



LARAMIE COUNTY LAND USE REGULATIONS

TITLE 6 DEFINITIONS

6-1-100 PURPOSE AND APPLICABILITY

The purpose of the definitions is to create reasonable, consistent and fair interpretation of the Laramie County Land Use Regulations. The following words and terms throughout the entirety of the Regulations are to be construed and understood as written within this Title, unless otherwise noted in the title, chapter, section, or subsection in which they are used.

6-1-101 DEFINITIONS

Abandoned Sign – A sign that no longer identifies or advertises a location, product, or activity or is structurally unusable or is not covered at least 50% in area by an advertising message for a period of six (6) continuous months.

Accessory Dwelling Unit – A dwelling unit that provides additional living area on the same parcel as an existing dwelling and which is secondary to the principal residence. It may be rented out to the public.

- a. An accessory dwelling unit may be an addition to the existing dwelling, be contained within it, or be a detached structure from the principal dwelling. It also may be within a renovated garage or above a garage.
- b. It shall contain a separate means of ingress/egress, a kitchen, living and sleeping area, bathing area, and bathroom facilities.
- c. The kitchen shall have a sink with running water, a stove or stove hookup. Toaster ovens, microwaves, or hotplates shall not be acceptable. An independent second kitchen by itself within a principal dwelling does not constitute an accessory dwelling unit. The removal of a stove does not change the accessory dwelling unit classification.
- d. An accessory dwelling unit is eligible for a separate address.
- e. An accessory dwelling unit shall not be allowed on property where a duplex, multi-family, or any other land use other than single-family (including manufactured home on single lot) is located.



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

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

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

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 Laramie County weather 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.



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Adult Material – One or more of the following materials 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 either totally or partially screened or partitioned during such display from the view of all persons 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.

Agricultural Land – The use of the term is synonymous with agriculture, agricultural building and agricultural development. It is contiguous or noncontiguous parcels of land under one (1) operation, owned or leased, as a farm, ranch, or farm and ranch operation. It 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.



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- 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)).
- d. 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).

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 or road.

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

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

Animated Sign – Any sign or part of a sign that changes in physical position by any movement or rotation.

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 administrative 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 Planning Commission, Board of County Commissioners, or County Departments as defined by these regulations.

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.



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Area of Shallow Flooding – A designated AO, AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one (1) percent chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

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

ASTM – American Society for Testing and Materials.

Assisted Living Facility – Custodial Care – A residential type facility for people who need custodial care, and assistance with daily activities. The facility may provide skilled nursing service. It is not a hospital.

Assisted Living Facility – Social Care – A residential dwelling which houses up to four (4) people and provides assisted living services for a broad range of individuals such as meals, transportation, laundry service, and assistance with other daily activities. It does not provide skilled nursing services. It is synonymous with a group dwelling, group home, congregate care home, sheltered housing, adult care home and other similar terms.

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

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

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, motor, upholstery, lubrication, and tire service.

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

Average Daily Traffic (ADT) – The volume of traffic passing a point or segment of a road, in both directions, during a period of time, divided by the number of days in the period and factored to represent an estimate of traffic volume for an average day of the year.

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.



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

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.

Back-Lit Awning – An awning with which 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.

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

Base Flood – A flood having a one percent chance of being equaled or exceeded in any given year. This is the regulatory standard also referred to as the "100-year flood." The base flood is the national standard used by the National Flood Insurance Program (NFIP) and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development. Base Flood Elevations (BFEs) are typically shown on Flood Insurance Rate Maps (FIRMs).

Base Flood Elevation – The elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. The BFE is shown on the Flood Insurance Rate Map (FIRM) for zones AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, V1–V30 and VE.

Basement – Any area of the building two (2) feet below ground level on all sides. The lowest floor of the lowest enclosed area includes the basement (walkouts are included as a basement, crawlspaces are not). Earth-bermed and similar above-grade structures shall not be considered a basement.

Bed and Breakfast – A single family dwelling, either existing or new with the owner living on-site, and has no more than two (2) guest rooms.

Berm – A mound of earth designed to act as a screen with another land use.



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

Bicyclist – Any person on a bicycle.

Billboard – An off-premise freestanding sign advertising goods or services at another location.

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.

Board (SWMRB) – The Surface Water Management Review Board that is established by the Laramie County Board of Commissioners.

Boarding 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.

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

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

Body Artist – An individual who performs or practices body art on another individual.

Buffer – Is an area of land which screens and separates land uses from one another with width and distance from property lines, and uses ground plantings, trees, shrubs, open space, fences, walls or berms within.

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



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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.

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.

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

Building Setback Line – See Setback.

