

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 (Real Estate Subdivisions [County]); 15-1-401 to 15-1-422 (Annexation; Determination of Boundaries; Addition and Exclusion of Land); 15-1-501 to 15-1-512 (Planning); 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. Conflict With Other Regulations

In case of a conflict between this regulation or any part of this regulation, and any part of any other existing or future adopted resolution of Laramie County, Wyoming, the more restrictive provision in all cases shall apply.

c. Private Provisions

These regulations are not intended to abrogate any easement restrictive covenant or any other contractual agreement, private agreement, or restrictions.

1-1-104 VIOLATIONS AND PENALTIES

No 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.

These regulations are enforceable by all appropriate legal remedies including, but not limited to, an injunctive relief or a writ of mandamus. All requests for enforcement of the provisions of these regulations and Wyoming statutes shall be submitted to the office of the Laramie County District Attorney for criminal enforcement for necessary and appropriate action.

If the Laramie County District Attorney fail or refuse to act upon a violation, the Board may request the Attorney General to initiate civil or criminal proceedings to enforce the provisions of this act and the Wyoming statutes.

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 PROCEDURES FOR VIOLATIONS

Procedures

The following procedures shall be used in citing violations of this regulation, except as otherwise provided.

- i. The first notice will be a certified letter or by other provable means of service indicating that the violation must cease within twenty (20) working days from the date of receipt of the letter. In cases where a health hazard or emergency may exist or where removal of the violation is deemed imperative by the Planning and Development Director or his designated representative, the 20-day limit may be decreased. The letter shall indicate the possible fine for violation.
- ii. A final notice will be sent if such violation is not corrected within the time period set forth in the first notice.
- iii. Notification may also be made by placing a violation notice directly on the property, if items above cannot be accomplished.

1-1-106 RIGHT OF ENTRY

The Planning and Development Director and agents are authorized to enter upon any property or premises, excluding a dwelling unit, at any reasonable time for the purpose of inspecting properties or performing other duties as described in this regulation.

1-1-107 INVESTIGATORY POWERS

- a. If the Board has any reason to believe that a person has engaged in activity which violates the provisions of these regulations, the Board shall make an investigation and, to the extent necessary, may administer oath or affirmation and, upon its own motion, or upon request of any party, may subpoena witnesses, compel upon motion, or upon request of any party, may subpoena witnesses, compel their attendance, adduce evidence, and require the production of any material which is relevant to the investigation, including the existence, description, nature, custody, condition and location of any books, documents or other tangible things, relevant facts or any other matter reasonably calculated to lead to discovery of admissible evidence.

- b. If any person has required records located outside this State, the person shall either make them available directly to the Board or pay the reasonable and necessary expenses for the Board or its representative to examine them at the place where they are maintained. The Board may designate representatives, including comparable officials of the State in which the records are located, to inspect them on the Board's behalf.
- c. Upon failure without lawful excuse to obey a subpoena or to give testimony and upon reasonable notice to all persons affected thereby, the Board may apply to District Court for an order compelling compliance.

1-1-108 SCHEDULE OF FEES, CHARGES AND EXPENSES

- a. No final action to record, permit, authorize or allow any application as required by this ordinance 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 and accepted by the Planning Commission and Board of County Commissioners effective July 1 of each year. The fees shall be established by the Planning and Development Director and posted in the Planning and Development Office. Fees shall be established based on the estimated cost of providing planning and development services to the public. All estimated fees shall be determined based on the average cost of 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.

1-1-109 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 platted for governmental use (including schools, parks, offices, greenways etc.); and
- ii. Lands platted for public streets, roads and alleys; and
- iii. Lands platted for public drainage facilities, such as channels, detention or retention pond sites.
- iv. Lands platted 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.

1-1-110 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 ADMINISTRATIVE APPROVAL PROCESS

In each of the districts in this regulation, there are uses which can be approved by the Planning and Development Director, according to specific procedures.

a. Application and Notification Procedures

- i. Applications for an Administrative Approval review of uses must be submitted to the Planning and Development Office.
- ii. The Director may request notification of adjacent property owners by certified mail and/or a posted sign provided by the Planning and Development Office. The Director may refer any application to the Board for approval.
- iii. After receipt of an application, the Planning and Development Office may send the application to Reviewing Agencies for review and comment.
- iv. Within twenty-one (21) working days after receipt of an application, the Director shall approve or disapprove the application based on written findings, which shall be transmitted to the applicant. Conditions may be attached to the approval to ensure that there is no departure from the intent of this regulation. Any conditions placed on approval shall be referenced to the appropriate code or policies to which they refer. All disapprovals must refer to code section on which disapproval is based. Copies of this letter shall be sent to all parties who submitted a written inquiry about the application.
- v. The twenty-one (21) days required for action may, in exceptional cases, be extended by written approval of the applicant and the Director.

b. Findings Necessary

Before any application for administrative approval can be approved, the Director shall find:

- i. The proposed use may be administratively permitted in the district in which it is proposed to be located and is in general conformance with all of the development standards of that district.

