overall surface water plan, or, when in the opinion of the City and County Engineer, a single storage facility serving a large area is more efficient to construct, less expensive to maintain, and more easily adapted to multiple land uses. In such cases, the County shall initiate an Improvement District or other means of implementing the required improvement program.

h. During the development of land, the developer shall preserve the quality of surface water run-off. When the earth is disturbed and no vegetation exists, the Subdivider/Developer shall provide the County a plan to control siltation during construction, which may include temporary siltation ponds or dams or other means to prevent soil from being carried off the development area by run-off waters. The developer shall be responsible for the securing of all required permits from and Federal agencies and shall comply with all applicable statutes pertaining to water quality and water pollution control.

i. All components of the drainage system shall be maintained by the property owner or a representative of the owner. Should the storm water management system fail, the County shall have the right but not the requirement to cause the property owner to make all necessary repairs to the system. Repairs shall be made at the sole expense of the owner. Such maintenance shall include periodic cleaning, weed and grass cutting, repairs to pipe and underground structures and all else which is reasonably expected of a publicly owned and operated utility system. The design of a drainage improvement shall provide for equipment access for maintenance purposes.

j. The County shall maintain those components of drainage systems that are constructed on land owned by the County. The County may maintain components of drainage facilities located on private property when said systems are constructed to manage storm water for a broad area that extends beyond the confines of the property where the facility is located.

k. The primary purpose of a drainage study/investigation is to identify drainage related issues and outline a plan to mitigate problems resulting from the proposed development action. The primary responsibility of identifying drainage related issues shall remain the responsibility of the party developing the land and that party's designated professional representative. The design representative is recommended to contact the County to discuss drainage related issues and potential mitigation efforts early in a project.

l. The County Engineer shall review the submitted materials and provide recommendations on the submitted plans. Acceptance of a drainage report implies the County concurs with the project's overall stormwater management concept. Approval of a drainage report submitted without construction plans or improvement plans outlining a detailed drainage design constitutes only a conceptual approval and should not be construed as final approval of drainage plan design. Submitted reports and analyses shall be performed following the intent of professionally recognized methods.

3-1-103 General Drainage Design Parameters

General drainage design parameters are outlined as follows:

a. Drainage planning shall provide for conveyance from areas upstream of a project to be maintained for a 100-Year frequency storm event.

b. Drainage planning and design shall, at minimum, evaluate rainfall event frequencies of a 5-Year, 10-Year, 50-Year, and 100-Year peak runoff. Design rainfall events from drainage master plans, FEMA FIS studies, and subsequent references to those documents shall generally be accepted. It is recommended to contact Laramie County for appropriate design rainfall references early in the planning stages of a project.

c. Drainage planning shall provide for detention of stormwater based on the downstream conveyance capacity of a project. Volumetric impacts to sump areas and road embankments shall be required if changes are anticipated in downstream flood evaluations. Proposals to increase downstream conveyance capacity of an area

may be considered in-lieu of over-detention on a project with justification.

d. Drainage planning shall not include the use of right-of-way or road embankments for use as detention storage areas.

e. Drainage planning and design shall provide for stormwater detention based on a design storm up to a 100-Year frequency. Post-development design requirements shall be for a system to maintain total site discharge at no greater than a pre-development (or historic) 50-Year rate for a 100-Year Storm event. Drainage planning shall include a design to maintain post-development runoff rates to historic rates for all return periods. Emergency spillways shall be included in the design planning for detention facilities.

f. A waiver for any detention storage requirements shall include all information necessary to substantiate the detention waiver request.

g. The developer/property owner shall be responsible for obtaining permits from the Wyoming State Engineer's Office (SEO) when applicable to any proposed stormwater detention facilities. Contact the SEO for rules and regulations regarding 'floodwater detention facilities'.

h. The developer/property owner shall be responsible for obtaining approvals for new bridges or large span culverts from the Wyoming Department of Transportation.

Intensity-Duration-Frequency Data for Laramie County. Data source: USGS Water Resources Investigation (WRI) 87-4225 Precipitation Records and Flood-Producing Storms Cheyenne, Wyoming.
#

Duration (Minutes)	Rainfall Intensity (inches per hour)					
	(2 Year)	(5 Year)	(10 Year)	(25 Year)	(50 Year)	(100 Year)
5	3.42	4.75	5.70	6.98	8.00	9.07
10	2.64	3.66	4.38	5.40	6.12	6.90
15	2.20	3.04	3.60	4.36	4.96	5.56
30	1.34	1.96	2.42	3.06	3.56	4.12
60	0.73	1.10	1.41	1.87	2.27	2.73
120	0.41	0.63	0.83	1.16	1.46	1.84
1440	0.06	0.08	0.10	0.13	0.15	0.18

#

3-1-104 Design Storm Frequencies

All drainage improvements shall be designed to convey the Minor Storm, as a minimum, with provisions made to maintain the Major Storm conveyance needs of a facility. Specific requirements are outlined in Table 1.

Table 1.		
Zoning District/Land Use	Design Storm Frequency	
	Minor	Major
Parks/Open Public Lands	2	100
Agricultural/Rural Residential	5	100
Urban Residential	5	100
Commercial	10	100
Industrial	10	100

a. Rural

Public Roads: Culverts (Minor Storm) – Roadside ditches - (Major Storm)

All Roads: New culverts shall not impound runoff to cause inundation of surrounding properties. Crossings in floodplains to meet current Laramie County Flood Damage Prevention Regulations and FEMA National Flood Insurance Program requirements.

Drainage Channels or Swales (Major Storm within easement)

b. Urban

Local Street - Storm Sewer/Street Networks
Minor Storm – no curb overtopping
Major Storm – maximum depth 18'' above gutter flowline

Collector Street - Storm Sewer/Street Networks
Minor Storm – no curb overtopping and one interior drive lane clear (no spread).
Major Storm – maximum depth 18'' above gutter flowline, 12" maximum flow at cross street intersections.

Arterial Street - Storm Sewer/Street Networks
Minor Storm – no curb overtopping and one interior drive lane clear of spread.
Major Storm – maximum depth 12'' above gutter flowline, 6" maximum flow at cross street intersections.

Drainage Swales (Major Storm within easement)

3-1-105 Drainage Report Waiver

Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following:

a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains).

b. The development or redevelopment will not result in an increase in the historic impervious area.

c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation.

d. The development or redevelopment is unlikely to create drainage problems.

3-1-106 Drainage Reports (General Requirements)

Include a cover sheet with project name and location, name of firm or agency preparing the report, Professional Engineer's signed and sealed certification, table of contents, and page numbers.

The report shall contain a certification sheet with the following statement, and appropriate signatures:

"I hereby attest that this report for the (Conceptual, Preliminary or Final) drainage design of (Name of Development) was prepared by me, or under my direct supervision, in accordance with the provisions of Laramie County Road, Street, and Site Planning Design Standards for the responsible parties thereof. I understand that Laramie County does not and shall not assume liability for drainage facilities designed by others.

_____
Registered Professional Engineer

State of Wyoming No._____ (Affix Seal)

For drainage computations, clearly identify the following:

a. Precipitation/runoff model used for analysis on the project (i.e. Rational Method, Kinematic Wave, EPA SWMM, SCS Unit Hydrograph, CUHP, etc.).

b. Rainfall data or design storm source references.

c. Rainfall loss method (i.e. curve number, runoff coefficient(s), Horton or Green-Ampt parameters. Include initial abstraction parameters.

d. Identify any computer modeling software and version used with an analysis.

3-1-107 Conceptual Drainage Reports (General Requirements)

Conceptual drainage reports are primarily for development projects which are being developed before or during a plat/preliminary development plan stage and anticipated to evolve into final drainage plans with future development action submittals. The intent of the Conceptual Drainage Report is to outline drainage planning for the project in narrative and visual format for review by the County prior to preparing more detailed studies and designs.

The Conceptual Drainage Report shall contain the following information:

a. A vicinity map (if not included with a plat map) along with applicable addresses, Township, Range, and Sections and ¼ Section.

b. Major drainage basin (sub-basin) (if applicable).

c. Discussion of the existing property and predevelopment drainage characteristics. This shall include identifying current floodplain and flood hazard areas.

d. Discussion of any upstream properties and existing upstream drainage characteristics.

e. Discussion of conveyance ways existing downstream of project to nearest major drainage way. This shall include identifying potential downstream conveyance/capacity issues.

f. Discussion of proposed stormwater management plan to mitigate post-development drainage impacts. This shall include outlining a plan to maintain conveyance from upstream projects and proposed stormwater detention systems on the site.

g. Other items of discussion may be included to provide additional background information or substantiate the proposed drainage plan.

h. For projects anticipated to be sold off for future development by others, the conceptual drainage report shall outline a conceptual drainage plan (anticipated surface and storm drain conveyances along with detention requirements) for the entire development. This shall include accounting for all initially anticipated improvements.

i. An overall drainage plan map is required for projects larger than 2 acres or at the request of the County. The overall drainage plan map(s) shall include the following:

i. Outline of upstream area
ii. Outline of overall project area

iii. Outline of downstream conveyance path to nearest major drainage way
iv. Outline of proposed drainage features
v. Existing/proposed drainage patterns
vi. Proposed outfall location of point discharges and ultimate receiving drainage way.

j. References to master plans or other relevant local studies shall be included in the conceptual report narrative.

3-1-108 Preliminary Drainage Reports (General Requirements)

Preliminary drainage reports are primarily for projects which are being developed before or during a plat/final development plan stage. The Preliminary Drainage Report is an intermediate drainage planning report to provide sufficient detail required for projects anticipated to evolve into future construction plans or site plans. The intent of the Preliminary Drainage Report is to finalize drainage planning for the project in narrative, visual, and computational format for review by the County. For large development or multi-stage, multi-lot projects, the preliminary drainage plan shall serve as a reference documents for future drainage planning when improvements are not fully completed by the persons/entities requesting the development action.

The Preliminary Drainage Report shall contain the following information:

a. All requirements of the Conceptual Drainage Report.

b. Detailed runoff computations from the pre-development area (on-site, upstream)

c. Detailed computations on existing downstream conveyance systems to be utilized with the project.

d. Preliminary computations on proposed conveyance systems.

e. Preliminary computations on proposed detention systems and outlet controls. Volume computations shall include a detention systems storage volume in cubic feet or acre-ft and the proposed volume in terms of inches of storage for gross tributary area. For areas being platted specific for detention, the preliminary design of the detention facility shall be included showing preliminary design contours.

f. Computations and computer modeling results to substantiate findings, recommendations.

g. For projects being approved without final details such as a Plat, a letter shall be included in the submitted with the drainage report which includes the following:

"<Name of Developer/Property Owner> hereby acknowledges that the stormwater management planning outlined in <drainage report title & date> was prepared for <development action> without final design details or construction plans. I understand that acknowledgement of receipt of this drainage plan by Laramie County does not constitute any formal endorsement of a final drainage plan until final designs and details can be reviewed and approved. I also acknowledge that future final drainage design reports and details shall be required by the County prior to construction or acceptance of drainage facilities for the < subdivision or project name>.

<Developer/Property Owner>

3-1-109 Final Drainage Reports (General Requirements)

Final drainage reports are primarily for projects in the Construction Plan or Site Plan review state. The intent of the Final Drainage Report is to outline final drainage design details for review by the County. The Final Drainage Report shall include all sufficient information to substantiate the final design. If no substantial changes are required to a Preliminary Drainage Report, the Final Drainage Report may be submitted as an amendment to the Preliminary Drainage Report.

The Final Drainage Report shall contain the following information:

a. All requirements of the Preliminary Drainage Report with the exception that final design computations be included for all proposed drainage facilities.

b. Comparison tables/graphs of pre-development and post-development runoff rates shall be included in the final report for major and minor storms events.

c. A detention area(s) summary table or curve showing the following shall be included in the report or appendices:

i. Stage vs. Area
ii. Stage vs. Discharge (or outflow)

3-1-110 Final Acceptance of Drainage Improvements (General Requirements)

A request for final acceptance of drainage improvements shall be made to Laramie County Public Works Department. The request shall be made by a Wyoming Licensed Professional Engineer or Professional Land Surveyor and include the following notation:

"I hereby attest that the installed drainage facilities as shown on <construction plan name, date> have been constructed in accordance with the approved drainage design for the <name of development>. The stormwater drainage facilities installed at this location conform to the approved design plans. Stormwater detention facilities constructed for this project facility meet or exceed storage volumes requirements outlined in

the <Final Drainage Report> dated <date of final report> by <firm prepared Final Drainage Report>. Detention pond volumes for <name of

detention facility or number> is <volume>. Deviations from the approved plan include < outline list of changes >."

_____
Registered Professional Engineer/Land Surveyor
State of Wyoming No._____ (Affix Seal)
<Date>

CHAPTER 2 Grading, Sediment and Erosion Control

3-2-100 Purpose

The purpose of this chapter is to provide guidance on Laramie County requirements for grading, pollutants, sediments, and general erosion control permits associated with construction and development related activities. The overall goal is to ensure projects are being developed with effective erosion and sediment control Best Management Practices (BMPs) for all land-disturbing activities. The goal is to ensure the proper use of BMPs that can result in reducing and eliminating sediment levels that degrade downstream areas or reach local water bodies.

3-2-101 Responsibilities

a. The primary responsibility for the planning, design, installation and maintenance of sediment and erosion control features required in conjunction with land development shall be vested in the person or party who is developing the land. The County shall assume the responsibility of reviewing activities that disturb the land surface (or promote surface erosion) to ensure compliance with State, Federal and local regulations and with approved plans.

b. The overall goal of the Water Quality chapter is to monitor and verify the implementation of erosion and sediment control BMPs (Best Management Practices) and good on-site housekeeping practices as a standard for all land-disturbing activities in the County. Laramie County is committed to protecting water resources and ensuring that future development continues in an environmentally sound manner. Laramie County is implementing a monitoring program to document that projects are following the intent of the requirements of the Federal Clean Water Act and the specifics of the Wyoming Department of Environmental Quality – Surface Water Quality Division's (WYDEQ's) WYPDES Storm Water Program. The primary focus is with respect to construction site management activities. Laramie County may issue a Stop Work Order for projects proceeding in volition of the requirements outlined in this section.

c. All responsibilities for obtaining other approvals or permits associated with site grading and sediment and erosion control from other regulatory entities (i.e. city, state, and federal) shall be with the parties involved with activities that disturb the land surface. Laramie County does not coordinate approvals with other regulatory agencies or items under this chapter.

d. Exemptions

The following land uses are exempt from these erosion control requirements: Agricultural land uses. Residential uses that are outside the County's zoned boundary.

3-2-102 Grading Erosion and Sediment Control (GESC) Permits

a. Projects Requiring Grading Permits

i. Any project that disturbs 1.0 acre or more land, including residential projects.

ii. New non-residential development and redevelopment on sites less than 1.0 acre.

iii. Installation of utility lines in excess of 1000 linear feet. (Outside of the County Right-of-Way).

iv. Installation of utilities for a new development, prior to the start of overlot clearing or grading.

v. Any clearing, grubbing, grading or filling operations located within 100 feet of a major drainage way or FEMA flood hazard area.

vi. Fill or excavation of 50 or more cubic yards of material, not related to building of a detached single family residential unit.

vii. Any project that the County determines to have a potential impact to the health, safety and welfare of people and/or the environment.

b. Projects That Do Not Require a GESC Permit

i. Routine agricultural practices, including tilling, planting, harvesting, or

livestock operations. (Activities not considered as routine agricultural practices, and therefore requiring a GESC Permit, include land grading and work in or adjacent to streams and drainage channels.)

ii. Pavement repair on public and private roadways. (Although a GESC Permit is not required, erosion and sediment control BMPs and a Right-of-Way Permit are required.)

iii. Emergency situations that pose an imminent risk to life or property, such as hazardous waste clean-up operations and fire.

iv. Livestock grazing.

v. Weed control.

vi. Burning.

vii. Irrigation and associated activities (including: operation, maintenance and construction of irrigation facilities; ditch maintenance and pumping; and maintenance, operation and construction of diversions and headgate structures).

viii. Landfills permitted by other agencies.

ix. Mines, quarries, gravel-aggregate mining, or similar operations permitted through other agencies.

x. Oil and gas operations permitted by other agencies.

xi. Operations on State held lands.

xii. Operations with WYDOT rights-of-way.

xii. Operations on Federally held lands.

c. Types of GESC Permits

i. The following two types of GESC Permits are issued by Laramie County.

A. Low Impact GESC Permit. Some land-disturbing activities may have a negligible negative impact on adjacent properties and downstream receiving waters. For projects with a disturbed area less than one acre where insignificant negative impact can be adequately

demonstrated to the County, streamlined submittal requirements apply. If, after reviewing the submitted information, County staff concur that there is low impact, a Low Impact GESC permit will be designated for the project.

B. Standard GESC Permit. A Standard GESC Permit is required for all of the land-disturbing activities identified in this regulation other than the activities qualifying for a Low Impact GESC Permit.

3-2-103 GESC Permit Application Process

A GESC permit is required prior to the beginning of construction activities that disturb the land surface as outlined in this regulation.

a. The applicant for a Low Impact GESC permit shall submit to the County the following:

i. One copy of the Stormwater Pollution Prevention Plan (SWPPP) that meets or exceeds requirements of the Department of Environmental Quality (see Wyoming Department of Environmental Quality website for current information).

ii. A letter from the developing party(s) outlining the following:

A. Location or vicinity map.

B. Proposed activities.

C. Project size.

D. Area to be disturbed, relevant timelines, and final stabilization.

E. Proposed BMPs.

F. Photographs of area to be disturbed (prior to proposed activities).

The County shall review the provided information and issue correspondence accepting, denying, or requesting additional information on this request within seven (7) working days of receipt of a Low Impact GESC permit.

b. The applicant for a Standard GESC permit shall submit to the County the following:

i. One copy (signed) of the applicable WyPDES Permit (see Wyoming Department of Environmental Quality website for current information).

ii. One copy of the initial Storm Water Pollution Prevention Plan (SWPPP). Minimum requirements for the required SWPPP are as outlined by the WYDEQ associated with the WYPDES permit.

iii. GESC Phasing Plan (if portions of the project are to be phased in

construction under a single GESC permit). The GESC Phasing Plan shall include a overall map outlining the project phasing. Known timelines shall be included with the GESC Phasing Plan Map.

iv. Grading Permit Fees (if applicable) are required at the time of application. Contact Laramie County for fee schedules associated with GESC permits.

3-2-104 GESC Permit Transfer Process

If a project or portion of a project is sold to a new Owner, or if the Contractor that is identified on the GESC Permit is replaced by a different Contractor, the GESC Permit shall be transferred to the new Owner and/or Contractor. The transfer shall require a new GESC Permit Application and payment of any associated transfer fees. Failure to transfer the GESC Permit if the Owner or Contractor changes will result in issuance of a Stop Work Order.

3-2-105 GESC Permit Inspections

Laramie County may complete inspections of projects or investigate complaints against a project or a GESC related activity. Stop Work Orders may be issued by Laramie County independent of WYDEQ with a request to address deficiencies of SWPPP plans or maintenance of BMPs at the discretion of the County.

a. Laramie County is authorized to order work to be stopped on any project that disturbs the land and which is not in compliance with the requirements of the GESC Permit. When a Stop Work Order is issued, the GESC Permit for that project is revoked. In addition, the State of Wyoming Department of Environmental Quality may be notified.

If a project is issued a Stop Work Order, all work on site shall be stopped immediately. Safety-related items (e.g., backfilling of holes and trenches) as well as corrective actions may be completed; however, the Permittee(s) shall inform the County of such activities. Stop Work Orders may be issued for:

i. Failure to provide routine maintenance for erosion and sediment controls.

ii. Tracking of material onto roadways and adjacent paved areas.

iii. Failure to make required SWPPP plan revisions.

iv. Failure to perform BMP maintenance as directed by Laramie County.

b. The Permittee(s) shall do the following to reinstate a GESC Permit and resume work on the site:

i. Correct the deficient practices that precipitated the Stop Work Order.

ii. Reapply for a GESC Permit and pay any required Permit fees to Laramie County. An updated copy of the SWPPP shall be included.

iii. Obtain a new GESC Permit.

3-2-106 GESC Closing Process

a. All GESC permits shall be formally closed prior to issuing a Temporary Certificate of Occupancy (TCO), Certificate of Occupancy (CO), or Building Permits (residential subdivision projects). For projects which are phased. Portions of the areas under a GESC permit may be closed under an approved GESC phasing plan. The final closing process shall include the following:

i. The GESC permit holder shall submit a written request to Laramie County requesting to close a GESC Permit.

ii. One copy of the project final SWPPP shall be submitted including all revisions, inspection reports, maintenance reports etc No GESC Permit shall be closed until such time as the final site stabilization BMP's are in place and have been inspected by the County.

b. Laramie County may withhold issuing other applicable permits until a project GESC is formally closed.

3-2-107 Best Management Practice References

The following sediment and erosion control references shall be utilized when reviewing and approving BMP's and SWPPPs for submittal to Laramie County:

Douglas County Colorado: Grading Erosion, and Sediment Control (GESC) Manual (current edition); published by The Department of Public Works Engineering Division. Manual is available from the Douglas County Colorado website.

Urban Drainage and Flood Control District Criteria Manual Volume 3; published by The Urban Drainage and Flood Control District (UDFCD) Denver, Colorado. Manual is available from the UDFCD website.

Publications and recommended resource documents from the Wyoming Department of Environmental Quality, Water Resources Division, WYPDES Storm Water Program.