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

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

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

Campground – A commercial operation of land occupied, or intended for temporary occupancy, by any of the following: tent, tent trailer, pickup and camper, travel trailer or



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motor home or similar type recreational vehicle. Campgrounds of six (6) or more spaces shall be permitted through the Environmental Health Dept.

Canopy, 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.

Canopy, 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 and may be internally or externally illuminated.

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 childcare facility issued by the Wyoming Department of Family Services operating as the state agency which issues certificates.

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

Certificate of Occupancy – A certificate issued by the Building Official allowing use or occupancy of the building or structure.

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.



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

Changeable Sign, Electronic – A sign with a one-color or more LED display area. The LED display is not allowed to flash and may change messages as prescribed by these regulations.

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 to meet standards set by these regulations.
- 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 these regulation:

- a. Family Child Care Home Class A - 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 children under the age of six (6) and foster children under the age of thirteen (13) shall be counted toward the total number of children. The operator must live in the facility.
- b. Family Child Care Center Home Class B - 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 children under the age of six (6) and foster children under the age of thirteen (13) shall be counted toward the total number of children. Operator must live in the facility.
- c. Child Care Center – Class C - A business, not located in a residential building, where three (3) to twenty-nine (29) children are cared for on a regular basis.
- d. Child Care Center – Class D - A business, not located in a residential building, where thirty (30) or more children are cared for on a regular basis.



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

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

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

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

Commission – The Laramie County Planning Commission.

Common Area – Land within a development, not individually owned, but may be 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.

Compensatory Storage – A standard for New Growth Areas which preserves the ability of the floodplain to store water by compensating for the loss of storage due to buildings or fill dirt by providing an equal volume of storage.

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

Concentrated Animal Feeding Operation or CAFO – Any housed facility, including outdoor pens, and including any lagoon and other waste treatment facilities associated



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with the facility, wherein livestock are confined, fed and maintained for a total of forty-five (45) consecutive days or more in any twelve (12) months, and the feed lot or facility is designed to confine an equivalent of one thousand (1,000) or more animal units'

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

Conditional Use – A land use requiring special permission under the zoning ordinance of these regulations by the Laramie County Planning and Development Department, the Laramie County Planning Commission, or the Laramie County Board of Commissioners, upon which the approving authority may place conditions upon approval of such use in the interest of the life, health, and/or safety of the citizens of Laramie County.

Coniferous – A plant, tree or shrub 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. Wyo. Stat. Ann. § 31-5-102.

Copy – The graphic content or message of a sign.



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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.

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.

Critical Feature – An integral and readily identifiable part of a flood protection system without which the flood protection provided by the entire system would be compromised.

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 Plate – A plate affixed to manufactured homes 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, tree or shrub with foliage that is shed annually.

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 operations or storage of equipment or materials.

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

Division of Land – A parcel of land established by legal means and recorded with the County Clerk.

Dormitories – See Residential.

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

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



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Drive-in or 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.

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.

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.

Elevated Building – A non-basement building built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. Elevated Building also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters.

Elevation – The height of a place or location above mean sea level.

Elevation Certificate – A certified statement that verifies a building's elevation information. This certificate must be completed on the most current certificate, as published by the U.S. Department of Homeland Security Federal Emergency Management Agency, by a qualified land surveyor, engineer or architect.

Encumbrance – A legal, financial, or personal responsibility that in some way inhibits the use or transfer of a parcel. Taxes and assessments levied by public authority are not an encumbrance under these regulations 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 (gathering) lines.



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Engineer of Record – The responsible person designated by the owner to oversee design and construction of permitted facilities. The Engineer of Record shall be licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming and seal the drawings, reports, or documents for a project.

Entertainment Facility – Predominantly spectator uses conducted within an enclosed building or in an open or partially enclosed facility. Uses include movie theaters, concert halls, sports arenas, motor or animal racing facilities, circus, resorts, 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 activities and where tickets are sold or fees collected for the activity. Includes, but is not limited to, skating, water slides, miniature golf, bowling alleys billiard halls, swimming pools and shooting ranges, but not movie theatres.

Erosion and Sediment Control Plan – A set of plans prepared by or under the direction of a licensed professional engineer indicating the specific measures and sequencing to be used to control sediment and erosion on a development site during and after construction.

Essential Service Utilities – See Utilities, Essential Services.

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

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



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Existing Construction – For the purposes of determining flood insurance rates, existing construction are structures for which the "start of construction" commenced before the effective date of the Flood Insurance Rate Map. Existing construction may also be referred to as "existing structures."

Existing Manufactured Home Park – A manufactured home park for which facilities servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an Existing Manufactured Home Park – The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

Facilities – Water and sewer main lines, curbs, gutters, sidewalks, streets or roads, paving, storm sewers, electrical lines and conduits, gas lines, electrical power and communication lines and facilities, 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.

