

## **Regulations Applicable To All Districts**

### **A. Site Plan Requirements**

A site plan when required by the Council regulations shall be drawn to scale and shall contain the following:

1. Location and height of each building in reference to property lines.
2. Proposed building setbacks.
3. Location and number of parking spaces, each space drawn to scale.
4. Location of any natural hazards and historic features.
5. Roadways, walks, malls, recreation areas, open spaces and landscaping or screens.
6. Location, height and bulk of advertising signs.
7. Access to public roadways (approaches).
8. General vicinity map for ease in locating (township, range, sections, streets, etc.)
9. Chart showing proposed populations, densities and acreages of various land uses if applicable.
10. If mobile homes are proposed, a "typical" lot layout.
11. Roadway grades (percent), if applicable.
12. If mobile homes are proposed, color differentiations between lots for 14 foot wide mobile homes and those for greater than 14 wides.
13. Any other information which the developer, building inspector or planning commission considers important to the development.

### **B. Off-street Parking Requirements**

1. All parking shall be off the public rights-of-way. Parking space equals 180 square feet per vehicle.
2. All parking shall be on the lot which contains the principle uses requiring or within 300 ft, except in GB or HB Districts where the parking shall be supplied within the boundaries of the District.

3. Requirements for particular uses (for those uses not specifically mentioned, the most similar use shall govern):
  - A. Bowling alleys: 5 spaces/lane
  - B. Dance halls and skating rinks: 1 sp/100 sq. ft. floor area
  - C. Child care facilities: 1 space/10 daily children
  - D. Drive in restaurants: 20 paces
  - E. Dwelling Unit, two-family: 1.5 sp/unit
  - F. Dwelling Unit, multi-family: 1.5 sp/unit
  - G. Hospitals: 1 sp/bed, plus 5 sp
  - H. Hotels, motels travel trailer parks: 1sp/unit
  - I. LID and HID: 1 sp/empl. Plus 5 sp for visitors
  - J. Museums: 1 sp/500 sq. ft floor area
  - K. Mobile Home Parks: (See Section 4)
  - L. Nursing Homes: 1 sp/3 beds
  - M. Offices: 1 sp/300 sq ft floor area
  - N. Service facilities: 1 sp/200 sq ft floor area
  - O. Recreation building: 1 sp/300 sq ft floor area
  - P. Restaurants, cocktail lounges, etc...: 1 sp/3 seats
  - Q. Retail: 1 sp/200 sq ft gross leasable area
  - R. Schools, elementary: 2 sp/classroom
  - S. Schools, senior high: 6 sp/classroom
  - T. Theaters: 1 sp/4 seats (includes churches)
  - U. Service Stations (Gas Stations): 1 sp/400 sq ft building area plus 1 sp for each garage stall
  - V. Warehouses: 1 sp/800 sq ft floor area.
4. Four recreation vehicles shall be parked not more than three days (72) hours on public streets within the Chugwater town limits.

C. Off-Street Loading Requirements

Adequate space for standing, loading and unloading of motor vehicles shall be provided on non-residential lots to avoid interference with the normal use of public streets and ways. The following design criteria shall be followed:

1. Required Spaces

<b>Floor Area of Business or Industrial Establishments In Square Feet</b>	<b>Minimum Required Number and Size of Loading Spaces</b>	<b>Vertical Clearance</b>
1-9, 999	1 (12 x 40 feet)	14 feet
10,000-24,999	2 (10 x 40 feet)	14 feet
25,000-39,999	2 (10 x 70 feet)	14 feet
40,000-99,999	3 (10 x 70 feet)	14 feet
100,000-249,000	4 (10 x 70 feet)	14 feet
Each additional 200,000	1 (10 x 70 feet)	14 feet (4.3M)

2. Location

Required spaces shall be located on the same lot as the establishment served, except where an adjacent establishment's facilities are sufficient to serve both establishments. Off-Street parking and off-street loading requirements shall be mutually exclusive.

3. Setbacks

- A. No space shall be less than fifty (50) feet from a residential district unless screening is provided.
- B. No space shall be less than fifty (50) feet from the nearest point of intersection of two streets.
- C. Front lot line: 10 ft.
- D. Side lot line: 5 ft.

4. Access: All spaces shall be designed with access to a street or alleys which will least interfere with traffic movement. All spaces shall be of similar quality to the Service Street or alley to which it connects.

5. Use: No vehicle repair or service work shall be regularly performed in loading spaces.

D. Home Occupation Requirements (applicable in Residential Districts only: R, RH, PUD).

1. Occupation shall be conducted only by occupant(s) plus one outside employee.
2. Use shall clearly be an incidental function of the premises.
3. Use shall not exceed one-half of the floor area of dwellings.
4. Advertising shall not exceed two (2) square feet and shall only identify the occupation.
5. No exterior storage of materials related to occupation shall be allowed.
6. Business such as nursing homes, animal hospitals, junkyards, or restaurants shall not be permitted as home occupations.

E. Sign Requirements:

See Ordinance No. 187. See Also Chapter VI, Section 3, Construction Codes. See also d., above, for sign requirements for Home Occupations.

F. Curb, Gutter, and Sidewalk Requirements:

1. Curb, gutter, and sidewalks shall be installed on any lot or plot of land at the time any residential, commercial, or industrial building is placed thereon. All construction shall conform to the Town Engineer's specifications prior to the issuance of any occupancy permit.
2. The Town Engineer may waive the requirement if it is determined not to be feasible to install the required improvements at the time a building permit is requested. If the requirement is waived by the Town Engineer, it shall be the responsibility of the property owner to install curb, gutter, and sidewalk at such time the Town Engineer deems it feasible.

G. Fences, Walls, and Hedges:

Fences, walls, and hedges are permitted in all districts in accordance with the following limitations:

1. Front Yard Setback Area: No fence, wall or hedge shall exceed 30 inches in height on the front yard setback area of any lot.
2. Corner Lots: No fence, wall or hedge shall exceed 30 inches in height on the front yard setback area of any lot.

3. The Building Inspector may permit fences, walls, or hedges to exceed the limits set forth in paragraphs 1 and 2 hereof if the same do not create a safety hazard.
4. In no event shall any fence, wall or hedge exceed 8 feet in height.