CHAPTER 3 FLOODPLAIN MANAGEMENT

3-3-100 STATUTORY AUTHORIZATION

The Legislature of the State of Wyoming has in Wyoming Statute 18-5-201 et. seq. authorized Laramie County to regulate the use, condition of use or occupancy of lands in unincorporated Laramie County. Therefore, the Board of Commissioners of Laramie County, Wyoming does ordain as follows:

3-3-101 FINDINGS OF FACT

a. The flood hazard areas of Laramie County, Wyoming are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.

b. These flood loses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazards areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

3-3-102 STATEMENT OF PURPOSE

It is the purpose of these regulations to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

a. Protect human life and health;

b. Minimize expenditure of public money for costly flood control projects;

c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

d. Minimize prolonged business interruptions;

e. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;

f. Help maintain a stable tax base by providing for the sound use and

development of flood prone areas in such a manner as to minimize future flood blight areas; and

g. Insure that potential buyers are notified that property is in a flood area.

h. Insure that those who occupy areas of special flood hazard assume responsibility for their actions.

3-3-103 METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, these regulations use the following methods:

a. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood or cause excessive increases in flood heights or velocities;

b. Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;

c. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;

d. Control filling, grading, dredging and other development that may increase flood damage;

e. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

3-3-104 DEFINITIONS

Unless specifically defined below, words or phrases in these regulations should be interpreted applying their common usage.

Appeal - A request for a review of the Floodplain Administrators interpretation of any provision of these regulations or a request for a variance.

Appeal Board - The Laramie County Board of Commissioners.

Area of Shallow Flooding - A designated AO, AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one (1) percent chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly

defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard - The land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1-99, VO, V1-30, VE or V.

Base Flood - The flood having a one (1) percent chance of being equaled or exceeded in any given year.

Base Flood Elevation - The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one (1) percent or greater chance of being equaled or exceeded in any given year.

Basement - Any area of the building having its floor sub-grade (below ground level) on all sides. Does not include crawlspace.

Board -The Surface Water Management Review Board that is established by the Laramie County Board of Commissioners by these regulations.

Critical Feature - An integral and readily identifiable part of a flood protection system without which the flood protection provided by the entire system would be compromised.

Development - Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated Building - A non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. *Elevated building* also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters.

Elevation Certificate - A certified statement that verifies a building's elevation information. This certificate must be completed on the most current certificate, as published by the U.S. Department of Homeland Security Federal Emergency Management Agency, by a qualified land surveyor, engineer or architect.

Existing Construction - For the purposes of determining rates, *existing construction* are structures for which the "start of construction" commenced before the effective date of the Flood Insurance Rate Map. *Existing construction* may also be referred to as "existing structures."

Existing Manufactured Home Park or Subdivision - A manufactured home park or subdivision for which facilities servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an Existing Manufactured Home Park or Subdivision - The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or Flooding - A general and temporary condition of partial or complete inundation of normally dry land areas from:

a. the overflow of inland waters.

b. the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM) - An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study - The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

Floodplain or Flood-Prone Area - Any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodplain Management - The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain Management Maps - Any and all mapping on which Laramie County has delineated as Areas of Special Flood Hazard.

Floodplain Management Regulations - Zoning regulations, subdivision regulations, building codes, health regulations, and special purpose Regulations (such as a Floodplain Regulations, Grading Regulations and Erosion Control Regulations) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood Protection System - Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding, thereby reducing the depth of the flooding and the extent of the areas within a community that are subject to a “special flood hazard” Such a system typically includes constructed channels, dams, reservoirs, levees or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

Flood Proofing - Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway (Regulatory Floodway) - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Highest Adjacent Grade - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure - Any structure that is:

a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

c. Individually listed on a state inventory of historic places in states with historic

preservation programs which have been approved by the Secretary of Interior; or

d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

i. by an approved state program as determined by the Secretary of the Interior or;

ii. directly by the Secretary of the Interior in states without approved programs.

Levee - A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System - A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest Floor - The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

Manufactured Home - A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term *manufactured home* does not include a recreational vehicle.

Manufactured Home Park or Subdivision - A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean Sea Level - For the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, the level to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

New Construction - For the purpose of determining insurance rates, *new construction* refers to structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, *new construction* means structures for which the "start of

construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision - A manufactured home park or subdivision for which facilities servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed on or after the effective date of the floodplain management regulations adopted by a community.

Recreational Vehicle - A vehicle which is:

a. built on a single chassis;

b. 400 square feet or less when measured at the largest horizontal projections;

c. designed to be self-propelled or permanently towable by a light duty truck; and

d. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Start of Construction -Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure - A walled and roofed building, including a gas or liquid storage tank that is principally above ground. Includes a manufactured home.

Substantial Damage - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

Substantial Improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before *start of construction* of the improvement. This includes structures which have incurred *substantial damage*, regardless of the actual repair work performed. The term does not, however, include either of the following:

a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or

b. Any alteration of an *historic structure*, provided that the alteration will not preclude the structure's continued designation as an *historic structure*.

Variance - A grant of relief to a person from the requirement of these Regulations when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by these regulations.

Violation - The failure of a structure or other development to be fully compliant with this regulation.

Water Surface Elevation - The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riparian areas.

3-3-105 LANDS TO WHICH THESE REGULATIONS APPLY

These regulations shall apply to all areas of special flood hazard within the jurisdiction of Laramie County, Wyoming but not to include areas within incorporated municipalities.

3-3-106 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

a. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for Laramie County, Wyoming," dated January 17, 2007, with accompanying Flood Insurance Rate Maps (FIRM) and any

revisions thereto are hereby adopted by reference and declared to be a part of these regulations.

b. Laramie County Floodplain Management Maps, a certain set of maps marked and designated by Laramie County is hereby referred to, adopted, and made a part hereof as if fully set out in these regulations. This set of maps depicts Areas of Special Flood Hazard based on engineering and technical data from various sources.

c. The documents are on file available for inspection by the public.

3-3-107 ESTABLISHMENT OF DEVELOPMENT PERMIT

a. A Development Permit shall be required to ensure conformance with the provisions of these regulations. A Development Permit shall be obtained before construction or development begins within any Area of Special Flood Hazard as defined in section 3-3-104.

b. Application for a Development Permit shall be made in a format determined by the Floodplain Administrator. If a zoning certificate, address affidavit, plat, site plan, or construction plans are required by other regulations of Laramie County, the application for such approvals will constitute an application for a development permit, provided the application contains, as a minimum, the information described in this section. In cases where other permits or review is not otherwise required, a separate application for a development permit is required.

3-3-108 COMPLIANCE

No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of these regulations and other applicable regulations.

3-3-109 ABROGATION AND GREATER RESTRICTIONS

These regulations are not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where these regulations and another regulations, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

3-3-110 INTERPRETATION

In the interpretation and application of these regulations, all provisions shall be:

a. Considered as minimum requirements;

b. Liberally construed in favor of the interpretation made by the governing body; and

c. Deemed neither to limit nor repeal any other powers granted under State statutes.

3-3-111 WARNING AND DISCLAIMER OR LIABILITY

The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. These regulations do not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. These regulations shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on these regulations or any administrative decision lawfully made thereunder. Laramie County retains all applicable immunities, including but not limited to its governmental immunity provided by common law and W.S. § 1-39-101 et seq.

3-3-112 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

The Laramie County Director of Public Works is hereby appointed the Floodplain Administrator to administer and implement the provisions of these regulations and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

3-3-113 DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

a. Maintain and hold open for public inspection all records pertaining to the provisions of these regulations.

b. Review permit application to determine whether proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.

c. Review, approve or deny all applications for development permits required by adoption of these regulations.

d. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies.

e. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.

f. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

g. When base flood elevation data as defined in section 3-3-104 has not been provided**,** the Floodplain Administrator shall obtain, review and reasonably use any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of Chapter 3.

h. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

i. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one (1) foot, provided the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision). The Floodplain Administrator is authorized to require that those proposing such development prepare and submit all necessary documentation supporting such a revision.

3-3-114 PERMIT PROCEDURES

Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard.

Additionally, the following information is required:

a. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures;

b. Elevation in relation to mean sea level to which any nonresidential structure shall be flood proofed;

c. An Elevation Certificate verifying that the nonresidential flood proofed structure shall meet the flood proofing criteria of 3-4-101(b).

d. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

e. Maintain a record of all such information in accordance with 3-3-113(a).

f. Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of these regulations and the following relevant factors:

i. The danger to life and property due to flooding or erosion damage;

ii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

iii. The danger that materials may be swept onto other lands to the injury of others;

iv. The compatibility of the proposed use with existing and anticipated development;

v. The safety of access to the property in times of flood for ordinary and emergency vehicles;

g. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;

h. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site;

i. The availability of alternative locations not subject to flooding or erosion damage for the proposed use;

3-3-115 VARIANCE PROCEDURES

a. The Board shall hear and render judgment on requests for variances from the requirements of these regulations.

b. The Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of these regulations.

c. Any person or persons aggrieved by the decision of the Board may appeal such decision in the courts of competent jurisdiction.

d. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

e. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of these Regulations.

f. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors of this Chapter have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

g. Upon consideration of the factors noted above and the intent of these regulations, the Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of

these regulations.

h. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

i. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

j. Prerequisites for granting variances:

i. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

ii. Variances shall only be issued upon:

A. showing a good and sufficient cause;

B. a determination that failure to grant the variance would result in exceptional hardship to the applicant, and

C. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or regulations.

iii. Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

k. Variances may be issued for new construction and substantial improvements provided that:

i. the criteria outlined in 3-3-115 are met, and
ii. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

CHAPTER 4 PROVISIONS FOR FLOOD HAZARD REDUCTION

3-4-100 GENERAL STANDARDS

In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;

c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;

d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

e. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;

f. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,

g. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

3-4-101 SPECIFIC STANDARDS

The County shall not approve zoning certificates or certificates of compliance until the requirements of this section have been met. In all areas of special flood hazards where base flood elevation data has been provided the following provisions are required:

a. **Residential Construction -** new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. An Elevation Certificate shall be submitted to the Floodplain Administrator certifying that the standard of this subsection as proposed in 3-3-114 is satisfied.

b. **Nonresidential Construction -** New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or, together with attendant utility and sanitary facilities, shall be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification that includes the specific elevation (in relation to mean sea level) to which such structures are flood proofed shall be maintained by the Floodplain Administrator.

c. **Enclosures -** New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

   i. A minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.

   ii. The bottom of all openings shall be no higher than one (1) foot above grade.

   iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided they permit the automatic entry and exit of floodwaters.

d. Manufactured Homes - The following requirements shall be met:

i. All manufactured homes must be placed within Zone A on a community's FIRM and shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable County anchoring requirements for resisting wind forces.

ii. Manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM must be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to manufactured homes placed on all of the following sites:

A. outside of a manufactured home park or subdivision,

B. in a new manufactured home park or subdivision,

C. in an expansion to an existing manufactured home park or subdivision, or

D. in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood,

iii. All manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of this section shall be elevated so that either:

A. the lowest floor of the manufactured home is at or above the base flood elevation, or

B. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately anchored foundation system to

resist flotation, collapse, and lateral movement.

e. **Recreational Vehicles -** Recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM must:

   i. be on the site for fewer than 180 consecutive days,

   ii. be fully licensed and ready for highway use, or

   iii. meet the permit requirements of 3-4-101d. and the elevation and anchoring requirements for manufactured homes. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

f. **Below-grade Residential Crawl Space Construction -** New Construction and substantial improvement of any below-grade crawl space shall meet the following minimum provisions:

   i. An interior grade elevation that is below base flood elevation no lower than two (2) feet below the lowest exterior adjacent grade.

   ii. A height of the below-grade crawl space, measured from the interior grade of the crawl space to the top of the foundation wall, no higher than four (4) feet at any point.

   iii. An adequate drainage system that allows floodwaters to drain from the interior area of the crawl space following a flood.

   iv. Anchorage sufficient to prevent floatation, collapse, or lateral movement of the structure and resist the hydrostatic and hydrodynamic loads.

   v. Construction materials and utility equipment resistant to flood damage.

   vi. Constructed with methods and practices that minimize flood damage.

   vii. Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within components during conditions of flooding.

   viii. A design which automatically equalizes hydrostatic flood forces on

exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a Wyoming registered professional engineer, or must meet or exceed the following minimum criteria:

A. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.

B. The bottom of all openings shall be no higher than one (1) foot above the lowest adjacent exterior grade.

C. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

3-4-102 STANDARDS FOR SUBDIVISION PROPOSALS

a. All proposals for the development of subdivisions shall meet Development Permit requirements of 3-3-107, 3-3-114; and the provisions of Chapter 4 of these regulations.

b. Base flood elevation data shall be generated for subdivision proposals and other proposed development, including the placement of subdivisions, greater than fifty (50) lots or five (5) acres, whichever is lesser, if not otherwise provided pursuant to section 3-3-106 or 3-3-113(h).

c. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

d. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

3-4-103 STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES)

Located within the areas of special flood hazard established in 3-1-102 are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and velocity flow may be evident. Such flooding is

characterized by ponding or sheet flow; therefore, the following provisions apply:

a. All new construction and substantial improvements of residential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two (2) feet if no depth number is specified).

b. All new construction and substantial improvements of non-residential structures shall have the following:

i. the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two (2) feet if no depth number is specified), or;

ii. together with attendant utility and sanitary facilities a design such that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

c. A registered professional engineer or architect shall submit an Elevation Certificate to the Floodplain Administrator that the standards of this Section, as proposed in 3-3-114 are satisfied.

d. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

3-4-104 FLOODWAYS

Floodways are located within areas of special flood hazard established in 3-1-102. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that carry debris, potential projectiles and erosion potential, the following provisions shall apply:

a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase

in flood levels within the community during the occurrence of the base flood discharge.

b. If the provisions above are satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions.

c. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided the community first applies for a conditional FIRM and floodway revision through FEMA.

d. The regulatory floodway is included in Areas of Special Flood Hazard. Therefore, in addition to the restrictions in this chapter, all provisions of these regulations that apply to Areas of Special Flood Hazard also apply to the regulatory floodway.

CHAPTER 5 ROADS/STREET DESIGN STANDARDS

3-5-100 Purpose - The purpose of these Standards is to set forth the requirements for developments and improvements that affect roadways, alleys, and access easements. The Standards are based on the State Statutes, and County Resolutions which authorize and enable the establishment of rules and regulations to guide and control transportation-related improvements and developments.

3-5-101 Waivers - If an applicant wishes to seek a waiver from the requirements of these Standards, the applicant shall submit a request to that effect as an attachment or addendum to the permit, site plan, or other application for project approval. When implementation of such innovations would violate mandatory provisions of these Standards, applicants shall visit the appropriate County officials to discuss the proposed waivers prior to formal submittal of applications.

The request for waiver shall state specific reasons why a waiver is necessary and appropriate and include documentation to support such reasons. The request shall address the waiver criteria of this section. Waivers will not be issued for procedural requirements. Separate waiver requests may be advisable where several waivers are necessary and where the waivers may be approved in whole or in part.

In considering a waiver request, the County shall determine whether the waiver would meet acceptable standards of practice for engineering, operation and safety. Waivers contrary to the public interest, or which violate local or state laws, shall not be approved.

When a waiver is approved, the County shall clearly state in writing the reasons for granting the waiver. The approval document shall be included in the permit. The approval may impose conditions on the permit. For example, the permittee may be required to improve, modify, eliminate, or correct the condition giving rise to the waiver when it becomes evident that the reason for the waiver no longer exists. If the waiver is approved and the remainder of the application is in order, and the design meets all other standards and design criteria, the requested action shall be approved.

If a waiver is granted to allow direct access where the access proposal cannot meet access code standards, or when the property would be without reasonable access without the waiver, the access permit may contain specific terms and conditions providing for its expiration at such time as the necessity for the waiver no longer exists.

If the waiver request is denied, the County shall state clearly in writing the reasons for denial, continue to process the application, and may approve the application if it can be approved without a waiver.

3-5-102 Innovation, New Technology and Non-Typical Design

These Standards are based on current practice and technology. New developments in materials and methods will provide better and more economical designs and practices. Applicants and designers are encouraged to include innovative procedures, new materials, and improved design methods in facility design. Proposals for innovations and new technology should be submitted as requests for waivers. Requests should include as much documentation as possible of the proposed innovations, including reports of tests, documentation of successful use in other jurisdictions, calculations, publications, and any other information that will assist the official to determine if the proposal should be adopted.

3-5-103 Roadway Functional Classification

Functional classification, developed for transportation planning purposes, is the grouping of streets by the character of service they provide. Functional classification has emerged as the primary method of grouping streets. These Standards utilize a functional classification system.

A working copy of the current functional classification map is available at the County Planning and Development Office. The functional classifications used are described in the remainder of this section. There are classification differences between urban and rural roads as shown in the table below.

Urban and Rural Roadway Classifications

Urban	**Rural**	**Typical ADT**
Principal Arterial - Expressway/Freeway	Principal Arterial – Interstate	15,000 +
Principal Arterial-Other	Principal Arterial-Other	15,000 +
Minor Arterial	Minor Arterial	7,000 – 15,000
Collector	Collector-Major	3,5000 – 7,000
	Collector-Minor	1,000 – 3,5000
Local	Local	1,000

In the following discussions of each of the road classifications, the average daily traffic (ADT) for each classification is a general description only. The official classifications for individual streets are provided on the functional classification map.

a. Principal Arterial Interstates, Freeways & Expressways

Arterials, including interstates, are the highest classification of streets. They provide the highest level of mobility at the highest speeds for the longest distances. Direct access onto these roads are limited to varying degrees depending on use and geographic setting. The freeways and expressways in the area are on the Interstate System. Freeways provide for the high-speed movement of large volumes of traffic with a minimum of interference. This is accomplished through the use of access control, divided roadways, and grade-separated interchanges. Freeways have the inherent characteristic of lower accident rates because of many built-in safety features such as comfortable alignment, easy grades, speed change lanes, adequate sight distance, and other geometric features that afford a continuous movement of traffic.

Expressways are generally considered an intermediate step between major arterial streets and freeway facilities. Expressways can be expected to accommodate somewhat lower volumes of traffic than are found on freeways, and are often used in corridors where anticipated volumes of traffic will need less than freeway requirements but more than conventional arterial facilities.

b. Principal Arterials

These facilities emphasize the through movement of traffic and have improved geometric design and traffic control measures. Principal arterials are designed with traffic volume ranges between 15,000 and 35,000 vehicles average daily traffic (ADT).

c. Minor Arterial Streets

These streets serve major traffic generators and link collector streets with the principal arterials. These streets have a design traffic volume of between 7,000 and 15,000 vehicles ADT.

d. Major Collectors

Collectors provide a lower level of mobility than arterials at lower speeds and are of shorter distance. These streets connect local roads to arterials and have more direct access dependent on use and geographic setting. The design volume for these streets, ranges from 3,500to 7,500 ADT.

e. Minor Collector

The collector street system serves intermediate and short-distance travel. Traffic volumes on such facilities are usually lower than those found on arterial facilities. Although collectors provide access to residential, business, and commercial areas, they do not expedite the through movement of traffic. The design volume of these streets ranges from 1,000 to 3,500 ADT.

f. Local Streets

This is the lowest classification of streets. Local streets provide a high level of access to abutting land but limited mobility. Local streets function primarily to serve local traffic circulation and land access. These streets customarily accommodate shorter trips, have lower traffic volumes, and lower speeds than do collectors and arterials. Streets where traffic volumes will be between 500 and 2,500 vehicles per day are considered “low volume” local streets. In urban settings, narrow local streets (lanes) may be used where the volume will be less than 1,000 ADT. In rural settings, local streets (roads) are classified as either a) 500 ADT or greater, or b) less than 500 ADT.

For purposes of these Standards, local streets are further classified by adjacent land use for establishment of design criteria.

3-5-104 Official Maps

Roads and Highways accepted and, maintained by the County are shown on the official County Road Map.

3-5-105 Traffic Studies

Traffic studies are required to assess the potential impacts of a new development, change in land use, or an access modification will have on the existing and proposed transportation system, both at the immediate location and in the general area. A traffic impact analyses includes:

- The determination of the travel demand generated by a proposed development.
- The identification of deficiencies in the existing and proposed transportation systems.
- The identification of improvements necessary to maintain acceptable levels of service.

a. Requirements

A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

b. Standards

Traffic studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available.

Traffic studies shall address the following items in sufficient detail to adequately and accurately represent the traffic conditions and resultant impact of the proposed access request:

i. Land Use, Site and Study Area Boundaries.
ii. Existing and Proposed Site Uses.

iii. Existing and Proposed Uses adjacent to the Site.
iv. Existing and Proposed Streets and Intersections.
v. Trip Generation for peak hours .
vi. Trip Assignment, Modal splits.
vii. Existing and Projected Traffic Volumes (Peak & Design Hour).
viii. Equivalent Axle Loads for pavement design.
ix. Capacity Analysis at major approaches and intersections.
x. Warrants for traffic control devices.
xi. Needed modifications of existing traffic control devices.
xii. Reservoir space.
xiii. Driveway design.
xiv. Required lengths of left-turn bays, and speed change lanes.
xv. Sight distances.
xvi. Maximum possible use for total build out scenario.
xvii. Existing and proposed pedestrian and bicycle amenities.
xviii. Conclusions and Recommendations.

c. Responsibilities for Traffic Studies

Traffic studies may be required by the County in order to adequately assess the impacts of a development proposal on the existing and/or planned street system. The primary responsibility for assessing the traffic impacts associated with a proposed development will rest with the developer.