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



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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 (§11-44-102). 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 human made partition, structure, wall, or a gate erected as a dividing marker, barrier, enclosure, or screening device.

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

Flag – A piece of cloth, bunting, or similar material that is attached to, erected on, or supported by a 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 noncommercial flags displayed from flagpoles or staffs, shall 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.

Flood or Flooding – A general and temporary condition of partial or complete inundation of 2 or more acres of normally dry land area or of 2 or more properties from:

- a. the overflow of inland waters.
- b. the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM) – An official map of a community, on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.



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Flood Insurance Study – A compilation and presentation of flood risk data for specific watercourses, lakes, and coastal flood hazard areas within a community. When a flood study is completed for the NFIP, the information and maps are assembled into an FIS. The FIS report contains detailed flood elevation data in flood profiles and data tables.

Floodplain or Flood-Prone Area – Any land area susceptible to being inundated by floodwaters from any source (see definition of flood or flooding).

Floodplain Management – The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain Management Maps – Any and all mapping on which Laramie County has delineated as Areas of Special Flood Hazard.

Floodplain Management Regulations – Zoning regulations, subdivision regulations, building codes, health regulations, and special purpose Regulations (such as a Floodplain Regulations, Grading Regulations and Erosion Control Regulations) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing – Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Flood Protection System – Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding, thereby reducing the depth of the flooding and the extent of the areas within a community that are subject to a “special flood hazard” and the extent of the depths of associated flooding. Such a system typically includes constructed channels, dams, reservoirs, levees or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

Floodway (Regulatory Floodway) – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.



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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.

Food Service Facilities – any commercial use engaged in the preparation and retail sale of food and beverages for consumption on site. It is known as a restaurant, diner or a deli.

Freeboard – An additional amount of height above the Base Flood Elevation used as a factor of safety (e.g., 2 feet above the Base Flood) in determining the level at which a structure's lowest floor must be elevated or floodproofed to be in accordance with state or community floodplain management regulations. Freeboard is a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

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

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

Garage –

- a. Parking - A structure used for the short term (less than 30 days) parking of vehicles, other than private or storage garages.
- b. Private - A building or portions thereof for the storage of automobiles or other property for persons living on the premises and having no public shop or services.



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

Garbage – Includes but shall not be limited to; refuse, material or substances generated, discarded or accumulated by household, business or other use, whether wet or dry, hazardous or nonhazardous, including paper, plastic, wood materials or cardboard products, all kitchen and table food waste, and animal or vegetable waste that attends or results from the storage, preparation, cooking or handling of food stuffs; any solid waste, including disposed or discarded items, trash, sanitary waste in septic tanks, derived from households or businesses, including single and multiple residences, hotels and motels, campgrounds, picnic grounds, and day-use recreation areas; yard trash including land clearing debris and wood scraps, wood pallets and other scrap materials: “garbage” may include materials or substances described or designated as solid waste pursuant to the authority provided in W.S. 35-11-10 et seq.

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

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.

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 and approved 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;



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- 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;
- f. U.S.C. Section 1801, et seq., or the Resource, Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq.; or
- g. 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.

Height – Habitable Structure –

Highest Adjacent Grade – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

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

Historic Structure – Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior, or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:



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- i. by an approved state program as determined by the Secretary of the Interior; or
- ii. directly by the Secretary of the Interior in states without approved programs.

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

Home Occupation – Any nonresidential use conducted entirely within a residential dwelling, and which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, uses no more than 25 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. Also, should a home occupation meet the requirements for a site plan then it is not a home occupation.

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

Hotel or 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.

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

Impervious Surface – Impervious surfaces include, without limitation, gravel or paved roads, parking lots, and driveways, rooftops, buildings or structures, sidewalks, compacted gravel or soil, other areas created using non-porous material, and any other surfaces which prevent or impede the natural infiltration of stormwater runoff which existed prior to development.

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.



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Industrial – Means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, dismantling, transforming, processing, recycling, adapting or servicing of, any goods, digital or radio frequency signals, substances, products or articles for non-retail commercial purposes, and includes any storage or transportation associated with any such activity.

There are two categories:

1. Light Industrial (LI) is a category which provides for the location of industrial uses through a site plan and that are able to be performed in such a manner as to control the external effects of the process(es) on the same or surrounding properties: glare, smoke, odor, dust, noise or contamination of groundwater.

2. Heavy Industrial (HI) is a category which provides for the location of industrial uses through a site plan and may require mitigation measures to manage the external effects of the process on the same or surrounding properties: glare, noxious smoke, odor, dust, noise, or contamination of groundwater.