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

1-2-101 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. 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

In any case in which a use approved by the Board has not been exercised within twelve (12) months from its date of issuance, any new regulations governing the use or development of the property shall apply.

1-2-102 VARIANCE

- a. The Board 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 Board may impose any reasonable

conditions or restrictions on any variance it decides to grant.

b. Criteria for Variances

The Board of County Commissioners 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.

1-2-103 PROCEDURE FOR APPEALS

a. Administrative Appeals

All appeals of Administrative Approval decisions based in whole or in part

upon the provisions of this regulation shall be made in accordance with the following requirements.

- i. An appeal may be requested in writing 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 will be filed at the Planning and Development Office.
- ii. The notice of appeal shall specify the actions or decisions being appealed. The notice of appeal shall be filed within fourteen (14) days from the date of the written decision or the specific action. The notice shall describe the type of application presented, the date of the adverse 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) days after the Planning and Development Office receives the appeal letter. The Board's decision will be rendered within forty-five (45) days from the date the appeal is filed with the Development Office.

b. Appeals of Board Decisions

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

1-2-104 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.

1-2-105 NOTICE

All notice will be in accordance with the appropriate state statutes. The following notice procedures are also 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 the first required public hearing. The notice shall note 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 regulation or comprehensive plan
- vi. Highpower transmission lines, energy pipelines and water pipelines
- vii. 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. 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 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. Other applications as determined by the Director

d. 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 Ordinance, 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 Ordinance shall have the common and customary meaning.

1-3-102 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.

Accessory Structure - A structure that is subordinate in extent and purpose to the principal building on the same property. No accessory structure may be located without the benefit of a principal structure or as otherwise provided for in this regulation.

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, Council, or

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.

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.

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.

Boarding House - *See Residential.*

Buffer - Natural or other physical elements, such as 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.*

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.

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 two weeks

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 Health and Social 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.

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. 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 thirty (30) 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, 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 bona fide members paying annual dues, with the premises used primarily by members and their guests, but also potentially 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 Planning Commission and the Laramie County Board of Commissioners. Includes the adopted comprehensive master plan, and any adopted sub-area plan.

Concentrated Feeding Operation - 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 swine 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 portion of a legal subdivision or 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 and billiard halls, 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.

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 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.

Flood Plain - 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 (Building) - The length of an exterior building wall or structure of a single premise along a public way that it faces.

Frontage (Property) - The length of the property line(s) of any single premise along a public way.

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) **Public** - See *Automobile, Repair*.

(d) **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.

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.

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 beyond the confines of its property.

(b) **Light** - Any industrial, manufacturing, fabrication, warehousing, or processing which does not emit noxious smoke, odor, dust or noise beyond the confines of its property.

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 highways which join one another at, or approximately at, right angles, or the area within which vehicles traveling upon different roadways 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 plant 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.

Loading Areas - An off-street space for temporary parking of a commercial 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.

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

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.

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 Parlor/Technicians – 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.*

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.*

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 act 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, 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.

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.

Parking Space - An area for the purpose of parking one motor vehicle. Area must meet the minimum dimension requirements of this article 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 under single ownership or unified control 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, in accordance with the provisions of these regulations and applicable County and State law, 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 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 five (5) 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 personal 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.
- (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) **Multiple 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 - A facility, not a salvage yard, in which recoverable resources such as newspapers, magazines, books, paper products, glass, metal cans and other products are processed and treated to return such products to a condition in which they may be re-used for production.

Reservation - The designation of a portion of land for a specified use.

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 final 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.

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.

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.

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 conducted on the premises on which the sign is located or an off-site sign

which references a location, product or activity that no longer exists at a separate location, or a sign without wording or images.

Animated Sign - Any sign or part of a sign that changes in physical position by any movement or rotation. A flashing sign 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 Off-premise 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.

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. *Refer also to Section III herein for visual reference examples.*

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.

Off-Premise Sign – Any sign advertising goods, products or services not located or sold on the premises on which the sign is located. Off-Premise Signs are prohibited.

On-Premise Sign - A sign erected, maintained or used in the outdoor environment for the purpose of the display of messages pertinent to the use of, products sold on, or the sale or lease of the property on which it is displayed.

Outdoor Non-Commercial Signs - A permanent sign erected, maintained or used in the outdoor environment for the purpose of the display of noncommercial messages not pertinent to the use of, products sold on, or the sale or lease of the property on which it is displayed.

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. Storage yards shall be screened from all adjacent properties in accordance with this regulation.

Storm water - 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.

(a) **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, including mobile home courts, the creation of which constitutes a subdivision of land.

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 than 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.

Unit Space - A designated portion of a manufactured house park for the accommodation of one manufactured house.

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.

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 Administrator that approves the specific construction of large wind energy systems. Requirements for the wind energy permit are set forth in *section e.(4)* of this regulation.

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. Small Wind Energy Systems are exempt from this regulation.

(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 - 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.

Yard - An open space at grade 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.