Unless waived by the County, a written study meeting County criteria shall be required for a development proposal when trip generation is expected to exceed 100 Vehicles as determined by the County.

The following submittals may require traffic studies:

i. A Subdivision Permit.
ii. A Site Plan.

Where access points are not defined or a site plan is not available at the time the traffic study is prepared, additional traffic work may be required when a site plan becomes available or the access points defined.

During the pre-application meeting the County and applicant will discuss the scope of the traffic study.

d. Traffic Study Format

In order to provide consistency and to facilitate staff review of traffic studies, the following format must be followed in the preparation of such studies by transportation consultants.

i. Introduction. The introduction portion of the report must contain the following:

A. Land Uses, Site and Study Area Boundaries

A brief description of the size of the land parcel, general terrain features, the location within the jurisdiction and the region must be included in this section. In addition, the roadways that afford access to the site, are included in the study area, must be identified.

The exact limits of the study area should be based on engineering judgment and an understanding of existing traffic conditions surrounding the site, but in no case shall the study area be less than ½ mile from the site limits. In all instances, however, the study area limits must be mutually agreed upon by the developer and the County. A vicinity map that shows the site and the surrounding transportation systems, including pedestrian and bicycle routes, must be included.

B. Existing and Proposed Site Uses

The existing and proposed uses of the site must be identified. The traffic study will address impacts of the most intense land use allowed on the property under County regulations.

C. Existing and Proposed Uses in Vicinity of Site

A complete description (including a map) of the existing land uses in the study area as well as their current zoning and use, must be included. In addition, all vacant land within the study area and its assumed future uses must be identified. This letter item is especially important where large tracts of undeveloped land are in the vicinity of the site, and within the prescribed study area.

D. Existing and Proposed Pedestrian and Bicycle Amenities

The applicant shall identify existing residential developments, schools, commercial areas, transit routes and stops, greenways, parks, houses of worship, or other similar amenities within one quarter mile of the proposed development. Existing pedestrian and bicycle routes to these amenities shall be identified. The applicant shall provide plans to provide pedestrian access within and adjacent to residential and commercial development and redevelopment in the zoned area of Laramie County.

E. Existing and Proposed Roadways and Intersections

Within the study area, the applicant must describe and provide volumes for existing roadways and intersections including geometrics and traffic signal control as well as improvements contemplated by government agencies. This would include the nature of the improvement project, its extent, implementation schedule, and the agency or funding source responsible. A map must be provided showing the location of such facilities.

ii. Trip Generation and Design Hours Volumes. A summary table listing each type of land use, the size involved, the average trip generation rates used (total daily traffic and a.m./p.m. peaks), and the resultant total trips generated must be provided.

Trip generation must be calculated for the most intense land uses allowed under County regulations for the proposed zoning and/or land use. based on the latest data contained within the Institute of Transportation Engineers' (ITE) Trip Generation Manual; in the event that data is not available for the proposed land use, the County must approve estimated rates prior to acceptance.

The calculation of design hour volumes uses to determine study area impacts must be based on:

A. Peak hours trip generation rates as published in the ITE Trip Generation Summary.

B. Traffic volume counts for similar existing uses, if no published rates are available.

C. Additional sources from other jurisdictions if acceptable to the County.

Uses of the following percentage rates to account for passerby traffic may be considered upon approval of the County. Internal trip reductions and modal split assumptions will require analytical support to demonstrate how the figures were derived and will require approval by the County.

Passerby factors may be used to reduce the estimated additional total daily traffic to street(s) serving a proposed development. They are not to be applied directly to reduce trip generation and turning movement volumes at driveways serving the proposed development. Passerby factors are to be determined using ITE Trip Generation.

iii. Trip Distribution

The estimates of percentage distribution of trips from the proposed development to destinations in the region must be clearly stated in the report using the north, south, east, west compass points. Market studies and information concerning origin of trip attractions to the proposed development may be used to support these assumptions where available. A map showing the percentage of site traffic on each street must be provided as part of the traffic study graphic material.

iv. Trip Assignment

The direction of approach of site generated traffic via the area's street system will be presented in this section. The technical analysis steps, basic methods, and assumptions used in this work must be clearly stated and agreed to by the County. The assumed trip distribution and assignment must represent the most logically traveled routes for drivers accessing the proposed development. These routes can be determined by observation of travel patterns to existing land uses in the study.

v. Existing and Project Traffic Volumes

Graphics must be provided which show the following traffic impacts for private access points, intersections and streets specified in the traffic study.

A. A.M. peak hours site traffic (in and out) including turning movements.

B. P.M. peak hours site traffic (in and out) including turning movements.

C. A.M. peak hours total traffic including site generated traffic (in and out). These volumes must include through and turning movement volume for current conditions and a separate set of numbers that also include 20 year projections or build out.

D. P.M. peak hours traffic total including site generated traffic (in and out). These volumes must include through and turning movement volumes for current conditions and a separate set of numbers that also include 20 year projections or build out (whichever is specified by the County).

E. Any other peak hour which may be critical to site traffic and the street system in the study area should be included in the graphics and show the same information as is provided for the A.M./P.M. peak hours.

F. Actual counts of existing total daily traffic for the street system in the study area at the time the study is being prepared.

G. Projected total daily traffic for the street system in the study area based on traffic from the proposed development and counts of existing daily traffic obtained in item f. The component of the existing daily traffic attributable to the existing uses must be identified and the increase in total daily traffic from the proposed uses.

H. Projected total daily traffic for the system in the study area based on traffic from the proposed development, counts of existing daily traffic obtained in item f. above, and traffic projections based on build out of land use within the study area.

All raw traffic count data (including average daily volumes and peak hour turning movements) and analysis worksheets must be provided in the appendices of the report. Computer techniques, and the associated printouts, may be used as part of the report.

All total daily traffic counts should be actual machine where available. They may be based on factored peak hour sampling or the latest available machine counts from Wyoming Department of Highways, the County, and other agencies may be acceptable.

vi. Level of Services. Level of service “C” will be the design objective for all movements and under no circumstances will less than level of service “D”

be accepted for site and non-site traffic including existing traffic at buildout of the study area. The design year will be approximately 20years following construction and include volumes generated by build-out of the study area or a 20 year projections in background traffic (Whichever is specified by the County).

vii. Capacity Analysis

A capacity analysis will be conducted for all public street intersections within the areas of the County impacted by the proposed development and for all private property access points to streets adjacent to the proposed development as specified in the traffic study requirements form and within the limits of the previously defined study area. The a.m., p.m., and any other possible peak period will be tested to determine which peak hours need to be analyzed. Capacity calculations should also include an analysis for 20th year projections or study area buildout conditions.

viii. Traffic Signals

The need for new traffic signals will be based on warrants contained in the Manual on Uniform Traffic Control Devices and any additional warrants established by the National Committee on Uniform Traffic Control Devices. In determining the location of a new signal, traffic progression is of paramount importance. Generally a spacing of one-half miles for all signalized intersections should be maintained. This spacing is usually desired to achieve good speed, capacity, and optimum signal progression. Pedestrian movements must be considered in the evaluation and adequate pedestrian clearance provided in the signal cycle split assumptions.

ix. Traffic Accidents

Traffic accident data for affected street corridors may be required for the study. The study period will normally be three years. Such locations will be specified by the County. Where this is necessary estimates of increased or decreased accident potential must be evaluated for the development, particularly if the proposed development might impact existing traffic safety problems in the study area, and safety improvement recommended where necessary.

x. Noise Attenuation

If a residential development is planned adjacent to a freeway or arterial roadway, the need for noise attenuation measures may be required as part of the impact analysis.

xi. Conclusions

This chapter of the study report must be a clear, concise description of the study findings. It is anticipated that this conclusion chapter will serve as an executive summary.

xii. Recommendations

In the event that analysis indicates unsatisfactory levels of service on study area roadway, a description of proposed improvements to remedy deficiencies must be included. These proposals would include projects by the County or the State Highway Department for which funds have been appropriated and obligated. The assumptions regarding all future roads and laneages in an analysis will require approval from the County. In general, the recommendation section should include:

A. Proposed Recommended Improvements. This section must describe the location, nature, and extent of proposed improvements to assure sufficient capacity. A sketch of each improvement should be provided showing the length, width and other pertinent geometric features of the proposed improvements.

B. Volume/Capacity Analysis at Critical Points. Another iteration of the volume/capacity analysis must be described, which demonstrates the anticipated level of service as a result of making these improvements.

C. Traffic Volume Proportions. Percentages based on the traffic impact analysis may be required by the County to determine the proportion of traffic using various public improvements (both existing and proposed) from several developments within the study area.

e. Revisions to Traffic Study

Revisions to the traffic study must be provided as required by the County.

3-5-106 Access

Access control regulations standardize, regulate, and control the location, size, type, construction, maintenance, and number of curb cuts, and driveway approaches. The regulations provide safe and efficient access between streets and adjacent property, safety of traffic in the streets, and safety of pedestrians on sidewalks and alongside rural roads. These Standards are intended to provide for consistency in design of new developments and to maintain a high level of service on roads and streets.

3-5-107 Permits

No person shall commence work on the construction, alteration, repair or removal of any driveway approach or the paving of any parking strip on any street, road, alley or other public place in the county without an official permit first having been obtained from Laramie County. The County shall issue permits upon approval of the application and payment by the applicant of all required fees.

A permit shall not be issued for access to parking or loading areas that require backing maneuvers in a public street right-of-way. Residential uses may be exempt from this provision.

a. Application.

To apply for a permit, the applicant shall file a written application with the County. The following information is required for a complete application:

i. A detailed plan showing the exact location of the abutting property and the exact dimensions and location of existing or proposed approaches and the relevant features adjacent to, across from, and within the limit of the frontage of such property; for example, fire hydrants, signs, sidewalks, poles, street light standards, and control boxes.

The plan shall also show locations of access approaches on adjacent properties and properties on opposite sides of streets and intersections.

ii. The location of buildings, loading platforms, or off street parking facilities being served or to be served by such approaches.

iii. Existing and proposed traffic volumes for access points and adjacent access points and adjacent streets.

The County may require additional information when it is determined that such information is necessary to properly enforce the provisions of these regulations.

When access points are being revised as part of a project requiring approval of site plans, applications for the site plan and the access permit shall be submitted together.

Access onto state highways will be subject to the approval of both the Wyoming Department of Transportation and the County.

b. Access Requirements for all Functional Classifications

i. Driveway Approach Profiles. Profiles shall be designed to permit entrance and exit maneuvers at safe speeds and provide sufficient underbody clearance for typical passenger cars. Driveway approach profiles shall be designed with the fewest and least severe grade changes possible. Slope criteria of the Americans with Disabilities Act shall be incorporated in the design.

ii. Roadside Topography for Roads in Rural Areas. Access approaches in rural areas shall be designed in accordance with low volume criteria.

iii. Driveway Approach Construction.

A. Approaches in the County will be inspected prior to construction. The inspection will determine the proper size of the culvert, if applicable, and the approach grade.

B. Culverts shall have flared end sections at each end.

C. Any person performing work subject to the provisions of this section shall notify the County at least twenty-four hours in advance of the time when permitted work is to begin.

D. Access points shall not be constructed in such manner as to create a

hazard to any existing street lighting standard, utility pole, traffic regulation device or fire hydrant. The cost of relocating any such street structure, when necessary, shall be borne by the applicant. Relocation of any street structure shall be performed only by or through the person holding authority for the particular structure involved.

E. The driveway approach improvement shall extend at least 20 feet from the edge of the existing road or to the right of way line, whichever is greater. In the case of commercial and industrial driveway approaches, permanent pavement is required for at least 50 feet from the edge of the roadway pavement.

F. On County Roads, the distance from the right-of-way line to the near edge of service pumps, vendor stands, tanks, or private water hydrants shall meet the required set back distance but in no case should be less than 25 feet to permit free movement of large vehicles and to insure that they are entirely off the right-of-way when being serviced.

G. Fixed obstructions shall not be placed within county road right of way except for approved utility lines and markers, mailbox assemblies or fencing at the right-of-way line. Approach culvert headwalls are prohibited.

H. A driveway approach that will handle five hundred (500) or more vehicle trips per day shall be classified and constructed as a street intersection. A complete design of the intersection shall be submitted to the County before a permit is issued.

I. Driveway approach surfaces shall be paved. Exception: If the adjacent road is not paved, the driveway approach may consist of a minimum of six inches of crushed gravel of a gradation approved for road surfaces in lieu of paving.

J. Except as otherwise indicated, curb cuts and driveway approach aprons in the right of way shall be constructed of Portland cement concrete of a quality and type which is in accordance with the "*Wyoming Public Works Standard Specifications*" in effect at the time of such work. Curb cuts shall be permitted only with construction of adjoining Portland cement concrete aprons having a minimum depth of six inches.

K. Site development construction on rural roads shall not proceed prior to construction of the driveway approach.

L. The permittee or contractor shall maintain the driveway approach construction site in a safe manner, provide adequate barricades and lights at his own expense to protect the safety of the public using the adjacent streets or sidewalks, remove all debris, dirt, or other construction material immediately upon completion of work and shall hold the County harmless and indemnify the County from any damages incurred by permittee's operations. Such work shall be accomplished in conformance with the current editions of the "*Manual on Uniform Traffic Control Devices*" for Streets and Highways.

M. The permittee shall do all work and pay all costs in connection with the construction of access driveway approaches and their appurtenances on the right-of-way. This cost shall include the cost of any public property, including the roadway surface, damaged during construction.

N. Access points shall not be located so as to create a hazard to pedestrians or motorists or invite or compel illegal or unsafe movements.

O. Construction, alteration, or repair shall not be permitted for any driveway approach which can be used only as a parking space or which provides access only to the area between the street roadway and property lines. In such case the driveway approach shall be classified as an abandoned driveway.

iv. Maintenance of Driveway Approaches

Driveway approaches shall be well maintained to ensure that the original profile is retained, that operational speeds are not reduced by rough surfaces, and that no damage to or deterioration of the public pavement is caused by the condition of a driveway approach. Reconstruction of driveway approaches requires a permit as required in this chapter. Reconstructed driveway approaches shall conform to current regulations and the provisions of the Americans with Disabilities Act.

v. Sight Distance

Permits shall not be issued that include any design element or allow any turning movements where the sight distance is not adequate to allow the safe movement of a motorist using or passing the access. The permittee shall maintain adequate, unobstructed sight distance in both directions from the access. This sight distance shall be the distance necessary according to the posted speed of the adjacent road or street using the tables below. Any potentially obstructing objects such as but not limited to advertising signs, structures, trees, and bushes, shall be designed, placed and maintained at a height not to interfere with the sight distance needed by any vehicle using the access. Reconstruction of the horizontal and vertical curvature along the roadway and side slopes adjacent to the roadway may be necessary to increase sight distances to meet the requirements of this regulation.

A. Sight Distance along the Adjacent Road or Street. Table 106-1shall be used to determine the required horizontal and vertical sight distance necessary as measured from the vehicle traveling on the adjacent road or street to the access. The design sight distance figures shall be used unless a design waiver is approved by the County. However, in no case shall the sight distance used be less than the minimum sight distance set forth in Table 106-1 and adjusted for grade as required by Table 106-4.

Table 106-1
Sight Distance Along Adjacent Road or Street

Posted Speed in MPH	20	25	30	35	40	45	50	55	60	65	70
Design Sight Distance (feet)	100	150	200	250	325	400	475	550	650	725	850
Minimum Sight Distance (feet)	100	150	200	225	275	325	400	450	525	550	625

For calculating sight distance at the proposed access location, a height of 3.5 feet shall be used for the driver's eyes of a vehicle on the adjacent road or street approaching the access location. The driver's eyes shall be assumed to be at the centerline of the inside lane (inside with respect to the curve) for measurement purposes. A height of 4.25 feet shall be used for a vehicle assumed to be on the centerline of the access five feet back from the edge of the roadway.

The sight distances shown in Table 106-1 shall be adjusted for any grade of three percent or greater using the figures set forth in Table 106-4. Grade is the ratio of the change in elevation to the length of slope. Multiply the length required in Table 106-1 by the appropriate factor in Table 106-4.

B. Entering Sight Distance. It is also necessary to provide the entering vehicle adequate sight distance in order to enter or cross the adjacent road or street. Table 106-2 shall be used to establish the minimum sight distance necessary for the entering vehicle. These lengths shall be adjusted for any grade of three percent or greater using Table 106-4. The vehicle used to determine the entering sight distance necessary is selected from Table 106-3. Note: The term “Entering” means entering the public right of way from the abutting property.

If there is no median or if the median is too narrow to safely store a left turning or crossing vehicle, a 20 foot minimum is necessary for passenger cars, both directions shall be considered from the access location. If the median can safely store the turning or crossing vehicle, then the sight distance shall be calculated assuming a two stop condition. The vehicle shall be assumed to stop once at the outside edge of the outside lane and again within the median. Each one-way roadway direction shall be considered separately.

C. Sight Distance at Uncontrolled Intersections and Local Streets. A triangular space (the “sight distance triangle”) shall be provided across corner lots for adequate sight visibility. The County may approve the location of light or sign poles 12 inches or less in diameter in the sight distance triangle if visibility is not obstructed.

The sight distance triangle shall be kept free from obstructions to vision between the heights of 2 ½ and 12 feet above the street grades. Landowners are responsible to maintain this visibility.

The sight distance triangle is to be determined by a diagonal line drawn across the lot 35 feet back along the face of curb or edge of pavement

from the point of intersection of the curb lines or edges of pavement. See Figure 106-F1.

Table 106-2
Entering Sight Distance (in feet) for Controlled Intersections

Vehicle expected to enter or cross highway as determined from Table 106-3	Posted Speed of Roadway in MPH										
	20	25	30	35	40	45	50	55	60	65	70
Two Lane Roadway											
Passenger Cars, Pickup Trucks	200	250	300	350	400	450	500	550	600	650	700
Single Unit Trucks Over 10,000 lb GVW	260	325	390	455	520	585	650	715	780	845	910
Multi-Unit Trucks	340	425	510	595	680	765	850	935	1020	1105	1190
Four Lane Roadway											
Passenger Cars, Pickup Trucks	240	300	360	420	480	540	600	660	720	780	840
Single Unit Trucks Over 10,000 lb GVW	300	375	450	525	600	675	750	825	900	975	1050
Multi-Unit Trucks	400	500	600	700	800	900	1000	1100	1200	1300	1400
Six Lane Roadway											
Passenger Cars, Pickup Trucks	260	325	390	455	520	585	650	715	780	845	910
Single Unit Trucks Over 10,000 lb GVW	340	425	510	595	680	765	850	935	1020	1105	1190
Multi-Unit Trucks	420	525	630	735	840	945	1050	1155	1260	1365	1470

For calculating Table 106-2 sight distance, a height of 3.5 feet shall be used for the driver's eyes at the access location and a height of 4.25 feet for the oncoming vehicle. The entering driver's eyes shall be assumed to be 15 feet back from the edge of the roadway.

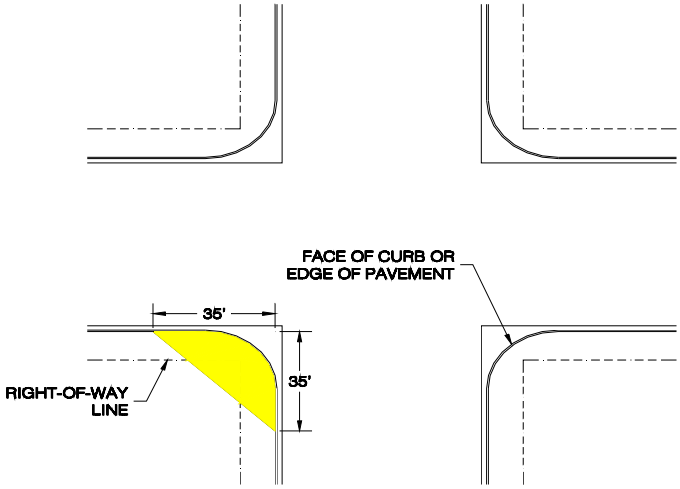
Table 106-3
Design Vehicle Selection

Land use(s) Served by Access	Design Vehicle(s) to be Used for Sight Distance Calculations for Table 106-2
Residential (access not part of a school bus route)	Passenger Cars, Pickup Trucks
Access part of any school bus route regardless of land use	No less than Single Unit Trucks
Office	Single Unit Trucks
Recreational	Single Unit Trucks
Commercial/Retail	Multi-Unit Trucks*
Industrial	Multi-Unit Trucks*
Public Streets & Roads	Multi-Unit Trucks*
* If less than 2 multi-unit truck trips per day (average), use single-unit truck	

Table 106-4
Stopping and Deceleration Adjustment Factors for Highway Grade

Grade	Adjustment Factor
3% to 4.9% Upgrade	0.9
5% to 7% Upgrade	0.8
3% to 4.9% Downgrade	1.2
5% to 7% Downgrade	1.35

106-F1.
Corner Sight Distance for Yield or No Control Intersections



c. Intersections and Access

i. Traffic Signals

If the traffic study determines that there is sufficient traffic (when the area is completely developed) to warrant installation of a traffic signal, traffic shall be consolidated to a single access which can be signalized.

ii. Access Standards for Local Roads and Streets

The various dimensions and spacing of driveways on rural and urban local roads and streets are illustrated in 106-F2. Ranges of the permitted values of the various dimensions are shown in Table 106-5. In individual cases, the dimensions indicated in Table 106-5 may be adjusted by the approving authority to handle expected traffic conditions.

