

Definitions

Accessory Building:

A building structure or use which is clearly incidental or subordinate to the principal use and which is located on the same plot with the primary building structure or use. No residential building, tourist cabin or cottage shall be considered as accessory to any other residential building except as is expressly provided. Any accessory building or structure attached to a primary building or structure is deemed to be part of such primary building or structure in applying the LAND USE CONTROLS.

Advertising Device:

Means any outdoor sign, display, device, figure, painting, drawing message, placard, poster, billboard, or any other contrivance designed, intended, or use to advertise or to give information in the nature of advertising and having the capacity of being visible from the travel way of any public road or highway except any advertising device on a vehicle using the highway. The term vehicle using the highway does not include any vehicle parked near said highway for advertising purposes.

Annexation:

That process of becoming a part of or being encompassed within the legally constituted boundary of the town.

Board of Adjustment:

The Board of Adjustment is the Town Council of the Town of Chugwater.

Buffer Area:

Ground area of the plat in addition to any required side or rear yards when required, or in addition to any required setback other than from a designated street line, which shall be left in its natural state or planted as may be required by an appropriate town agency. Parking, loading, storage or access is not an activity of a buffer area.

Building Inspector:

The officer charged with the enforcement of this code, or his duly authorized representative.

Child Care Facilities:

Day care or other child care centers authorized or not requiring authorization under Wyoming Statutes.

Compatible Use:

The land use that mixes judiciously with dominant land uses, and will not detract from the assets of the surrounding dominant land uses.

Cul-De-Sac:

A street open at one end only and providing at the other end special facilities for the turning around of vehicular traffic.

Density:

The designated number of dwelling units per gross acre.

Dependent Travel Unit:

Any conveyance designed to be used as a temporary or seasonal dwelling which does not have a flush toilet or shower. The unit may contain water tanks. The unit's liquid wastes consist only of "grey water."

Developer:

Any person or persons, including a governmental agency, undertaking any development.

Development:

Any one or combination of the following:

1. The dividing of land into three or more parcels.
2. Annexation of a parcel or parcels of ground to the town.
3. A change in type of use of land or a change in use from one development class to another.
4. The making of any material change in noise levels, thermal conditions, or emissions of waste material.
5. Alteration of a shore bank or flood plain of a stream.
6. Reestablishment of a use which has been abandoned or suspended for one year regardless of the intended duration of the suspension.

Dominant Land Use:

That particular land use that along with its accessory buildings and uses can be considered as the primary allowable or present use on a parcel.

Duplex:

A dwelling for two families to include a home with a basement apartment.

Family:

An individual, or two or more persons, related by blood, marriage, adoption, as guardian and ward, or a group of no more than five persons who need not be so related, living together in a one family dwelling or in one unit of a two family or multiple family dwelling.

Flood Plain:

The relatively flat area or lowlands adjoining the channel or a stream or watercourse and subject to flood water overflow.

Grey Water:

Liquid waste not containing fecal or other body waste.

Height:

The vertical distance from the average elevation of the proposed finished grade along the wall of a building (or adjacent to the side of a non-building use) to the highest point of the roof for flat roofs, and to the mean height between eaves and ridge for cable, hip and gambrel roofs of such building (or non-building uses) except as specifically excepted.

High Water Line:

Engineering conclusions, based upon historical facts and/or generally accepted engineering principles, represented on a graph or other medium showing the relationship of the water surface elevation of a flood to the lands surrounding the channel.

Home Occupation:

A profession or other occupation not otherwise permitted in the district, which is conducted as accessory use in a residence.

Independent Travel Unit:

Any conveyance designed to be used as a temporary or seasonal dwelling which has a flush toilet and shower. The unit has a sewage storage tank.

Junkyard:

An area of land with or without buildings used for or occupied by a deposit, collection or storage outside a completely enclosed building or used or discarded materials such as wastepaper rags or scrap material or used building material, house furnishing, machinery, vehicles or parts thereof with or without the dismantling, processing, salvage, sale or other use or disposition of the same. A deposit or the storage on a plot of two or more wrecked or broken down vehicle or parts of two or more such vehicles for one week or more in a Residential District be deemed to be a junkyard.

Land Use:

The development that has or may occur on land.

Land Use District Map:

A map defining Land Use Districts.

Land Use Districts:

The geographical area defined in the “Land Use District Map” which identifies the uses for which the land contained therein may be utilized.

Light Industry:

Any branch of trade, production or creative endeavor employing labor and capital in an industrial or manufacturing process which is not noxious or offensive by reason of the emission of odor, dust, smoke, gas, fumes, noise or vibrations, whose waste products are not allowed to emerge or accumulate where they will cause discomfort to adjoining property owners or to the public generally.

Lot:

See Parcel

Lot Line Front:

A property line separating the narrowest street frontage of the lot from the street right-of-way.

Mobile Home:

A transportable structure which exceeds either eight body feet in width or thirty-two body feet in length, built on a chassis and designed to be used with or without a permanent foundation, when connected to required or permanent office. The term may include one or more components which can be retraced for towing and subsequently expanded for additional capacity or two or more units separately towable but designed to be joined into one single unit.

Mobile Home Park:

An area specifically designed for and occupied by six or more mobile homes. A development consisting of individual ownership of individual lots is not considered to be a mobile home park. Land that has a mobile home situated upon it and that is owned by the resident of the mobile home is not considered to be a mobile home park.