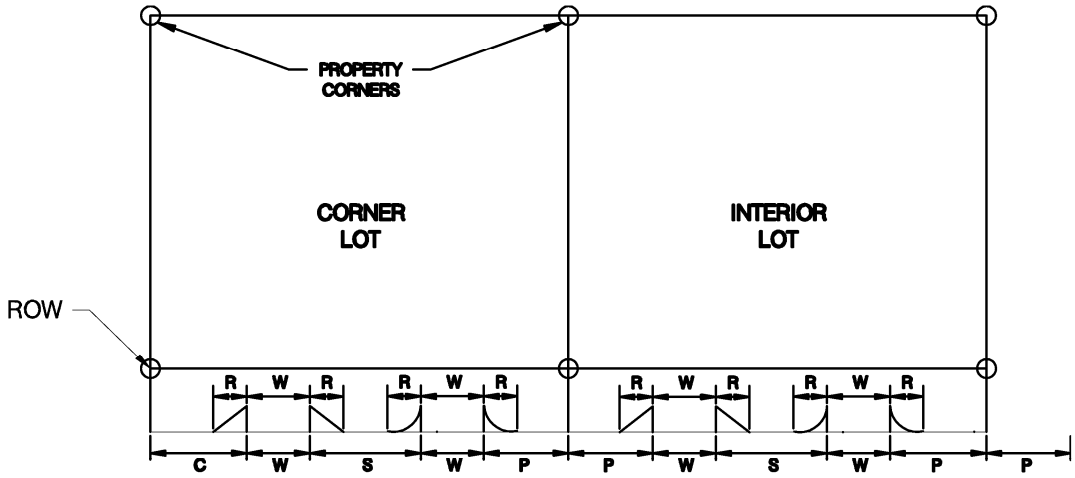
iii. Access Standards for Collectors and Arterials

A. Provision of Access. If a property has frontage on one or more side streets intersecting the arterial, access shall be limited to such side street(s) unless a traffic study approved by the County demonstrates that direct access to the arterial would promote improved traffic operations and/or safety.

B. Access Spacing for Collectors and Arterials. When access is allowed from collectors or arterials, each access shall be separated at a minimum by a distance equal to the design sight distance values in Table 106-1. When speed change lanes are present, or will be needed in the future, the accesses shall be separated by a sufficient distance so that the speed change lanes including transition tapers do not overlap or an equivalent distance if speed change lanes are not yet built. Access shall not be permitted within a speed change lane, taper or ramp.

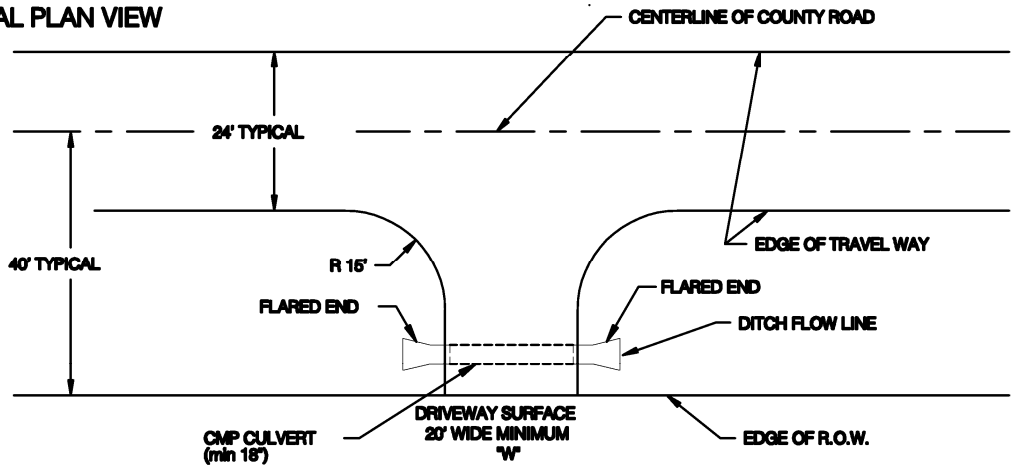
C. Driveway Approach Width. Driveway approach widths for collectors and arterials are determined from Table 106-5.

D. Joint Access. For adjacent developments within the designated urban areas, joint access shall be provided through joint driveway approaches, access easements, and/or frontage roads. The County may determine, on a case by case basis, that a joint access is not appropriate. All parties involved shall sign the Access Permit Application. A written mutual agreement signed by all parties involved shall be recorded in the public records of Laramie County, Wyoming. A copy of the recorded document shall be submitted with the application. All access requirements shall be met, except that the minimum distance from property line requirement shall not apply. In the event of a material breach or termination of the agreement, the access permit shall be cancelled, and the joint access shall be removed by the applicants or by the County at the expense of the applicants.



RURAL APPROACH DETAIL

TYPICAL PLAN VIEW



TYPICAL CROSS SECTION

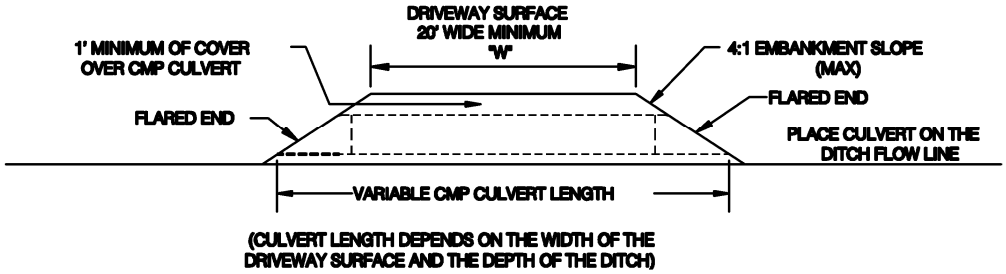


Table 106-5
Basic Driveway Approach Dimensions for Local Roads

	Dimension Reference	Residential		Commercial		Industrial
		Urban	Rural	Urban	Rural	
Width	W					
Minimum		12'	20'	30'	24'	40'
Maximum		36'	36'	36'	40'	50'
Radii (Curved or Flared)	R					
Minimum		5'	15'	15'	15'	20'
Maximum		10'	25'	25'	50'	50'
Minimum Spacing*						
From Property Line	P	10’	25’	25’	50’	50’
From Street Corner	C	15’	50’	35’	100’	60’
Between Driveways**	S	23’	60	53’	120’	130’

* Measured from extension of tangent. “R” is the width of the flare or curb return utilized at the location.
**If two adjacent driveways have different “R” values, the average should be used to determine the spacing.

Notes to Table 106-5

1. The driveway approach surface should be paved. However, if the adjacent road has a gravel surface, the driveway approach, if not paved, may have a minimum of 6" of crushed gravel.
2. The permittee shall do all work and pay all costs in connection with the construction of access driveway approaches and their appurtenances on the right-of-way. This cost shall include the cost of any public property, including the roadway surface, damaged during construction.
3. At driveways with high traffic volumes, such as fast food restaurants and car washes, provision must be made for car storage on the premises to prevent stacking of vehicles on the roadway.
4. Where needed and feasible at high traffic volume driveways, clearly visible acceleration and/or deceleration lanes should be provided. Except for the driveway served, no other driveway accesses shall be permitted within the limits of the auxiliary lanes.
5. All approaches in the County will be inspected prior to construction. The inspection will determine the size of the culvert and if a culvert is required.
6. On County Roads, the distance from the right-of-way line to the near edge of service pumps, vendor stands, tanks, or private water hydrants should be a minimum of 15' to permit free movement of large vehicles and to insure that they are entirely off the right-of-way when being services.
7. Waivers from these dimensions require County approval.
8. Driveway approaches shall comply with current ADA requirements.
9. Where properties have frontage on more than one street, the access will be granted only on the street with the lower functional classification.

E. Speed Change Lanes. This Section provides standards for speed change lanes at access points for arterials and major collectors.

1. Requirements. Speed change lanes shall be installed according to the following criteria:

a. A left turn deceleration lane and taper with storage length is required for any access with a projected peak hour ingress turning volume greater than ten vehicles per hour. The taper length shall be included within the required deceleration length.

b. A right turn deceleration lane and taper is required for any access with a projected peak hour ingress turning volume greater than 25 vehicles per hour. The taper length shall be included within the required deceleration length.

c. A right turn acceleration lane and taper is required for any access with a projected peak hour right turning volume greater than 50 vehicles per hour when the posted speed on the adjacent road or street is greater than 40 mph. The taper length will be included within the required acceleration length. A right turn acceleration lane may also be required at signalized intersections if a free-right turn is needed to maintain an appropriate level of service.

d. Right turn deceleration and acceleration lanes are generally not required on roadways with three or more travel lanes in the direction of the right turn.

e. A left turn acceleration lane with taper may be required when unique location factors such as highway speed and traffic density, access volume, the volume of commercial trucks, the influence of nearby access, existing highway auxiliary lanes close to the access, nearby traffic control devices, available stopping sight distance, and where other topographic and highway design factors exist that determine the need. A left turn acceleration lane is generally not required where the posted speed is less than 45 mph, or the intersection is signalized, or the acceleration lane would interfere with the left turn ingress movements to any other access.

2. Speed Change Lane Design Criteria. Where speed change lanes are required, they shall be constructed in accordance with the following:

a. Where two accesses have speed change lanes that overlap, or in close proximity, a continuous lane shall be established between the accesses to improve roadway consistency and safety and maintain edge continuity.

b. Speed change lanes shall be 12 feet wide, exclusive of the gutter pan or shoulder. If the existing through travel lanes are less than 12 feet wide, the speed change lanes may be the width of the widest through lane, but shall in no case be less than 10 feet wide, exclusive of the gutter pan or shoulder.

c. Table 106-6 shall be used to determine lengths of speed change lanes. The required length of taper is obtained by multiplying the full lane width by the appropriate ratio as shown in Table 106-6. "Stop Condition" means the vehicle comes to a complete stop or very slow speed prior to making the turn into the access or is stopped before exiting the access onto the street. For deceleration lanes, a 15 mph turn is normally assumed for a curb return radius only if the radius is 40 feet or greater. A stop condition must be assumed for a curb cut type access. For an acceleration lane, a stop condition shall normally be assumed at the start of the acceleration.

d. Additional storage lengths are required for left turn deceleration lanes.

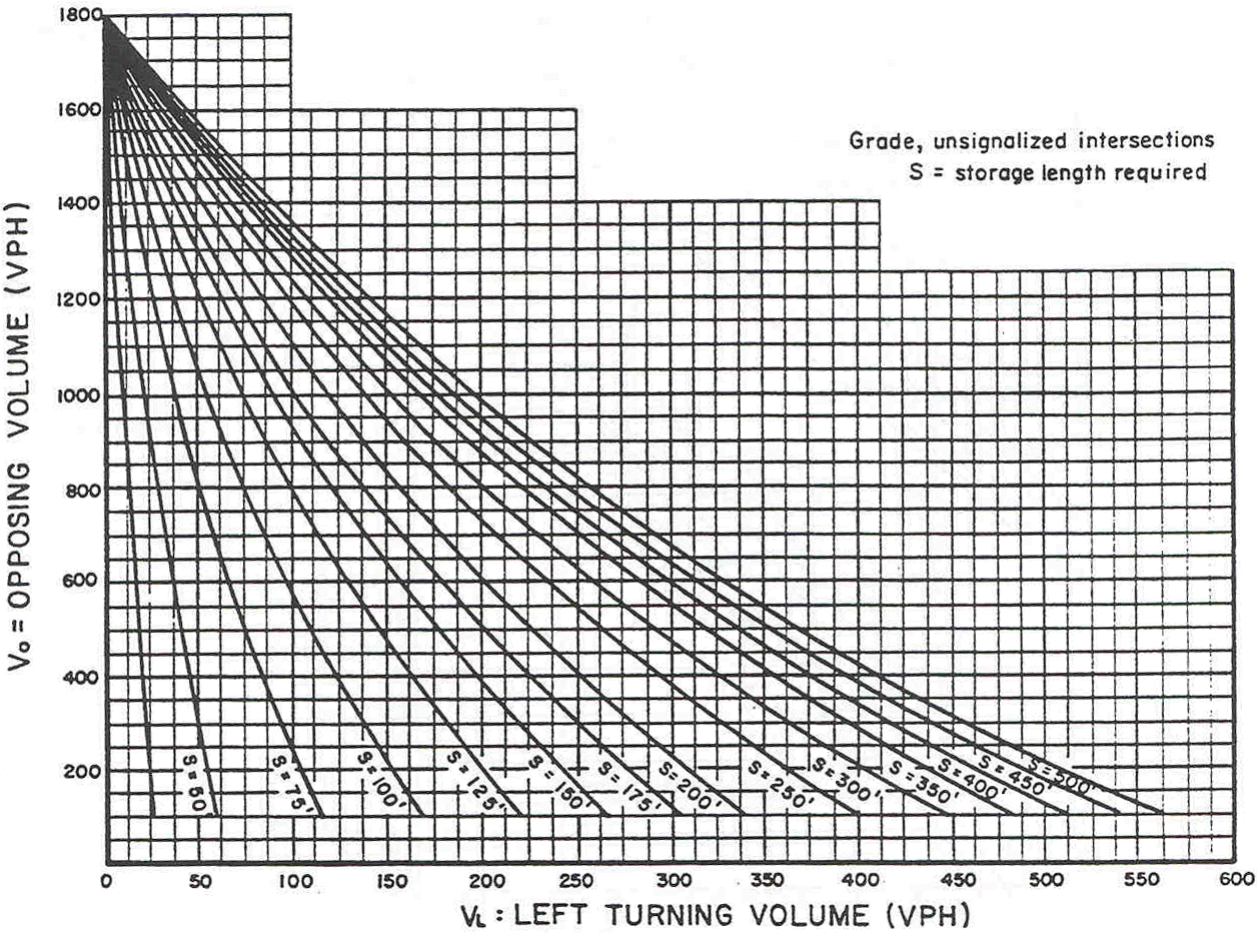
Table 106-6
Speed Change Lane Lengths for Right and Left Turn Lanes[1]

Design or Posted Speed (mph)	Stop Condition		15 mph Turn		Minimum Accel Lane Taper Ratio[2]	Minimum Decel Lane Taper Ratio[2]
	Accel	Decel	Accel	Decel		
25	100	200	90	150	7.5:1	7.5:1
30	190	235	190	185	10:1	8:1
35	270	275	240	235	12.5:1	10:1
40	380	315	320	295	15:1	11.5:1
45	550	375	480	350	15:1	13:1
50	760	435	700	405	20:1	15:1
55	960	485	910	450	22.5:1	18.5:1

[1]Distances are in feet. These distances apply to both left and right turn acceleration and deceleration lanes.
[2]Ratio of length of taper to width of lane.

e. Left Turn Bays and Spacing. Driveways serving high generation users such as community and regional shopping centers, large industrial plants, major office building complexes, and high density apartment developments, shall provide for adequate left turn storage bays. The need for and length of left-turn storage bays shall be determined from 106-F3, and the highest predicted traffic volumes which will occur during the next 20 years. The provisions of this section will apply to any access location which requires left-turn storage bay of 50' or more as determined from 106-F3.

The requirement for left-turn bays will automatically establish a



minimum spacing of successive driveways or intersections which are projected to have left turn entry or exit.

Warrants for left-turn storage lanes on four-lane, at-grade unsignalized highways. The section of graph lying between "undivided" and divided (V_L =25 to 55 vph for a V level of 200 vph) relates to a warrant for a one-space length as provided by an ordinary opening in a median about 20 feet (6m) wide.

Source: Harmclink, M. D., "Volume warrants for Left-Turn Storage Lanes at Unsignalized Grade Intersections", Highway Research Record #211, 1967

106-F3
Left Turn Bays and Spacing

At driveways with high traffic volumes, for example, fast food restaurants and car washes, provision shall be made for vehicle storage on the premises to prevent stacking of vehicles on the roadway. The required stacking space shall be determined by a traffic analysis provided by the applicant.

Where needed and feasible at high traffic volume driveway approaches, clearly visible acceleration and/or deceleration lanes shall be provided. Except for the driveway served, no other driveway access shall be permitted within the limits of the auxiliary lanes.

Acceleration lanes shall not conflict with the beginning of a right turn lane. Acceleration lanes shall terminate before the end of the queue (as determined by the traffic study) at a signalized intersection. Acceleration lanes shall terminate not less than 50 feet ahead of an unsignalized intersection. If adequate length of acceleration lane cannot be provided subject to these constraints, the access will not be permitted.

The basic factors are the distance required for the median taper and the length of the storage bay. If a driveway on a major route is opposite a street, a left-turn bay for the street also should be incorporated. This will further increase the required distance between major driveway approaches, or intersections.

The distance of a major driveway, with left-turn channelization from a nearby major intersection which also has left-turn bays, will vary depending on whether the driveway is on the approach or departure side of the intersection with respect to the left-turn lane.

f. Location Coordination. The location of access to properties on opposite sides of arterial and collector roadways shall be coordinated so that they do not interfere with each other. Driveway approaches directly

opposite each other are desirable. However, if this is not possible, the resulting "T" configurations shall be spaced a minimum of 100 feet apart on collectors, and 200 feet apart on arterials. This requirement may be modified by Laramie County Director of Public Works based on existing through traffic and the trip generation of the site.

iv. Changes in Land Use, Abandoned Driveway Approaches, and Street Reconstruction

A. Changes in Land Use. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume, turning movements or vehicle type, the property owner shall contact the County to determine if a new access permit and modifications to the access are required. It is the responsibility of the property owner to ensure that the use of the access to the property is not in violation of these Standards. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants.

If a parcel of land with direct access has been in a state of nonuse for more than four years, recommencement of access use will be considered a change in use. If the renewed use of the access exceeds its design limitations or is nonconforming with the present code, a new permit may be required.

The Laramie County may require an engineering study to establish whether a new permit is required.

B. Abandoned Driveways. A driveway approach which has become abandoned or unused through a change of the conditions of which it was originally intended or which for any reason has become unnecessary because of any change to site configuration shall be closed and the owner shall replace any such driveway approach upon the direction of Laramie County with standard curb, gutter and sidewalk or other methods approved by the County under the provisions of these regulations.

C. Street Reconstruction. When existing streets in built-up areas are reconstructed, access points shall be reconstructed to conform to the criteria set forth in these regulations, to the extent practical and feasible.

3-5-108 Street Design

a. Purpose

The criteria presented in this section are intended to regulate design of road construction and reconstruction. All roads and streets in Laramie County, except State highways, shall to be designed in accordance with the standards included or referred to in this Chapter. Principal Arterials shall be designed separately from this regulation.

b. Responsibilities

The property owner is responsible for preparing, designing, processing, submitting, and accomplishing the necessary improvements, as well as the associated paperwork.

The County is responsible for review of preliminary plans, construction plans and specifications, and inspection and acceptance of the constructed work.

Where a street design involves a State Highway in any manner, it is necessary to coordinate with the WYDOT.

Where a street design is adjacent with any road owned and maintained by any city or town, it is necessary to coordinate with the corresponding jurisdiction.

c. General Requirements

i. The location of arterial and collector streets shall be governed by the current Official Map on file at the offices of the Cheyenne MPO , and at the offices of the County Clerk. The location of local streets shall be as required to provide access to abutting property, and in accordance with the provisions of these Standards.

ii. Geometric and structural designs of roads and streets shall be performed by or under the direct supervision of a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. All documents submitted for approval must bear the seal and signature of the responsible engineer.

iii. Plans shall be submitted for all roads and streets. The geometric design of roads and streets, including the vertical and horizontal alignment, shall be in accordance with the provisions of these Standards, and done with the objective of providing a safe and efficient street system. The basis for geometric design is the current edition of "*A Policy on Geometric Design of Highways and Streets*", American Association of State Highway and Transportation Officials.

iv. The property owner is responsible for observations and testing performed on the roadway during construction. The observation and testing shall be done under the supervision of a qualified civil engineer. The testing shall be performed in accordance with "*Wyoming Public Works Standard Specifications*".

v. Upon completion and acceptance of construction in the public way, the owner shall provide record drawings as well as digital records to the county showing the as-constructed roads or streets. The county may require the record drawings as a condition for acceptance. The record drawings shall be signed and sealed by a professional civil engineer and contain a statement to the effect that, to the best of the knowledge and belief of the engineer, the record drawings accurately reflect the as constructed facility. If the specifications were materially altered during construction, the submittal of the record drawings shall include revisions to the specifications.

vi. Submittal of record drawings or revised specifications does not relieve the developer from building the road or street in accordance with the approved plans. Deviations from the proposed plans and specifications should be approved in advance by the County, and the developer assumes the risk of the expense of correcting unauthorized changes.

vii. Other topics related to street design, including traffic studies, drainage, curb and gutters, intersection design, bike lanes, access control, sidewalks, traffic control devices, street lighting, and parking are covered in other sections of these Standards.

d. Standards

i. Geometric Design. The standards to be used in geometric design of streets are shown in Appendix A to this Chapter. Alternative designs may be approved to allow for flexibility of cross sections and landscape needs. Such designs must be approved by the Planning and Development Director and the Director of Public Works.

A. As used in these Standards, “urban section” means a paved section with curb and gutter and sidewalk. “Rural section” means a paved or unpaved section with drainage ditches, with or without sidewalk. Street sections will be urban or rural, depending on the density of development. In general, streets in subdivisions with urban-sized lots or tracts (i.e., those served by the South Cheyenne Water and Sewer District or private water and sewer systems) may be urban sections.

B. Minimum right-of-way widths are based on the required width of paving plus an additional width on each side of the paving to accommodate curbs, sidewalks, and utilities. Additional widths may be needed for through lanes, turn lanes, speed change lanes, and to accommodate slopes and drainage structures. If adequate right-of-way is not provided, the County may require dedication of additional right-of-way width.

C. The minimum centerline radius is based on the application of maximum superelevation for the indicated design speeds. The controlling factor is the design speed. Therefore, if less superelevation is used, the radius must be increased.

D. The angle of intersection of streets should be as close to 90 degrees as possible, and in no case should vary more than 10 degrees from a right angle.

E. Median design for both physical and painted medians shall be closely coordinated with the County.

F. Cross pans (valley gutters across intersections) shall be a minimum of 12' wide. A minimum transition of 30 ft. shall be made in the street preceding the cross pan to remove the crown. Design speeds shall be maintained across cross pans. In general, cross pans should not be used across arterial or collector streets.

ii. Structural Design. Structural design shall be in accordance with AASHTO

pavement design procedures (AASHTO "*Guide for Design of Pavement Structures*", Current Edition) and shall be based on geotechnical investigations and testing of the subgrade. The pavement design shall provide for a 20-year service life with an equivalent 18 kip axle loading based on projected traffic for the type and density of development proposed. Roadway construction plans submitted for approval shall be accompanied by a pavement design report. Roadway sections and compaction requirements shall not be less than those specified in the pavement design report. The pavement design report shall be prepared under the supervision of, and signed and sealed by a person licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice civil engineering in Wyoming. Any proposed modifications to the approved design shall be submitted for approval.

e. Rural Road Procedures and Standards

County rural roads and dedicated roads of rural subdivisions shall be constructed to these Standards. Upon completion, the owner shall request in writing that the road be inspected. This request shall include the surfacing material certification, tabulated record of surfacing material delivered to road and invoice of purchased surfacing material. This request shall be made to the County Director of Public Works. The County Director of Public Works will inspect the constructed road for compliance with these Standards.

i. Roadbed and ditch sections shall be excavated and shaped in conformity with the typical sections shown in Appendix A to this Chapter. Unstable materials and other objectionable materials, such as trash, shall be removed and replaced with acceptable roadbed building materials. Placement of frozen soil in the construction area or placement of unfrozen materials on frozen ground is prohibited. The foundation area for embankments shall be plowed or scarified to a minimum depth of six inches.

ii. Topsoil of sod and vegetable matter where used shall be placed in the bottom of embankments such that it will be at least six inches below the top of the roadbed.

iii. Construction of the road shall be done with a motor grader, scraper or other heavy earthwork equipment, operated in such a manner as to get the maximum of compaction possible as the equipment works back and

forth over the embankment. Should the earth be too dry to compact satisfactorily, it shall be wetted with water as required to provide the specified compaction. The finished roadbed grade shall be bladed with a motor grader to a smooth surface having a uniform grade and to the lines shown on the typical section.

iv. Gravel surfacing shall be crushed stone or gravel. Gradation will be as called out in the approved plans and specifications. Hardness and index properties will be as called out for “Aggregate for Untreated Sub-base and Base” in Section 02190 of the current edition of the "*Wyoming Public Works Standard Specifications*".

v. The Director of Public Works may require that soil binder be added to the gravel to bind the surfacing together so that scatter of the aggregate under traffic will be minimized.

vi. A representative sample of the surfacing materials shall be submitted to a reputable testing laboratory for analysis and certificate of compliance.

vii. The truckloads of surfacing delivered to the road shall be accurately determined by weight or volume and spread the calculated distance to obtain the required thickness as shown on the typical section.

viii. A record of the truckloads of surfacing delivered to the road shall be kept. This record shall be in a tabulated form indicating the volume or tonnage of each load and the name of road where surfacing was placed. This record shall be signed by the party responsible for its correctness and shall be acknowledged by a notary public. A copy of the surfacing supplier's invoice shall also be made available for purchased surfacing material.

ix. Roadway ditches shall be graded so as to carry drainage water away from the road to natural drainages or to pipes in the case of cross drainage. Grading that will cause pockets where water will pond alongside the roadway should be avoided.

x. Drainage pipes made of steel, aluminum or reinforced concrete of adequate strength to take the road vehicular traffic shall be installed in the road embankments wherever natural drainages are crossed that will cause large overflows of water over the road without a pipe or will damage or inundate property upstream from the road. The pipe shall be of such size that it is capable of passing the flood waters of a storm of two-year

frequency without overtopping the road. The minimum acceptable pipe size is 18 inches.

xi. The earth around any pipe installation shall be tamped with mechanical equipment in layers not exceeding eight inches.

xii. To minimize snow drifting on the road, the roadbed embankment should be at least one foot above the natural terrain and cut backslopes should be no steeper than 3:1 slope.

xiii. Use of cattle guards is not encouraged. Cattle guards, when required, shall be of commercial manufacture having a capacity of 20 tons with the minimum dimensions of the steel frame being 7' 9" x 12' 0". The cattle guard shall be set on a reinforced concrete foundation and end wings shall be installed on each side. All plans for the cattle guard must be submitted to the County Director of Public Works for approval prior to construction.

xiv. All rural County roads not accepted for maintenance shall require a plan and funding source for public road maintenance.

f. Private Access Standards

i. In cases where there is no public right-of-way and no reasonable means of access to a public right-of-way, it may be necessary for property owners to provide access by means of easements or other agreements, and to construct the access road. Such private access will not be constructed, maintained, repaired, or replaced by the county. Private accesses shall meet the requirements of the county fire district for fire access.

ii. In the event the owners of a private access wish to convert the access to public use and public maintenance, the proposed road shall be dedicated to the public and accepted by the county as provided by law. The road shall be constructed at the applicant's expense in accordance with these Standards and any additional requirements imposed by the county, and the plans, specifications, and construction approved as described above for public streets.

g. Cul-De-Sacs

i. Cul-de-sacs shall be constructed in accordance with the requirements of

the County Fire District for dead-end fire apparatus access roads. Designers of subdivisions containing roads with cul-de-sacs or dead ends, and where public water supplies are provided, should consult with the water utility and the fire protection provider on the permitted length of dead end water mains.

h. Intersection Design

i. Corner Radii. Corner radii at intersections should satisfy the requirements of the drivers using them to the extent practical and in consideration of the amount of right-of-way available, the angle of the intersection, numbers of pedestrians, width and number of lanes on the intersecting streets, and amounts of speed reduction. Minimum back-of-curb radii at intersections shall be as shown in Table 107-1.

Table 107-1
Minimum Back of Curb Radii

Type of Intersection	Radii (ft)	Remarks
Local - Local	15	See Note 1 below
Local - Collector	25	
Collector - Collector	30	See Note 2 below
Local - Arterial	30	
Collector - Arterial	30	See Note 2 below
Arterial - Arterial	30	See Note 2 below

Note 1. At the intersections of county roads at right angles, the minimum radius at the roadbed shoulder shall be 20 feet. Intersections at angles other than 90 degrees shall have minimum radii that are equally adequate for the turning of vehicles

Note 2. Radii of 40 ft. or more, and preferably three-centered compound curves or simple curves with tapers to fit the paths of appropriate design vehicles, should be provided where large truck combinations and buses turn frequently. Larger radii are also desirable where speed reductions would cause problems.

Note 3. The County Director of Public Works may require greater radii when there is no parking lane adjacent to the curb.

ii. Speed Change Lanes and Intersection Sight Distance. The requirements for speed change lanes and intersections sight distance presented in these regulations shall apply to street design.

i. Street Lighting

Shall not be required except in urban areas and then only at high traffic intersections. To the extend practical, street lights shall be angled to direct all light downward from the fixture.

j. Curb and Gutter

Curb and gutter is generally used for drainage control, but curb can be used for other purposes such as pavement edge delineation, delineation of pedestrian walkways, and aesthetics. Curb or curb and gutter are useful to assist in right-of-way reduction, reduction of maintenance operations, and assistance in orderly roadside development.

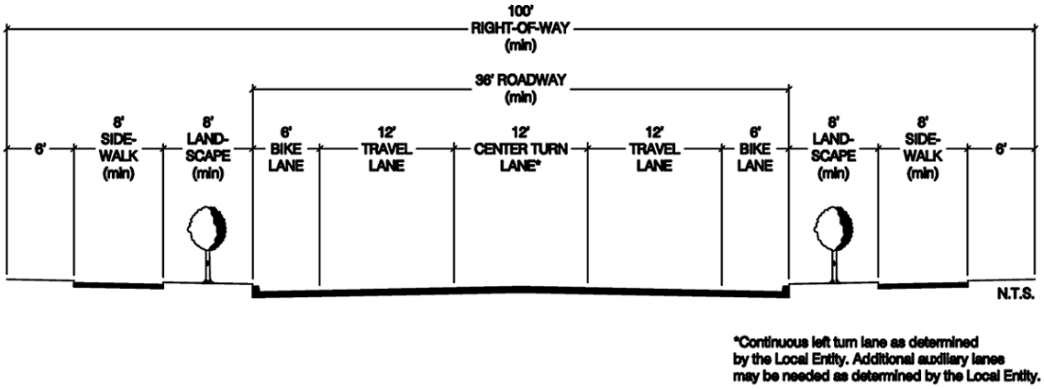
i. Standards should be required only in Urban areas. The construction of curb and gutter is covered in the "*Wyoming Public Works Standard Specifications*". Standard drawings supplement the specifications.

ii. Construction Sequence. Curbs, gutter crosspans and sidewalk (where attached) shall be constructed after installation of sanitary sewer and after storm sewer mains, laterals, and service lines have been installed and properly compacted. Water mains which cross curb, gutter, attached walks and driveway approaches shall also be installed and properly compacted prior to installation of concrete work. Water valve boxes and manholes shall be adjusted to final grade after installation of curb and gutter. Electrical services shall be installed after water services but prior to installation of curb radii except where previous arrangements for use of conduit have been made and approved.

3-5-109 Standards for Geometric Design of Roads and Streets (Appendix A)

Principal Arterials, Interstates, Freeways and Expressways shall be independently designed. Geometric designs for any road or street listed herein may be modified in accordance with these regulations.

Urban Minor Arterial Street



Roadway Width: 36' (min.)

Right-of-Way Width: 100' (min.).

Travel Lanes: 2 lanes, 12' wide. Additional auxiliary lanes may be provided for as determined by County.

Left Turn Lane: 12' wide at intersections. 12' Continuous left turn lane as determined by County.

Bike Lanes: 2 lanes, 6' wide.

Parking: None.

Parkway: 6' (min.) wide. Parkways shall be landscaped.

Sidewalk: 8' (min.) wide if detached by at least 8'. 8' (min.) attached for redevelopment. Sidewalks shall be in the public right of way.

Median: None

Maximum Grade: 6 percent **Minimum Grade:** 0.3 percent

Maximum Superelevation: .04

Where Used: All Urban Minor Arterial streets shown on the Master Street Plan when the traffic volume on the street is anticipated to be 3,500 to 15,000 vpd.

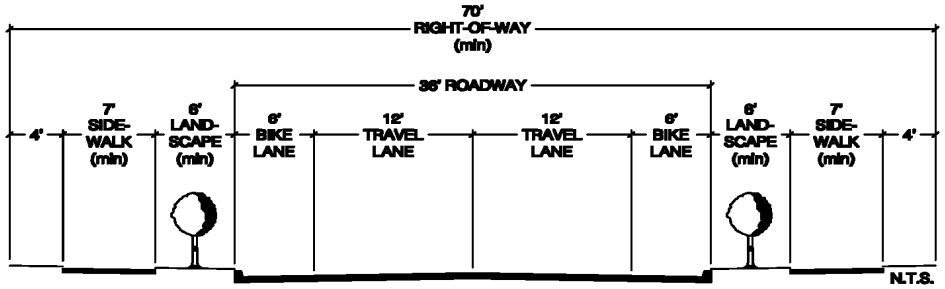
Speed Limit: 30-45 MPH

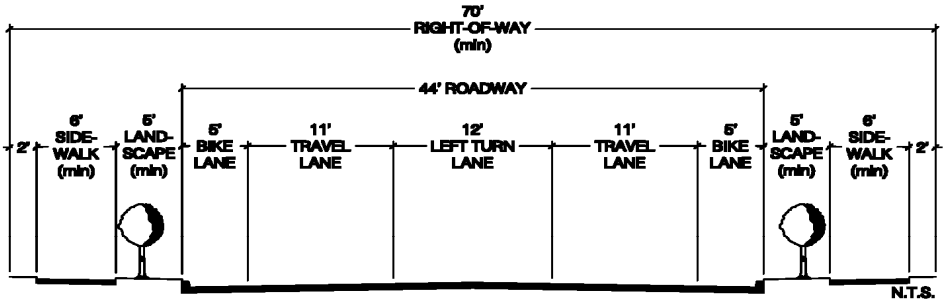
Access: Access will be limited.

Curb And Gutter: Vertical Curb and Gutter.

Utilities: Main lines for water, sewer, and storm drains shall be placed under the street with individual taps running to the property line.

Urban Collector Street Without Parking





At intersections, where needed.

Roadway Width: 36'. 44' with left turn lane.

Right-of-Way Width: 70' (min.).

Travel Lanes: Two lanes, 12' wide.

Left Turn Lane: 12', at intersections where needed.

Bike Lanes: Two lanes, 6' wide. At intersections the bike lanes shall be 5' wide.

Parking: None

Parkway: 8' (min.) width. At intersections where a left turn lane is necessary, parkways shall be 6' (min.). Parkways shall be landscaped.

Sidewalk: 6' (min.) wide. Sidewalks shall be in the public right of way.

Median: None

Maximum Grade: 10 percent **Minimum Grade:** 0.3 percent

Maximum Superelevation: .04

Where Used: All Urban Collector streets shown on the Master Street Plan when the traffic volume on the street is anticipated to be 3,500 to 5,000 vpd.

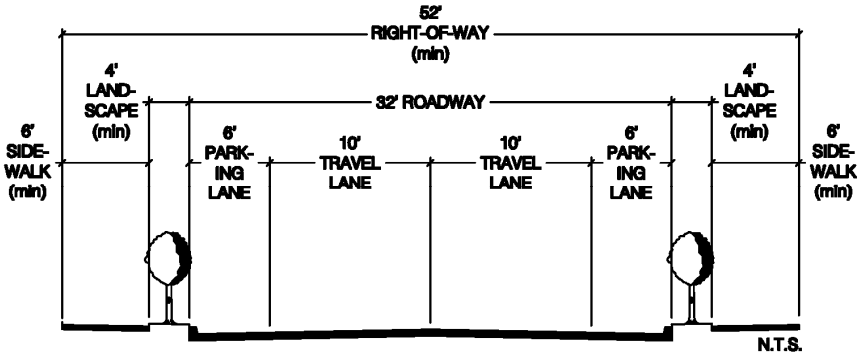
Speed Limit: 30-35 MPH

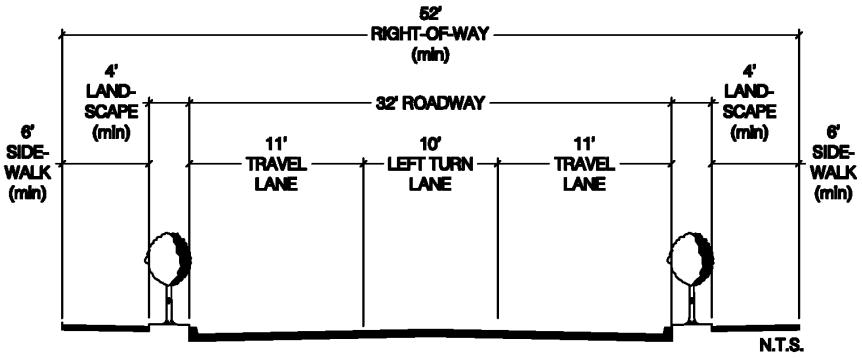
Access: Access will be limited.

Curb And Gutter: Vertical Curb and Gutter.

Utilities: Main lines for water, sewer, and storm drains shall be placed under the street with individual taps running to the property line.

Urban Local Street





At Intersections, where needed.

Roadway Width: 32'

Right-of-Way Width: 52' (min.)

Travel Lanes: 2 lanes 10' wide

Left Turn Lane: 10' wide, provided where necessary.

Bike Lanes: Bicyclists shall share the roadway with motor vehicles in the travel lanes. Additional street width may be required to the parking lanes to provide 11' wide combined parking + bike lanes to accommodate bike traffic within and leading to activity area.

Parking: 2 lanes, 6' wide, Intersections only none

Parkway: 4' (min.) wide. Parkways shall be landscaped.

Sidewalk: 6' (min.) wide. Sidewalks shall be in the public right of way.

Maximum Grade: 10 percent **Minimum Grade:** 0.3 percent

Maximum Superelevation: .04

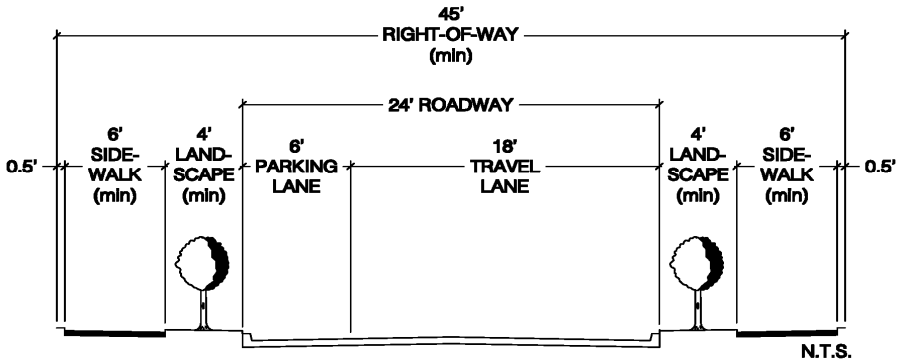
Where Used: All Urban Local streets shown on the Master Street Plan when the traffic volume on the street is anticipated to be 350 to 2,500 vpd.

Speed Limit: 25 MPH

Curb and Gutter: Vertical Curb and Gutter.

Utilities: Main lines for water, sewer, and storm drains shall be placed under the street with individual taps running to the property line.

Urban Narrow Local Street (Lane)



Roadway Width: 24'

Right-of-Way Width: 45' (min.)

Travel Lane: Two lane, 18'wide

Parking: One lane, 6'wide

Parkway: 4' (min.) wide. Parkways shall be landscaped.

Sidewalk: 6' (min.) wide. Sidewalks shall be in the public right of way.

Maximum Grade: 10 percent

Minimum Grade: 0.3 percent

Maximum Superelevation: .04

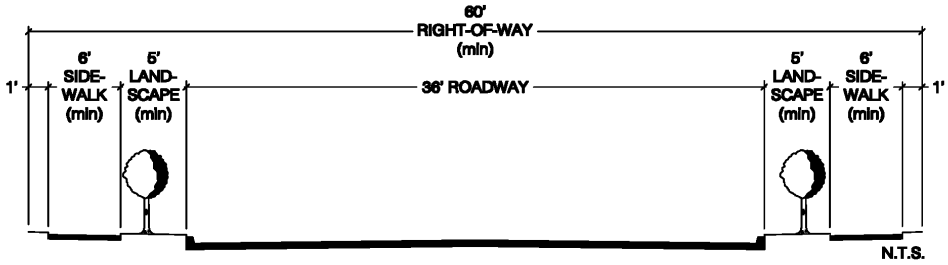
Where Used: Residential Urban Local streets where traffic volume on the street is anticipated to be 350vpd. or less

Speed Limit: 25 MPH

Curb And Gutter: Vertical Curb and Gutter.

Utilities: Main lines for water, sewer, and storm drains shall be placed under the street with individual taps running to the property line.

Urban Commercial/Industrial Local Street



Roadway Width: 36'

Right-of-Way Width: 60'(min.)

Bike Lanes: Share Street

Parking: Two lanes shared with bikes. None provided at intersections

Parkway: 6' (min.) width. Parkways shall be landscaped.

Sidewalk: 6' (min.) width. Sidewalks shall be in the public right of way.

Median: None

Maximum Grade: 10 percent **Minimum Grade:** 0.3 percent

Maximum Superelevation: .04

Where Used: All Urban Local streets shown on the Master Street Plan when the traffic volume on the street is anticipated to be 1,000 to 3,500 vpd.