Mobile Home Subdivision:

Established to provide for development of residential lots for private ownership or lease for single-family mobile home.

Mobile Home Unit:

The leased or purchased area on which a mobile home is placed. The boundaries of the unit shall be used to measure setbacks.

Modular Home:

A dwelling house for human habitation, which at the time of its original construction was prefabricated and moved to the Town of Chugwater, whether in one unit or sections and installed on a lot or other parcel of land within the areas regulated by the Town of Chugwater.

Non-Conforming Use:

Any legally existing use, whether within a building or other structure or on a tract of land, which does not conform to the “use” regulations for the district in which such “non-conforming use” is located, either at the effective date of the resolution establishment of the district or as a result of subsequent amendments which may be incorporated to the Development Code.

Non-Conforming Building:

Any legally existing building which does not conform to the “location and bulk” regulations of this code for the district in which such “non-conforming building” is located whether at the effective date of the establishment of the district or as a result of subsequent amendments which may be incorporated into this Development Code.

Newspaper:

The official newspaper as designated by the governing body of the town.

Open Space:

Public or private land not planned or used for buildings or structures and reserved for active or passive recreations, scenic vistas, or buffer areas.

Parcel:

Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit. Parcel includes an easement supporting or related to a primary parcel: same as “lot”.

Parking Lot:

A yard for the sole purpose of storing motor vehicles in legal operating condition.

Person:

Any natural person, firm, partnership, association or corporation, but this definition does not include any governmental unit.

Planning Commission:

The entity appointed by the governing body as provided by Wyoming Statutes.

Planning Office:

Chugwater Town Office

Plat:

A map and supporting materials of certain described land prepared in accordance with subdivision regulations as an instrument for recording of real estate interests with the County Clerk.

1. **Preliminary Plan:** A map or maps showing the preliminary design of a proposed subdivision together with such information supporting data and other requirements as are necessary to comply with the provisions of this code.
2. **Final Plat:** A map or maps indicating the final design of the proposed subdivision supported by the necessary engineering data and legal documentation.
3. **Vacation Plat:** A map indicating a proposed vacation of a dedicated street, road or easement, or a vacation of a subdivision to raw acreage.

Primary Building:

A building in which is conducted the main or dominant use of the parcel on which said building is situated.

Property Line:

The line which is used to delineate the boundary and location of any parcel of real property.

Public Access:

A publicly dedicated maintained road constructed into the integral network of town, county, state and federal roadways.

Public Improvements:

All facilities constructed or erected by a sub divider within a subdivision to permit and facilitate the use of lots or blocks for a principal residential, business or manufacturing purpose.

Residential Zone:

Any of the Districts designated as Residential (R). Residential High Density (RH). Mobile Home Park (MHP), or Mobile Home Subdivision (MHS).

Right-Of-Way:

The entire dedicated tract or strip of land that is to be used by the public for various road purposes. The length of width of a right-of-way shall be sufficient to provide adequate accommodations for all the physical features to be included in said right-of-way.

Screen or Screening:

A strip at least three feet wide, densely planted, or having equivalent natural growth, with shrubs or trees of a type that will form a year-round dense screen at least six feet high; or an opaque wall or barrier or uniformly painted fence at least six feet high; or any other islands, barriers, emplacements, walls, fences, trees, plantings, shrubbery or other artificial or natural dividing strip or marker of any kind wherever located on the site, conditioned or required in any building permit, site plan subdivision approval, special permit, variance, zone change or other requirements pursuant to the development code.

Setback:

The minimum distance between the lot-line and a line parallel with that lot-line, in which certain development is not permitted.

Story, First:

Is the lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than four feet below grade, as defined herein, for more than fifty percent of the total perimeter, or more than eight feet below grade, as defined herein, at any point.

Street:

Any thoroughfare or public space not less than sixteen feet in width which has been dedicated or deeded to the public for public use. A road, highway, or other public or private thoroughfare which affords a primary means of access to abutting property.

Site Plan:

A drawing or set of drawings showing the detailed location and layout of major and minor improvements or developmental elements and their relationship to the parcel boundaries and physical features.

Special Permit:

A permit to develop a parcel of land bearing certain conditions and restrictions.

Specification:

A detailed technical description of the end project or products and the materials to be used in the development or construction of a project.

Standards:

A set of standard designs governing development and construction parameters pertaining to specific elements of the development with which uniform compliance by all persons is mandatory.

Structure:

Anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes wither temporary or permanently. Structure also includes fences, billboards, swimming pools, pipelines, transmission lines and advertising signs.

Subdivision:

The division of a tract or parcel of land into three or more parts for immediate or future sale or building development. Repetitive division of parcels into two lots for the purpose of avoiding compliance with this definition is illegal and in conflict with the intent of this code.

Yard, Front:

The shortest distance between the nearest wall of any building and the front lot line.

Yard, Rear:

The area between the foundation of the primary building and the rear lot line. On corner lots the owners have the option of which yard is rear yard and which is side yard.

Yard, Side:

The area between the foundation of the primary building and the side lot lines. On corner lots the owners have the option of which yard is rear yard and which is side yard.

One-Family Houses:

Including semi-detached, row and town: A one family house includes only one dwelling unit. In the case of semi-detached, row and town houses, count each house as a separate building when it is separated from its neighbor by a ground to roof party wall.

Two-Family Houses:

Two family houses are buildings which include two dwelling units which may be one above the other or side by side. If built side by side, they do not have a party wall and usually have a common attic, basement, heating plant and other features.