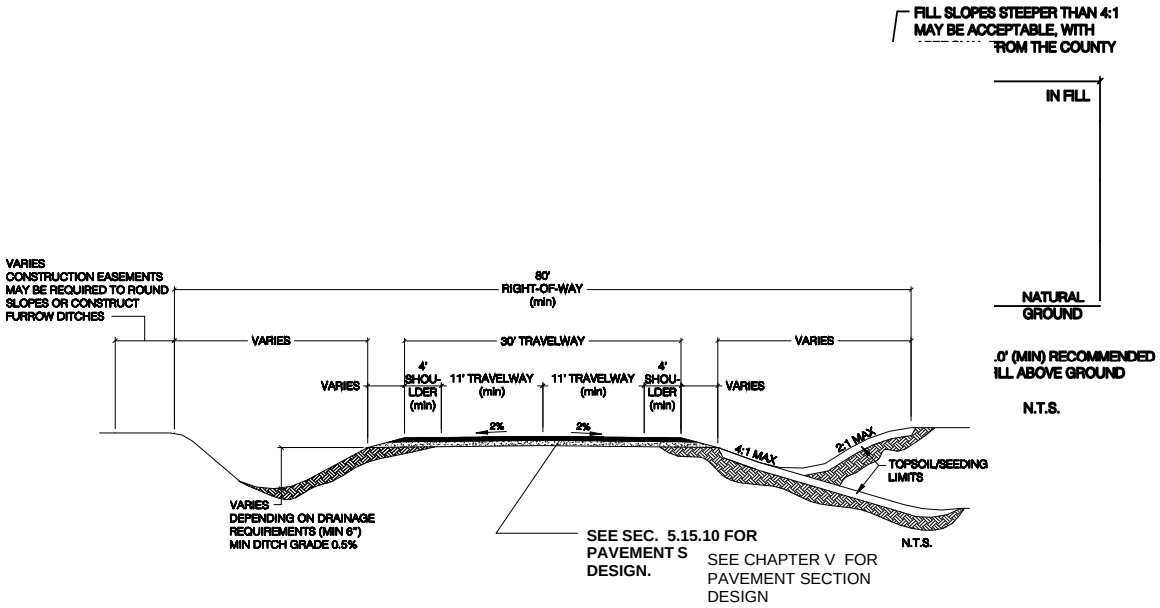
Speed Limit: 30-35 MPH.

Access: See Chapter 3-5-106.

Curb And Gutter: Vertical Curb and Gutter.

Utilities: Main lines for water, sewer, and storm drains shall be placed under the street with individual taps running to the property line.

RURAL COLLECTOR - LOW VOLUME
(DESIGN VOLUME LESS THAN 500 ADT)



Roadway Width: 30' (min.)

Right-of-Way Width: 80' (min.)

Travel Lanes: 2 lanes, 11' wide (min.)

Shoulder: 4' (min.)

Bike Lanes: As required by the County Director of Public Works

Parking: Not permitted

Sidewalk: As required by the County Director of Public Works (if sidewalk is required). Sidewalks shall be in the public right of way.

Seeding: As required by the County Director of Public Works

Maximum Grade: 8 percent **Minimum Grade:** 0.3 percent

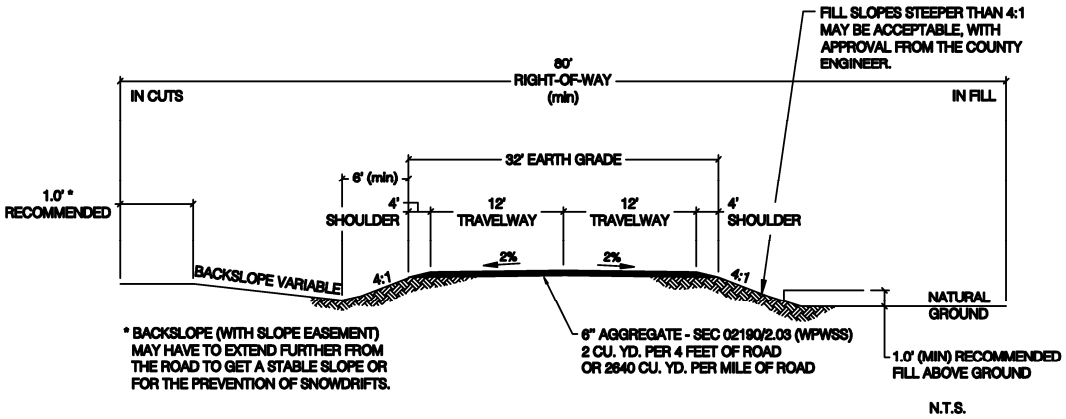
Maximum Superelevation: .08

Where Used: All Rural Collectors shown on the Master Street Plan when the traffic volume is anticipated to be 500 ADT or greater.

Speed Limit: As determined by the county

Access: Limited. See Chapter 3-5-106.

RURAL COLLECTOR
(DESIGN VOLUME 500 ADT OR GREATER)



Roadway Width: 32'' (min.) Earth Grade

Right-of-Way Width: 80' (min.)

Travel Lanes: 2 lanes, 12' wide (min.)

Shoulder: 4' (min.)

Bike Lanes: None

Parking: Not permitted

Sidewalk: As required by the County Director of Public Works (if sidewalk is required). Sidewalks shall be in the public right of way.

Seeding: As required by the County Director of Public Works

Maximum Grade: 8 percent **Minimum Grade:** 0.3 percent

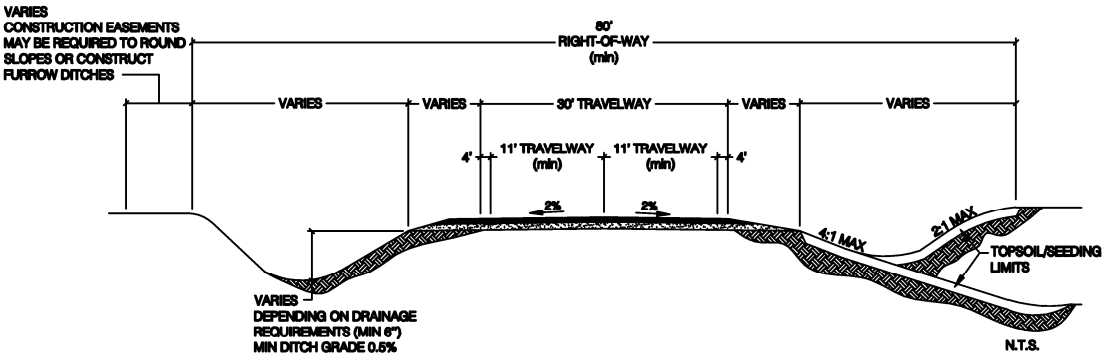
Maximum Superelevation: .08

Where Used: All Rural Collectors shown on the Master Street Plan when the traffic volume is anticipated to be less than 500 ADT

Speed Limit: As determined by the county

Access: Limited. See Chapter 3-5-106.

LOCAL COUNTY ROAD IN RURAL SUBDIVISION (WHERE BUILDOUT VOLUME IS 500 ADT OR LESS)



Roadway Width: 30' (min.)

Right-of-Way Width: 80' (min.)

Travel Lanes: 2 lanes, 11' wide (min.)

Shoulder: 4' (min.)

Bike Lanes: None

Parking: Not permitted

Sidewalk: As required by the County Director of Public Works (if sidewalk is required). Sidewalks shall be in the public right of way.

Seeding: As required by the County Director of Public Works

Maximum Grade: 10 percent

Minimum Grade: 0.3 percent

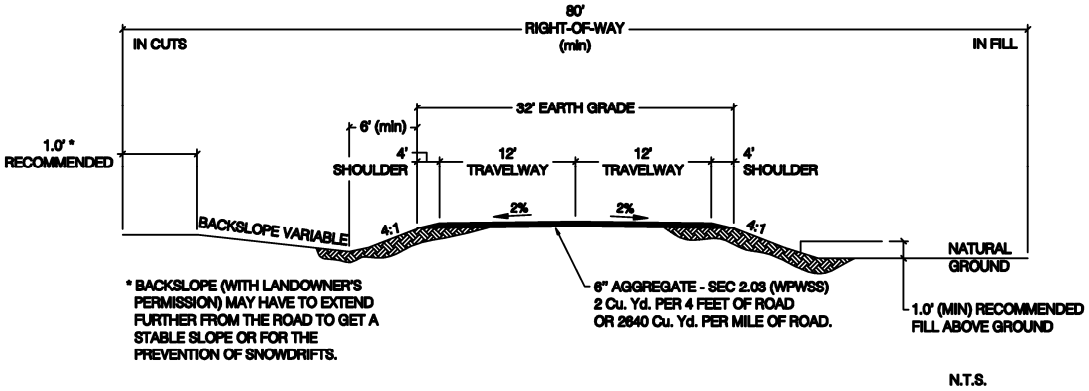
Maximum Superelevation: .06

Where Used: Rural Subdivisions where estimated ADT is 500 or greater at maximum buildout

Speed Limit: As determined by the county

Access: Limited. See Chapter 3-5-106.

LOCAL COUNTY ROAD IN RURAL SUBDIVISION (WHERE BUILDOUT VOLUME IS GREATER THAN 500 ADT)



Roadway Width: 32 '(min.) Earth Grade

Right-of-Way Width: 80' (min.)

Travel Lanes: 2 lanes, 12' wide (min.)

Shoulder: 4' (min.)

Bike Lanes: None

Parking: Not permitted

Sidewalk: As required by the County Director of Public Works (if sidewalk is required). Sidewalks shall be in the public right of way.

Seeding: As required by the County Director of Public Works

Maximum Grade: 11 percent

Minimum Grade: 0.3 percent

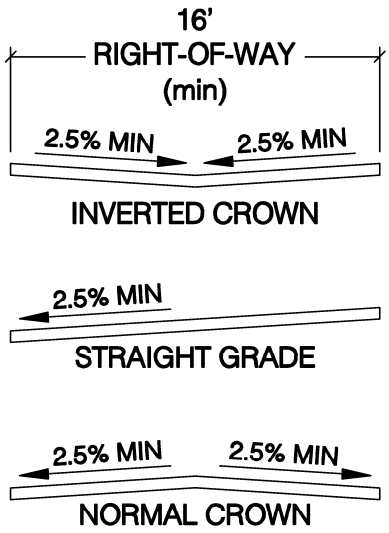
Maximum Superelevation: .06

Where Used: Rural Subdivisions where estimated ADT is less than 500 at maximum buildout

Speed Limit: As determined by the jurisdiction

Access: Limited. See Chapter 3-5-106.

ALLEYS



SURFACE:
PAVEMENT AS
RECOMMENDED IN PAVEMENT
DESIGN REPORT

Width: 16' minimum in residential areas; 24' in commercial and industrial areas

Parking: Not permitted

Maximum Grade: 10 percent

Minimum Grade: 0.3 percent. Grades should meet as closely as possible the existing grades of abutting land.

Construction: Where used, alleys in commercial and industrial areas shall be paved, with the structural section as recommended in the pavement design report. Alleys shall be designed to provide for adequate drainage. Alley cross sections may be V-shaped ("inverted crown") with transverse slopes of 2.5 percent toward a center V gutter, directing runoff to a catch basin in the alley or to connecting street gutters.

Alignment: Alleys shall be aligned parallel to or concentric with the street property lines. Both ends of the alley should be connected either to streets or to other alleys. Where two alleys intersect, a triangular corner cutoff of not less than ten feet along each alley property line shall be provided. Dead end alleys shall be provided with a turning area approved by the County Director of Public Works. Where an alley intersects the right of way for a street, 10' x 10' corner cuts shall be dedicated R.O.W. for visibility. These areas may be landscaped no higher than 12". No fences shall encroach into this area.

Where Used: Alleys are required to be used with the Narrow Residential Local Street for vehicular access to off-street parking and garages for all lots fronting the Narrow Residential Local Street. For all other streets an alley may be used to provide secondary vehicular access to the rear of property served by a street.

Speed Limit: 15 mph or as determined by the county

3-5-110 Construction Zones

a. Purpose

This Chapter establishes the minimum standards to be used for the protection of the public and of workers during periods when repair or construction necessitates the partial or complete closure of public streets and roads.

Control of traffic in construction areas shall utilize and be based on the MUTCD. Laramie County shall be consulted in advance of construction when situations of unusual difficulty are anticipated.

b. Responsibilities

It shall be the responsibility of the contractor or public agency doing the work to maintain the work area. This includes:

i. Obtain permits.

ii. Notify and coordinate the work with all affected agencies and adjacent property owners.

iii. Install, maintain and provide required traffic control devices.

iv. Remove or cover traffic control devices when they are not warranted.

v. Maintain existing traffic control devices in a safe and good condition.

vi. Schedule and expedite the work to cause the least inconvenience to adjacent property owners and the general public.

vii. Ensure that all employees working on the street wear clothing approved by the Federal Highway Administration. (Reflective garments should be used during nighttime conditions.)

viii. Patrol the work area to maintain a safe, efficient and neat project.

c. Applications and Permit

Contractors, public agencies, utility companies and other persons working in the right-of-way shall obtain a construction permit prior to restricting any traffic from any portion of a public street, alley or sidewalk. This permit is required for a partial or complete closure for a period of one hour or more.

Developers shall contact the County before any work commences on a public right of way.

d. Standards

Standards for traffic control in construction and maintenance areas are included in two publications:

i. *"Manual on Uniform Traffic Control Devices for Streets and Highways"* (MUTCD), U. S. Department of Transportation, (current edition). Part VI deals with Traffic Controls for Street and Highway Construction and Maintenance Operations. Part VI includes information on fundamental principles as well as types of traffic control devices used in construction or maintenance areas.

ii. Work in construction zones shall comply with the relevant provisions of these manuals. Part VI of the *"Traffic Control Devices Handbook"* (U. S. Department of Transportation, current edition) augments the provisions for work zone traffic control of the "*Manual on Uniform Traffic Control Devices*."

3-5-111 Bicycle Facilities

a. Responsibilities

Developers are encouraged to include bikeways in developments. Bikeways should be indicated on site plans and plats. It is the responsibility of the developer to conform to the standards in this Chapter and the requirements for traffic control devices in the "*Manual for Uniform Traffic Control Devices*."

b. Standards

Bicycle facilities shall be designed in accordance with Chapter 2 of the

AASHTO Guide. Traffic control shall be in accordance with the "*Manual on Uniform Traffic Control Devices*".

Unless alternate designs are approved by the County, pavements for bicycle facilities that are to be maintained by the County shall be Portland cement concrete.

3-5-112 Sidewalks

a. Purpose

Sidewalks are integral to the transportation system. As a minimum, sidewalks shall be provided in urban areas.

b. Responsibilities

The owner of a lot is responsible for sidewalk installation at the time of property improvement. Where sidewalks are not directly related to a lot, the installation of sidewalk is the responsibility of the developer.

c. Standards

In urban areas, sidewalks shall be provided for any portion of a site which abuts a roadway. In urban-rural interface areas, sidewalks may be required for any portion of a site which abuts a roadway. All sidewalks shall be in the public right of way. Maintenance of all sidewalks shall be private. Sidewalk width will shall meet cross section standards.

i. Curb ramps shall be provided wherever an accessible route crosses a curb. ("*ADA Accessibility Guidelines*", Sec. 4.7.1) Driveways shall be constructed in accordance with "*ADA Accessibility Guidelines* " so that the sidewalk can be negotiated by a wheelchair.

ii. All sidewalks should be detached and the area between the sidewalk and the back of the curb shall be appropriately landscaped.

iii. Sidewalk construction and removal shall be in accordance with the "*Wyoming Public Works Standard Specifications*". Sidewalks shall be a minimum of 4 inches thick, except where traversed by driveways, in which case the driveway thickness shall govern.

3-5-113 Traffic Control Devices

a. Purpose

The purpose of traffic control devices is to help ensure highway safety by providing for the orderly movement of traffic, both motorized and non-motorized; and to provide such guidance and warnings as are needed to insure the safe and informed operation of individual elements of the traffic stream.

b. Responsibilities

i. In a subdivision, the developer shall be responsible for the construction of the streets, including the traffic control devices. The developer is also responsible for the installation of street signs.

ii. When a development impacts a street or streets to the extent that a traffic signal or other traffic control devices are necessary, the developer shall pay all or a proportionate share of the installation. Failure by the developer to pay his share may result in the County limiting turning movements at the location to prevent unsafe movements from occurring, or taking other actions to provide for safety at the location.

iii. To facilitate striping of new streets or restriping of existing streets necessitated by a development, striping plans shall be submitted as part of the construction plans for approval. The striping plans shall utilize the lane widths and other requirements set forth in the other Chapters of these Standards.

iv. The responsibility for traffic control devices on State Highways is indicated in the policies of the Wyoming Highway Department, cited below.

c. Standards

i. Traffic control devices, including sign and pavement markings, which are intended for the purpose of traffic control shall conform to the specifications of the *"Manual on Uniform Traffic Control Devices"*.

ii. Prohibition of Similar Signs. No sign which in any way resembles or

contains parts which resemble any traffic control device shall be erected, altered, or maintained in any way for any purpose other than traffic control.

iii. Installation of Signs; Marking of Hazardous Pipe Ends. Stop or yield signs, warning signs, and advisory signs (as required by traffic volume) shall be installed as warranted in the "*Manual of Uniform Traffic Control Devices*". Hazardous pipe ends shall be marked with a reflectorized vertical steel post.

iv. Sign Construction Criteria. Street name signs shall be furnished and installed at all street intersections of the subdivision. All such street name signs shall be designed and installed in compliance with the MUTCD.

v. Duplicate and Confusing Street Names Prohibited. Street and road names are subject to the approval of the Laramie County Planning Department, and meet the following standards:

A. Road names shall be unique when compared to names of existing roads recognized by Laramie County, including private roads and those in the incorporated areas of Laramie County and Warren Air Force Base. Consideration of uniqueness does not include the type of road, i.e. Avenue, Lane, Street, Road, etc.

B. Similar sounding road names shall be avoided.

C. Each road shall have the same name throughout its entire length, if appropriate. Names shall not change at intersections.

D. Typically, roads are named within subdivisions throughout the County and numbered along section lines outside County Map and Address Area "D".

E. Directions shall not be part of the road name. North, South, East and West are intended to be directional features of the addressing system according to the baseline roads.

F. Names that are numbers must be expressed numerically, for example, 2nd Street, not Second Street.

G. Road names must not contain any punctuation or symbols. Only

letters of the English alphabet, numbers from 0-9 and blank spaces may be included in road names.

H. Abbreviations of the road name are not to be used, i.e., Mt. Meeker Road should be Mount Meeker Road.

I. Where a road makes a directional change of approximately ninety degrees the name shall change. Exceptions are loop drives and cul-de-sacs.

d. Emergency Access Lanes

Emergency access lanes are required for most large commercial and industrial land uses, and other facilities such as hospitals, schools, and large apartment buildings. Requirements for emergency access lanes are established by the County Fire Districts. When such lanes are provided, the developer is responsible for the installation and maintenance of the necessary signs and markings to delineate the lanes and prevent parking in them. Signs, at spacings not more than 25', indicating "No Parking, Fire Lane", and a similar message on the pavement within the lane are required.

3-5-114 Mailbox Installation Policy

a. Unauthorized Encroachment Prohibited

No mailbox or newspaper delivery box (hereafter referred to as a mailbox) will be allowed to exist on the County rights-of-way if it interferes with the safety of the traveling public or the function, maintenance, or operation of the County Road System. A mailbox installation that does not conform to the provisions of this Policy will be considered an unauthorized encroachment on the public right-of-way.

b Permit Required

The location and construction of mailboxes shall conform to the rules and regulations of the U.S. Postal Service as well as to these standards. A permit is required from Laramie County to install a mailbox adjacent to a County Road. The application forms for a permit are available from the Laramie County Planning and Development Office.

c. Installation Criteria

A mailbox installation that conforms to the following criteria will be considered acceptable unless the County Determines that the installation interferes with the safety of the traveling public or the function, maintenance, or operation of the highway system.

d. Location

i. No mailbox will be permitted where access is obtained from the lanes of a freeway or where access is otherwise prohibited by law or regulation. Mailboxes shall be located on the right-hand side of the roadway in the direction of the delivery route except on one-way roads where they may be placed on the left-hand side. The bottom of the box shall be set at an elevation established by the U. S. Postal Service, usually between 39" and 47" above the roadway surface. The roadside face of the box shall be offset from the edge of the traveled way a minimum distance of the greater of the following: 8' (where no paved shoulder exists and shoulder cross-slope is 13% or flatter), the width of the all-weather shoulder present plus 8" to 12", or the width of an all-weather turnout specified by the County plus 8" to 12". See 113-F2

ii. Exceptions to the lateral placement criteria may apply on residential streets and on certain designated rural roads where the County determines that it is in the public interest to permit lesser clearances or to require greater clearances. On curbed streets, the roadside face of the mailbox shall be set back from the face of curb a distance between 6" and 12". On residential streets without curbs or all-weather shoulders and that carry low-traffic volumes operating at low speeds, the roadside face of a mailbox shall be offset between 8" to 12" behind the edge of the pavement. On very low-volume rural roads with low operating speeds, the County may determine that it is acceptable to offset mailboxes a minimum of 6.5' from the traveled ways and under some low-volume, low-speed conditions the County may determine that clearances as low as 2.6' are acceptable.

iii. Where a mailbox is located at a driveway entrance, it shall be placed on the far side of the driveway in the direction of the delivery route.

iv. Where a mailbox is located at an intersecting road, it shall be located a minimum of 100' beyond the center of the intersecting road in the direction of the delivery route. This distance shall be increased to 200' when the

average daily traffic on the intersecting road exceeds 400 vehicles per day.

v. Where a mailbox is installed in the vicinity of an existing guardrail, it should, whenever practical, be placed behind the guardrail.

e. Structure

i. Mailboxes shall be of light sheet metal or plastic construction conforming to the requirements of the U.S. Postal Service. Newspaper delivery boxes shall be of light sheet metal or plastic construction of minimum dimensions suitable for holding a newspaper.

ii. No more than two mailboxes may be mounted on a support structure unless the support structure and mailbox arrangement have been shown to be safe by crash testing. However, lightweight newspaper boxes may be mounted below the mailbox on the side of the mailbox support.

iii. Mailbox supports shall not be set in concrete unless the support design has been shown to be safe by crash tests when so installed.

iv. A single 4" x 4", or 4" diameter wooden post, or a metal post with a strength no greater than a 2" diameter standard strength steel pipe and embedded no more than 2' into the ground will be acceptable as a mailbox support. A metal post shall not be fitted with an anchor plate, but it may have an anti-twist device that extends no more than 10" below the ground surface.

v. The post-to-box attachment details should be of sufficient strength to prevent the box from separating from the post top if the installation is struck by a vehicle. Figure 12-1 shows an acceptable mailbox support assembly. The exact support hardware dimensions and design may vary, such as having a two-piece platform bracket, or alternative slot and hole locations. The product shall result in a satisfactory attachment of the mailbox to the post, and all components must fit together properly.

vi. The minimum spacing between the centers of support posts shall be three-fourths the height of the posts above the ground line.

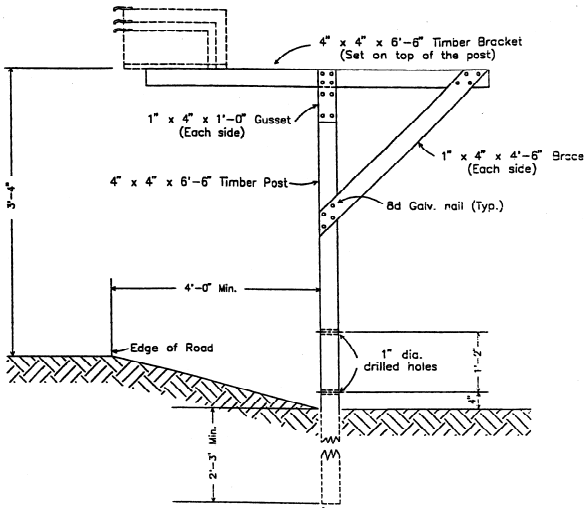
vii. Mailbox support designs not described in this Policy will be acceptable if approved by the County.

f. Shoulder and Parking Area Construction

It will be the responsibility of the postal patron to inform the Department of Public Works of any new or existing mailbox installation where shoulder construction is inadequate to permit all-weather vehicular access to the mailbox.

g. Removal of Nonconforming or Unsafe Mailboxes

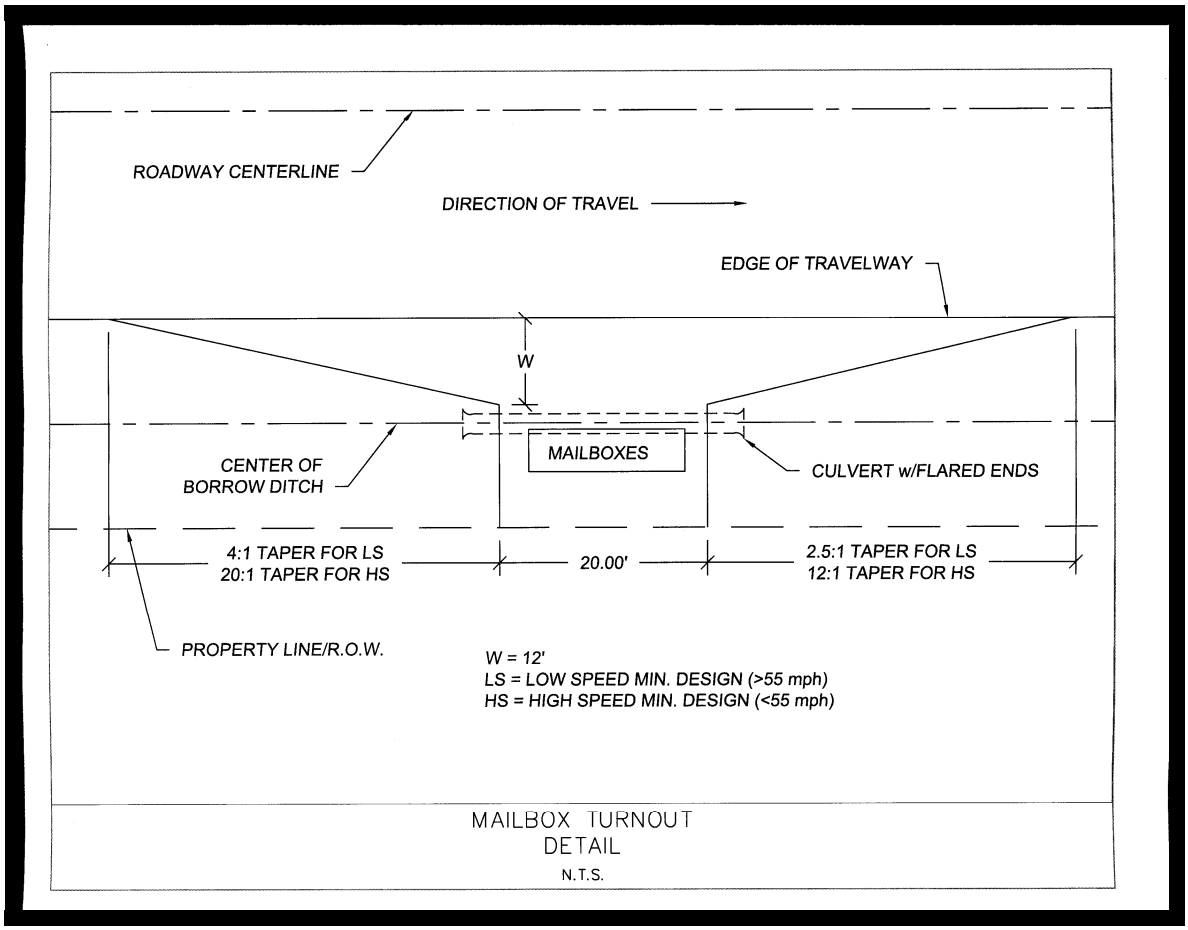
Any mailbox that is found to violate the intent of this Policy shall be removed by the postal patron upon notification by the County. The patron will be granted not less than 24 hours nor more than 30 days to remove an unacceptable mailbox. After the specified removal period has expired, the unacceptable mailbox will be removed by the County at the postal patron's expense.



NOTES:

1. Wyoming DOT standard mailbox support (Std #202-01C or other approved equal may be used in lieu of this standard.
2. No fixed objects or structures of significant mass shall be placed with 10' of road edge in urbanized areas and 30' in rural areas.
3. Laramie County will remove any non-standard objects or structures not in compliance with this standard or deemed a hazard.
4. U.S. Postal Service approved mailbox sizes: 19"L x 6.5"W x 8.5" H
   21"L x 8" W x 10.5" H
   23.5"L x 11.5"W x 13.5"H
5. Please Call 772-6530 for information on placement of mailbox.

Figure 113-F1


ROADWAY CENTERLINE
DIRECTION OF TRAVEL
EDGE OF TRAVELWAY
W
MAILBOXES
CENTER OF
BORROW DITCH
CULVERT w/FLARED ENDS
4:1 TAPER FOR LS
20:1 TAPER FOR HS
20.00'
2.5:1 TAPER FOR LS
12:1 TAPER FOR HS
PROPERTY LINE/R.O.W.
W = 12'
LS = LOW SPEED MIN. DESIGN (>55 mph)
HS = HIGH SPEED MIN. DESIGN (<55 mph)
MAILBOX TURNOUT
DETAIL
N.T.S.

113-F2

TITLE 4: ZONING

CHAPTER 1 ESTABLISHMENT OF ZONE DISTRICTS

4-1-100 GENERAL

Specific Zone Districts have been established in portions of the county to provide appropriate standards for all types of development. The districts outline minimum standards for development.

The following should be considered when applying the specific district regulations:

a. Density for residential lots is computed using the entire net area of the lot or tract which *excludes* any area encompassed in adjacent public rights-of-way. For example, in an MR district, 6,000 square feet is required per single-family unit. On a 24,000 square foot site where there are no requirements for roads or right-of-way dedications, four (4) single-family units are permitted, provided the site is subdivided into individual lots. Units may be clustered on the site provided that the remainder of the site is developed as open space. Clustering must be approved by both the Board and the Cheyenne-Laramie County Division of Environmental Health.

b. As long as State law requires, all subdivisions are subject to review by and shall conform to the State Department of Environmental Quality Rules and Regulations. Should a situation arise whereby State Department of Environmental Quality Rules and Regulations require minimum lot or tract sizes in excess of those stated in this zoning regulation, the greater lot or tract size shall be required.

c. Uses listed under each district are specific and exclusive to that district. Uses not listed are specifically prohibited unless otherwise provided for.

d. If a specific development standard is not listed in a district, there are other sections of the regulation which may need to be consulted. Parking requirements, screening and buffering requirements, site plan requirements and landscaping requirements may be applicable. In addition, certain uses have specific requirements outlined in general sections of the regulation. Examples are: Home Occupations; Child Care and Assisted Living Facilities; Manufactured Housing; and Stables, Arenas and Kennels.

4-1-101 ZONING DISTRICTS

For purposes of this regulation, portions of Laramie County, Wyoming are divided into districts and classified as follows:

a. Zoning Districts

i. AR Agricultural Residential

ii. A1 Agriculture and Rural Residential

iii. A2 Agricultural

iv. LR Low Density Residential

v. MR Medium Density Residential

vi. HR High Density Residential

vii. NB Neighborhood Business

viii. CB Community Business

ix. LI Light Industrial

x. HI Heavy Industrial

xi. P Public

xii. MU Mixed Use

xiii. PUD Planned Unit Development

b. Overlay Districts

Overlay districts may be established anywhere in the regulated area of Laramie County,

i. DI Development Incentive District

ii. URI Urban-Rural Interface District

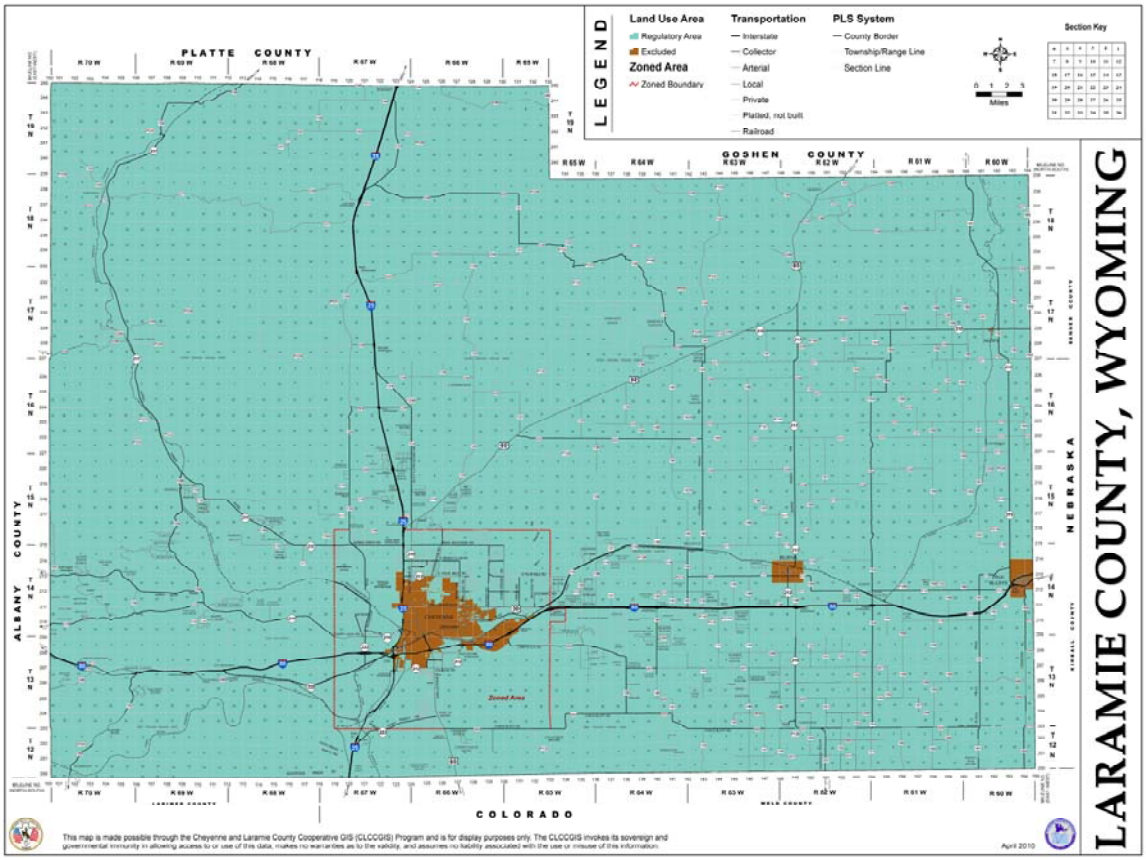
iii. AHR Airport Height Restriction Overlay

4-1-102 LARAMIE COUNTY ZONE MAP

The boundaries of the zone districts in Laramie County are hereby established as shown on a map entitled the Laramie County Zoning Map. The Laramie County Zoning Map is on file and maintained at the Laramie County Planning Department. The Laramie County Zoning Map will bear the signature of the Chairman of the Board of County Commissioners, and will be updated in accordance with such zone regulation amendments as may be enacted from time to time by the County Commissioners. The Laramie County Zoning Map, as amended, together with the FEMA Laramie County Areas of Special Flood Hazard Mapping, are hereby incorporated in this regulation.

Copies of said map shall be on file at the office of the County Clerk and the County Planning and Development Office. Any conflict among the maps shall be resolved in favor of the most recent update on file at the Laramie County Clerk's Office. Any conflicts between the FEMA Flood Insurance Rate Maps and the County Zoning Maps shall be resolved in favor of the FEMA Flood Insurance Rate Maps

ZONED AREA OF LARAMIE COUNTY



4-1-103 DESCRIPTION OF ZONED AREA

The specific zone area where the specific zone district regulations are effective is as follows:

a. North: One mile north of the township line between townships 14 and 15.

b. West: One mile east of the range line between ranges 67 and 68 west.

c. South: Township line between townships 12 and 13 north.

d. East: Three miles east of the range line between ranges 65 and 66 west, and including that portion of Section 27, T.14N., R.65W. lying south of the Interstate 80 right-of-way.

4-1-104 INTERPRETATION OF ZONE DISTRICT BOUNDARIES

Where uncertainty exists with respect to any of the boundaries of a zone district as shown on the zoning map, the following rules shall apply:

a. Where district boundaries are indicated as approximately following the center lines of streets or highways or railroad right-of-way lines or the lines extended, they shall be construed to be the boundaries.

b. Where district boundaries are indicated as approximately following the corporate limit line of the City of Cheyenne, the corporate limit line shall be construed to be the boundaries.

c. Where district boundaries are indicated as approximately following property lines or the lines extended, the property lines or the lines extended shall be construed to be the boundaries.

d. Where district boundaries are indicated as approximately following the center line of stream beds or riverbeds, the center lines shall be construed to be the boundaries.

e. Where district boundaries are indicated on unplatted properties, the line shall be interpreted as the 10-acre tract line created by the Federal Government under the Public Lands Survey, unless otherwise noted.

CHAPTER 2 ZONE DISTRICTS

4-2-100 DISTRICT AR - AGRICULTURAL RESIDENTIAL

Areas primarily used for large lot detached residential development at a density which typifies a rural lifestyle and which may include some agricultural uses are considered agricultural residential.

a. Uses by Right

i. Accessory structures
ii. Family child care home
iii. Home occupations
iv. Single-family residential
v. Family child care centers
vi. Bed and breakfasts
vii. Churches, temples or other places of worship
viii. Primary and secondary schools
ix. Accessory living quarters
x. Small Wind Energy Systems. (Small Wind Energy Systems setbacks shall be equal to the largest district setbacks or the total height of the system, whichever is greater.)

b. Uses Requiring Board Approval

The following uses may be permitted by the Board.

i. Animal hospitals or clinics
ii. Commercial stables, arenas, kennels, bird farms and show barns
iii. Child care centers - minor and major
iv. Commercial nurseries or landscaping businesses
v. Other uses similar to those permitted in this district

c. Density

Minimum area for any use in this district is 5 acres computed consistent with the following exceptions:

i. If the property is served by an approved central water distribution system, and/or sewer collection and treatment system, the minimum residential use lot or residential use tract area in this district may be reduced subject to a review and approval from the State Department of Environmental Quality. The computation of lot or tract sizes in this exception shall not include adjacent public or private rights-of-way, easements or reservations for roadway purposes.

ii. Lots or tracts platted and recorded with the County Clerk prior to May 5, 1987 shall be a minimum of 2.5 acres for any use in this district.

iii. Lots or tracts platted and recorded with the County Clerk prior to June 5, 1979 may be used as building sites for uses allowed in this district if adequate provisions can be made for water and sewer/septic.

d. Setbacks

All single family structures and shall be set back twenty-five (25) feet from primary lot frontage lines, fifteen (15) feet from all other property lines.

All other non-residential principal structures shall be set back twenty-five (25) feet from all property lines.

Accessory structures shall conform to section 2-2-118 of this regulation.

e. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 these regulations.

4-2-101 DISTRICT A1 - AGRICULTURAL AND RURAL RESIDENTIAL

Areas in a natural state or in which the growing of crops, flowers, trees, or pasture, or the production of livestock or other farming or ranching activity is practiced, are considered agricultural and rural residential.

a. Uses by Right

- **i.** Agriculture and uses incidental to an agricultural operation
- **ii.** Family child care home
- **iii.** Family child care centers
- **iv.** Home occupations
- **v.** Single-family residential
- **vi.** Small Wind Energy Systems (Small Wind Energy Systems setbacks shall be equal to the largest district setbacks or the total height of the system, whichever is greater.)
- **vii.** Animal Hospitals or Clinics
- **viii.** Bed and breakfasts
- **ix.** Cemeteries
- **x.** Churches, Temples or other places of worship
- **xi.** Duplexes
- **xii.** Primary and Secondary Schools
- **xiii.** Commercial nurseries and landscaping businesses
- **xiv.** Road side Farm Stands
- **xvi.** Accessory living quarters

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

- **i.** Commercial sales of agricultural related products, not including fuel or petroleum products
- **ii.** Work camps
- **iii.** Any other similar use
- **iv.** Commercial stables, arenas, kennels, bird farms and show barns

c. Density

The minimum lot size for any use in this district is ten (10) acres. For single family uses, the density may be averaged within the subdivision/ development, provided that no lot or tract shall be less than six (6) acres gross.

The following exceptions are permissible:

- **i.** Lots or tracts platted and recorded with the County Clerk prior to

November 2, 1999, shall be a minimum of 5-acres.

ii. Lots or tracts platted and recorded with the County Clerk prior to May 5, 1987, may be a minimum of 2.5-acres.

iii. Lots or tracts platted and recorded with the County Clerk prior to June 5, 1979, may be used as building sites if adequate provisions can be made for water and sewer/septic.

d. Setbacks

All principal structures shall be set back twenty-five (25) feet from all property lines.

Accessory structures shall conform to section 2-2-118 of this regulation.

e. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations.

4-2-102 DISTRICT A2 - AGRICULTURAL

Areas in a natural state or in which the growing of crops, flowers, trees, or pasture, or the production of livestock, or other farming or ranching activity is practiced, are considered agricultural.

a. Uses by Right

- **i.** Agriculture and uses incidental to an agricultural operation
- **ii.** Animal Hospitals, Clinics
- **iii.** Bed and breakfasts
- **iv.** Cemeteries
- **v.** Commercial nurseries or landscaping businesses
- **vi.** Family child care home
- **vii.** Family child care centers
- **viii**. Home occupations
- **ix.** Single-family residential
- **x.** Small Wind Energy Systems (Small Wind Energy Systems setbacks shall be equal to the largest district setbacks or the total height of the system, whichever is greater.
- **xi.** Churches, temples or other places of worship
- **xii.** Duplexes
- **xiii.** Child care centers - minor
- **xiv.** Primary and secondary schools.
- **xv.** Commercial stables, arenas, kennels, bird farms and show barns
- **xvi.** Farm stands
- **xvii.** Accessory living quarters

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

- **i.** Agricultural equipment or product sales
- **ii.** Commercial animal processing plants
- **iii.** Commercial feed lots
- **iv.** Golf Course
- **v.** Race tracks
- **vi.** Work camps
- **vii.** Any other similar use

c. Density

The minimum lot size for any use in this district is twenty (20) acres.

d. Setbacks

All principal structures shall be set back twenty-five (25) feet from all property lines.

Accessory structures shall conform to section 2-2-118 of this regulation.

e. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations.

4-2-103 DISTRICT LR - LOW DENSITY RESIDENTIAL

Areas which are primarily used for low density, detached residential uses.

a. Uses by Right

- **i.** Family child care home
- **ii.** Family Child Care Center
- **iii.** Home occupations
- **iv.** Single-family residential
- **v.** Duplexes and townhouses, when developed on property platted for duplexes and townhouses
- **vi.** Churches, temples or other places of worship
- **vii.** Primary and secondary schools
- **viii.** Accessory living quarters

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

- **i.** Bed and breakfasts
- **ii.** Group dwellings
- **iii.** Manufactured housing parks
- **iv.** Other uses similar to those permitted in this district
- **v.** Duplexes and townhouses, to include those developed by conversion of existing structures (to include single-family residential and commercial structures) or by splitting a previously platted lot.

c. Minimum Lot Area and Maximum Building Coverage

- **i.** Minimum Lot Area:

  - **A.** Single-family: 9,000 square feet per unit

  - **B.** Duplex or Townhouses: 4,500 square feet per unit

- **ii.** Maximum Building Coverage: Total building area shall not exceed 40 percent of the total property.

d. Setbacks

- **i.** Primary buildings shall be set back twenty (25) feet from both primary and non-primary front lines.

  - **ii.** The minimum side yard setback for principal structures shall be ten (10) feet.

iii. The minimum rear yard setback for principal structures shall be twenty (20) feet.

iv. Accessory structures shall conform to section 2-2-118 of this regulation.

e. Height

The maximum building height shall be thirty-five (35) feet.

f. Parking

Parking shall be provided in conformance with the parking requirements of this regulation. Parking lots of five or more spaces shall not be permitted in the required setback from any street. This does not pertain to parking for single-family or duplex units.

g. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations.

4-2-104 DISTRICT MR - MEDIUM DENSITY RESIDENTIAL

Areas which are to be primarily developed or redeveloped for medium density residential uses.

a. Uses by Right

- **i.** Family child care homes
- **ii.** Home occupations
- **iii.** Single-family residential
- **iv.** Duplexes and townhouses.
- **v.** Family child care center
- **vi.** Offices when the building area does not exceed 3,500 square feet. There shall be no outside storage of equipment and supplies related to the offices
- **vii.** Residential accessory uses
- **viii.** Churches, temples or other places of worship
- **ix.** Primary and secondary Schools
- **x.** Multi-family residential

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

- **i.** Bed and breakfasts
- **ii.** Dormitories
- **iii.** Group dwellings
- **iv.** Hospitals and nursing homes
- **v.** Reserved
- **vii.** Offices
- **viii.** Other uses similar to those permitted in this district
- **ix.** Assisted living facilities
- **x.** Accessory living quarters

c. Minimum Property Area

- **i.** Single-family: 6,000 square feet per unit
- **ii.** Townhouse/Duplex: 3,000 square feet per unit
- **iii.** Multi-family: 2,000 square feet per unit

d. Maximum Building Coverage

Maximum Building Coverage: Total building area shall not exceed 50 percent of the total property for nonresidential uses.

Clustered development and Best Management Practices for storm water management and open space design is encouraged. Characteristics such as shared driveways, community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

e. Setbacks

i. The minimum principal structure setback from the front property line shall be twenty (20) feet from primary front lines. and ten (10) feet from non-primary front lines.

ii. The minimum principal structure setback from a side property line shall be five (5) feet.

iii. The minimum principal structure setback from a rear property line shall be twenty (20) feet.

iv. Accessory structures shall conform to section 2-2-118 of this regulation.

f. Height

The maximum building height shall be thirty-five (35) feet.

g. Parking

Parking lots of five or more spaces shall not be permitted in the required setback from any street. This does not pertain to parking for single-family or duplex units.

h. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations.

4-2-105 DISTRICT HR - HIGH DENSITY RESIDENTIAL

Areas primarily to be developed for a variety of attached and detached high density residential uses.

a. Uses by Right

- **i.** Single-family residential
- **ii.** Family child care homes
- **iii.** Home occupations
- **iv.** Duplexes and townhouses.
- **v.** Bed and breakfasts
- **vi.** Churches, temples or other places of worship
- **vii.** Dormitories
- **viii.** Family child care center
- **ix.** Hospitals and nursing homes
- **x.** Offices when the building does not exceed 3,500 square feet. There shall be no outside storage of equipment and supplies related to the offices.
- **xi.** Primary and secondary schools
- **xii.** Multi-family residential

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

- **i.** Group dwellings
- **ii.** Child care center - minor and major
- **iii.** Manufactured housing parks
- **iv.** Other uses similar to those permitted in this district
- **v.** Assisted living facilities
- **vi.** Accessory living quarters
- **vii.** Mixed use residential development

c. Minimum Property Area

- **i.** Single-family: 5,000 square feet per unit
- **ii.** Townhouse/duplex: 2,000 square feet per unit
- **iii.** Multi-family
  - **A.** three (3) stories and less: 1,600 square feet per unit
  - **B.** above three (3) stories: 1,000 square feet per unit

There shall be a minimum usable open space for multi-family buildings of 1,000 square feet per building. Board approval is required if a portion of the open space requirement will be inside the building.

d. Maximum Building Coverage

Total building area shall not exceed 55 percent of the total property area for nonresidential uses.

Clustered development and Best Management Practices for storm water management and open space design are encouraged. Characteristics such as shared driveways, community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway are encouraged.

e. Setbacks

i. The minimum front yard setback for principal structures shall be twenty (20) feet. Five (5) additional feet of front yard setback is required for each story above the third story. Principal Structures shall be set back at least twenty (20) feet from the primary front line and ten (10) feet from non-primary front lines.

ii. The minimum setback for principal structures from a side yard shall be five (5) feet.

iii. The minimum setback for principal structures from a rear yard setback shall be twenty (20) feet.

iv. Accessory structures shall conform to section 2-2-118 of this regulation.

f. Height

The maximum building height shall be forty-five (45) feet.

g. Parking

Parking shall be provided in conformance with the parking requirements of this regulation. Parking lots of five (5) or more spaces shall not be permitted in the required setback from any street. This does not pertain to parking for single-family or duplex units.

h. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations.

4-2-106 DISTRICT NB - NEIGHBORHOOD BUSINESS

Neighborhood business areas are to be primarily used for neighborhood commercial and office uses that provide goods and services to area residents.

a. Uses by Right

- **i.** The retail sale of goods or the provision of services as long as all sales and storage of equipment and supplies are conducted within a building.
- **ii.** Offices
- **iii.** Child care facilities
- **iv.** Churches, temples or other places of worship
- **v.** Mixed-use residential developments

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

- **i.** Bars, cocktail lounges, and liquor stores
- **ii.** Drive-up facilities
- **iii.** The retail sale of goods or the provisions of services that require outside sales and storage of supplies and equipment
- **iv.** Other uses similar to those permitted in this district

c. Maximum Property Coverage

Total building and parking area shall not exceed 75 percent of the total property area.

d. Setbacks

d. Setbacks

- **i.** All principal structures shall be set back twenty-five (25) feet from front property lines.
- **ii.** There shall be five (5) feet minimum side and rear setbacks between principal structures and the property line.
- **iii.** Outdoor display areas shall have a minimum setback of fifteen (15) feet from all property lines.
- **iv.** Outdoor storage areas shall have a minimum setback of twenty-five (25) feet from all property lines.
- **v.** Accessory structures shall conform to section 2-2-118 of this regulation.

e. Height

Building height shall not exceed thirty-five (35) feet.

f. Site Design

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area shall be landscaped.

Best Management Practices for storm water management and open space design are encouraged. Characteristics such as community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

g. Parking

Parking requirements and standards are in accordance with this regulation.

h. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations. Screening is required in conformance with site plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. Screening for outdoor storage areas shall be located behind the setback line.

4-2-107 DISTRICT CB - COMMUNITY BUSINESS

Community business areas are to be primarily used as retail centers which serve a number of neighborhoods and are located where retail stores and services predominate.

a. Uses by Right

i. Child care facilities
ii. Drive-up facilities
iii. Entertainment and recreation facilities and uses
iv. Food service facilities
v. Hotels and motels
vi. Offices
vii. Retail and wholesale establishments
viii. Churches, temples or other places of worship
ix. Any fabrication or processing use which does not emit noxious noise, smoke, odor, or dust beyond the confines of the property, does not emit pollutants to the soil and where all sales and storage of supplies and equipment are conducted within a building.
x. Personal storage units within an existing building
xi. Adult entertainment establishments operated in accordance with these regulations
xiii. Small Wind Energy Systems. (Setbacks shall be equal or greater to the total height of the small wind energy system.)

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

i. Bars, cocktail lounges, and liquor stores
ii. Storage facilities
iii. Transportation facilities
iv. Mixed-use residential developments
v. Employee living quarters
vi. Fireworks stands
vii. Other uses similar to those permitted in this district

c. Maximum Property Coverage

Total building, parking, and outdoor storage area shall not exceed 85 percent of the property area. Best Management Practices for storm water management and open space design is encouraged. Characteristics such as community open space and pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

d. Setbacks

- **i.** All principal structures shall be set back twenty-five (25) feet from all front property lines.
- **ii.** All outdoor display areas shall be set back fifteen (15) feet from all property lines.
- **iii.** All outdoor storage areas shall be set back twenty-five (25) feet from all property lines.
- **iv.** Accessory structures shall conform to section 2-2-118 of this regulation.

e. Height

- **i.** Buildings shall be limited to seventy-five (75) feet in height.
- **ii.** Board Approval is required for buildings over seventy-five (75) feet in height.

f. Site Design

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area, shall be landscaped.

g. Parking

Parking requirements shall be in conformance with these regulations.

h. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations. Screening is required in conformance with site plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. Screening for outdoor storage areas shall be located behind the setback line.

4-2-108 DISTRICT LI - LIGHT INDUSTRIAL

Light industrial areas are to be primarily developed for environmentally controlled manufacturing or intensive employment uses and may have accessory commercial or office uses. High quality site design, including the use of Best Management Practices for storm water management and reduction in the site's carbon emissions and energy use are encouraged.

a. Uses by Right

- **i.** Any industrial, manufacturing, fabrication, or processing use, associated offices and accessory commercial activities which does not emit noxious noise, smoke, odor, or dust, which does not emit pollutants to the soil and is confined to a building.
- **ii.** Child care facilities associated with other uses permitted in the district
- **iii.** Recreational facilities and uses associated with other uses permitted in the district
- **iv.** Recycling uses
- **v.** Retail uses
- **vi.** Storage facilities
- **vii.** Transportation facilities
- **viii.** Warehousing
- **ix.** Wholesale uses
- **x.** Office buildings
- **xi.** Educational Facilities

b. Uses Requiring Board Approval

The following uses may be permitted by the Board. If any of these uses are associated with a use by right, it will be considered accessory to that use and will not require special approval.

- **i.** Recycling uses
- **ii.** Other uses similar to those permitted in this district
- **iii.** Pet Crematory
- **iv.** Kennels and Pet Boarding

c. Maximum Building Coverage

Total building, parking, and outdoor storage area shall not exceed 85 percent of the property area.

d. Setbacks

The minimum setback shall be twenty-five (25) feet from all front property lines and property lines that abut any zone district except LI and HI for all primary structures and outside storage. Accessory structures shall conform to section 2-2-118 of this regulation.

e. Height

i. Buildings shall be limited to seventy-five (75) feet in height.
ii. Board Approval is required for buildings over seventy-five (75) feet in height.

f. Site Design

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area, shall be landscaped.

g. Parking

Parking requirements shall be in conformance with these regulations.

h. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations. Screening is required in conformance with site plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. Screening for outdoor storage areas shall be located behind the setback line.

4-2-109 DISTRICT HI - HEAVY INDUSTRIAL

Heavy industrial areas are to be primarily developed for those uses which should be isolated and buffered in order to protect both the community and the land use. High quality site design, including the use of best practices in storm water management and reduction in the site's carbon emissions, are encouraged.

a. Uses by Right

i. Any industrial, manufacturing, fabrication, or processing uses, including accessory office and commercial uses, which may emit noxious noise, smoke, odor, dust or pollutants.

ii. Child care facilities associated with other uses permitted in the district

iii. Railroad yards and maintenance buildings

iv. Recreational facilities and uses associated with other uses permitted in the district

v. Storage parks

vi. Warehousing

vii. Wholesaling

b. Uses Requiring Board Approval

The following uses may be permitted by the Board. If any of these uses are associated with a use by right, it will be considered accessory to that use, and will not require special approval.

i. Salvage yards or junk yards

ii. Recycling facilities

iii. Other uses similar to those permitted in this district

c. Maximum Building Coverage

Total building, parking, and outdoor storage area shall not exceed 90 percent of the property area.

d. Setbacks

The minimum setback for all principal structures and outside storage shall be fifty (50) feet from all front property lines and property lines that abut any residential, mixed use, commercial, or neighborhood business zone district.

Accessory structures shall conform to section 2-2-118 of this regulation, except where the property abuts any residential, mixed use, commercial, or neighborhood business zone district. In such cases, the minimum accessory structure setback shall be twenty-five (25) feet from all side and rear property lines and fifty (50) feet from all front property lines.

e. Height

i. Buildings shall be limited to one hundred (100) feet in height.
ii. Board Approval is required for buildings over one hundred (100) feet in height.

f. Site Design

All areas, including areas from right-of-way line to property line, that are not covered by buildings, sidewalks, and parking area shall be landscaped.

g. Parking

Parking requirements shall be in conformance with these regulations.

h. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations. Screening is required in conformance with site plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. Screening for outdoor storage areas shall be located behind the setback line.

4-2-110 DISTRICT P - PUBLIC

This district is primarily for governmental buildings and government-sponsored uses where the activities conducted are directed to providing services to the public. It includes educational facilities and recreational areas. If the property or portions of the property with this classification are sold or transferred to a nongovernmental entity, the district classification shall be changed before the property can be used.

a. Uses by Right

- **i.** Child care facilities associated with other uses permitted in the district
- **ii.** Educational facilities
- **iii.** Government offices
- **iv.** Hospitals
- **v.** Open Space
- **vi.** Parks
- **vii.** Buildings and uses accessory to those allowed in this district, including uses such as restaurants, bars, cocktail lounges, etc.
- **viii.** Recreational facilities, including uses such as playing fields, tennis courts, swimming pools, golf courses, fairgrounds and model airplane or vehicle fields
- **ix.** Cemeteries

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

- **i.** Government buildings and structures not listed above.
- **ii.** Race tracks
- **iii.** Other uses similar to those permitted in this district

c. Maximum Property Coverage

Total building, parking, and outdoor storage area shall not exceed 85 percent of the property area.

Best Management Practices for storm water management and open space design are encouraged. Characteristics such as community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

d. Setbacks

i. All principal structures shall be set back twenty-five (25) feet from all property lines.
ii All outdoor display areas shall be set back fifteen (15) feet from all property lines.
iii. Accessory structures shall conform to section 2-2-118 of this regulation.

e. Height

i. Buildings shall be limited to seventy-five (75) feet in height.
ii. Board approval is required for buildings over seventy-five (75) feet in height.

f. Screening and Buffering

Screening or buffering is required in conformance with Site Plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. These outdoor storage areas, including the screening or buffering, shall be located behind the setback line.

g. Site Design

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area, shall be landscaped.

h. Parking

Parking requirements shall be in conformance with these regulations.

i. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations.

4-2-111 DISTRICT MU - MIXED USE

Mixed use developing areas are to be used for a mix of residential and commercial uses. This district is intended to encourage rehabilitation and reuse of existing buildings in the established areas of the community.

a. Uses by Right

- **i.** Medium density residential
- **ii.** Mixed use residential developments
- **iii.** Family child care homes
- **iv.** Home occupations
- **v.** Churches, temples or other places of worship
- **vi.** Offices
- **vii.** High density residential
- **viii.** The retail sale of goods when the use is proposed in a building and the sale and storage of equipment and supplies are conducted within the building.
- **ix.** Child care facilities
- **x.** Assisted living facilities

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

- **i.** Food service facilities
- **ii.** Bars, cocktail lounges and liquor stores
- **iii.** Other uses similar to those permitted in this district
- **iv.** Entertainment facilities

c. Minimum Property Area

- **i.** Single-family: 7,000 square feet per unit
- **ii.** Townhouse/duplex: 3,500 square feet per unit
- **iii.** Multi-family: 1,860 square feet per unit

d. Maximum Building Coverage

- **i.** Single-family: 60 percent of property area

- **ii.** Townhouse and duplexes: 50 percent of property area

- **iii.** Multi-family: 50 percent of property area

iv. Total building and parking areas shall not exceed 60 percent of the total property area for nonresidential uses

Best Management Practices for storm water management and open space design are encouraged. Characteristics such as community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

e. Setbacks

i. The minimum setback from all front property lines shall be twenty-five (25) feet for all principal structures.
ii. The minimum distance from a side property line shall be five (5) feet for all principal structures.
iii. The minimum rear yard setback shall be twenty (25) feet for all principal structures.
iv. Accessory structures shall conform to section 2-2-118 of this regulation.

f. Height

i. The maximum building height shall be thirty-five (35) feet.
ii. Board approval is required for buildings over thirty-five (35) feet in height.

g. Site Design

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area, shall be landscaped.

h. Parking
Parking requirements shall be in conformance with these regulations.

i. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations. Screening is required in conformance with site plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. Screening for outdoor storage areas shall be located behind the setback line.

4-2-112 DISTRICT PUD - PLANNED UNIT DEVELOPMENT

A planned unit development shall permit flexibility and creativity in site, building design and location in accordance with an approved plan and specific regulation which shall be written in a manner as to prevent adverse impacts and protect the public health, safety and welfare. Design excellence or the provision of outstanding public amenities shall be considered when establishing development standards. The planned unit development regulation shall be considered the zoning regulation for the property described in that regulation.

a. PUD Designation

A planned unit development designation is appropriate when at least one of the following is incorporated:

i. Development of compatible land uses that provides private and common spaces for recreation, circulation or open space.

ii. Conservation of natural features or development of desirable amenities

iii. Creation of areas for mixed uses not ordinarily permitted together in other districts that are of benefit to the development and that are so designed as to prevent negative impacts to the surrounding areas. Industrial uses may be developed with other uses when the negative impacts are proven to be mitigated.

iv. Creation of large areas for a wide variety of commercial or industrial uses such as shopping centers and their associated developments so that these uses can benefit from combined planning and standards.

b. District Requirements

Approval of any PUD shall be based on the overall compatibility with existing adjacent uses or proposed future uses. The applicant shall identify how the proposed PUD meets the goals of the Comprehensive Plan.

District standards shall be written in the PUD to mitigate any environmental, traffic, drainage or other area impacts that may result from the uses allowed within the district.

For PUDs with multiple use districts, a plan showing the location of each use shall be provided with the application.

c. Sketch Requirements

Applicants shall meet with Planning and Development Office staff before submitting any application for approval of a PUD. The applicant may, at the discretion of the Director, be required to submit a sketch plan detailing the applicant's intent. The plan may be forwarded to the Planning Commission for comment only. Comments shall not be construed as an approval of any sketch plan. The sketch shall identify the need and proposed specifications of the PUD.

d. Preliminary Regulation

An applicant may, at the discretion of the Director, be required to submit an application for preliminary plan and draft regulation for review by the Planning Commission. The Preliminary Regulation shall address the requirements in 4-2-112 e. iii.

e. Final Plan and Regulation or Resolution

An applicant shall be required to submit an application for final plan and regulation for review by the Planning Commission and Board.

The following criteria must be met for the Planning Commission and Board to act on the Planned Unit Development:

i. The planned unit development regulation as proposed by the applicant will prevent adverse impacts between land uses within or adjacent to the proposed PUD, or will appropriately mitigate them to protect the public health, safety and welfare.

ii. Wherever possible, the PUD incorporates high quality design elements, such as conservation design, on-site storm water management, centralized wastewater management, on-site renewable energy production, pedestrian and bicycle accessibility, low profile and monument signs, or other elements intended to promote aesthetic value and integration with the natural environment or other improvements.

iii. The regulation or resolution approving each planned unit development shall specify the following if applicable:

A. Uses by right and location
B. Uses permitted by Board approval and location

C. Minimum property sizes, if more than one owner or lot
D. Maximum property area for each use
E. Building, property or site coverage
F. Maximum building height
G. Minimum setbacks on the front, rear and side yards
H. Development performance standards
I. Buffering and screening requirements
J. Common open space or facilities
K. Signage requirements and regulations
L. Parking requirements, if different than those required in any other requirements and restrictions
M. Proposed ownership of common facilities

f. Amendments, Minor

Any minor amendments to a planned unit development regulation or resolution after approval must be approved by the Planning and Development Director on the basis of a new final plan. A new plan map is not required if the amendment to the text of the regulation or resolution has no effect on the adopted final plan map. *Minor* is defined as not impacting the use, intensity or overall concept of the existing plan.

g. Amendments, Major

Any major amendments to a planned unit development regulation after approval must be approved by the Planning Commission and the Board on the basis of a new final plan. A new plan map is required if the amendment to the text of the regulation has an effect on the adopted final plan map. *Major* amendments are defined as those not meeting the definition of a minor amendment.

h. Existing Planned Unit Developments

All planned unit developments which have been approved and are shown on the zoning maps at the effective date of this regulation shall be developed in the manner in which they were originally approved.

All existing planned unit development regulations shall be a supplement to this regulation and shall be on file with the Planning and Development Office and the Laramie County Clerk. Any planned unit developments shown on the zoning maps that do not have a specific planned unit development regulation shall be regulated in conformance with the zone district regulation that most closely matches the existing use, or shall have a regulation approved by the appropriate governing body in conjunction with this regulation or prior to any future development or changes of use within that planned unit development district.

4-2-113 DISTRICT DI – DEVELOPMENT INCENTIVE DISTRICT (reserved.)

4-2-114 DISTRICT URI – URBAN-RURAL INTERFACE DISTRICT (reserved.)

4-2-115 DISTRICT AHR – AIRPORT HEIGHT RESTRICTION

The Airport Height Restriction District delineates the airspace around the vicinity of the Cheyenne Airport that may be subject to Federal Aviation Administration (FAA) enforced height restrictions. Height restrictions limit the maximum height of structures. Development projects that are within the FAA protected zones and have the potential to obstruct the airspace 150 feet above the Cheyenne Airport's defined elevation of 6,156 feet shall be forwarded to the Cheyenne Airport staff for review.