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 by which water on the ground surface enters the soil.

Institutional Use – An organization, establishment, foundation, society, public entity, or the like, especially one of a public, service, educational, religious, or charitable character.

Interior Sign – Any sign placed within a building. Interior Signs, as defined, are not regulated by these regulations, but may be by applicable building codes.

Intersection – The area embraced within the prolongation or connection of the lateral curb lines, or, if none, then the lateral boundary lines of the roadways of two rights of way which join one another at, or approximately at, right angles, or the area within which vehicles traveling upon different rights of way joining at any other angle may come in conflict. The junction of an alley with a street or highway does not constitute an intersection.

Junk – Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, wood, waste, or junked, dismantled or wrecked or inoperable automobiles, or parts thereof, or iron, steel and other old or scrap ferrous or nonferrous material.



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Junk or 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.

Kennel or Pet Boarding Facility – 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.

Landscape Plan – A document that depicts existing and planned plantings, and other materials in relation to buildings, walkways, driveways, parking and adjacent properties.

There are three types of landscape plans.

1. Central Water – where central water is located, uses species adaptive to Laramie County.
2. Native Species – uses species native to the western United States with plantings that will grow and thrive in the Laramie County climate.
3. Conservation – used in areas where there is no central water, prepared by the Conservation District.

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

Levee – A human-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System – A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.



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Light Pollution – The night sky glow caused by the scattering of artificial light in the atmosphere.

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

Livestock – One or more domesticated animals, including but not limited to cattle, swine, horses, llamas, alpacas, sheep and poultry raised in an agricultural setting to produce commodities such as, but not limited to food, fiber and labor.

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

Loading Space – An off-street space for the loading and unloading of people or articles.

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

Lodging House – See Residential. COME BACK TO

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

- a. Corner lot - A lot situated at the intersection of two or more intersecting streets.
- b. Interior lot - A lot other than a through or corner lot.
- c. Through lot - A lot, other than a corner lot, having a frontage on more than one street.
- d. Reverse Frontage lot - 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 a parcel of property.

- a. Net - The total area of the property within the property lines. All minimum square footage requirements are "Net" requirements, as applicable in zoning districts served by central water.
- b. Gross - The total area of the property to the center line of the public or private streets or roads. This calculation is used for the purpose of determining area for septic systems and, as applicable, where there is no central water system.



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

Lot Line – The lines bounding a lot, tract or property, as defined by:

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 primary 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.

Lowest Floor – The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

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

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 of 1974, is transportable in one or more sections, is built on a permanent chassis, and meets the Federal Building Code (HUD) standards. (If factory built prior to June 15, 1976, also known as “Mobile Home” in these regulations.)



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Manufactured Home Park – A parcel of land divided into three or more manufactured home spaces for rent or sale. Spaces in a manufactured home parks are prohibited from being sold.

Manufactured Home Park Subdivision – A subdivision for the placement of manufactured homes on tracts which may be bought or sold.

Marquee Sign – See canopy sign.

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

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

Mean Sea Level – For the purposes of the National Flood Insurance Program, the North American Vertical Datum 1988 (NAVD 88), the level to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

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

MET Tower – A meteorological tower is used to measure wind characteristics such as speed, direction and duration.

Mobile Dwelling Unit –

- a. built on a single chassis;
- b. is permanently towable;
- c. is not within the definition of a manufactured home;
- d. is less than 500 square feet measured by interior floor space;
- e. is less than 8.5 feet wide;
- f. is equipped with potable water and sanitary sewage equipment;
- g. is equipped with a sleeping/living area;
- h. is not within the jurisdiction of the adopted building code.



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Modular Home – A single family residential dwelling, not a Manufactured or Mobile Home, that is constructed in a factory to the current adopted residential construction code of Laramie County.

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

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

MUTCD – Manual of Uniform Traffic Control Devices.

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

New Construction – For the purpose of determining insurance rates, new construction refers to structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

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 current provision of these regulations for the zoning district in which it is located.

Nonpoint Source Pollution – Water pollution from any source other than discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include agricultural storm water discharges and return flows from irrigated agriculture.



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Nonresidential Building – A commercial or mixed-use building where the primary use is commercial or non-habitable.

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 contained within these regulations.

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 including nursing but excluding a facility providing surgical or emergency medical services and excluding any facility providing care for alcoholism, drug addiction, mental disease or communicable disease.

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

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

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

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

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

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



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

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

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 zoning district that identifies special provisions to be followed in addition to those found in the underlying zoning district. It also may supersede the underlying zoning regulations.

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

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

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.

A parking lot is comprised of a land area, with access and egress, necessary signage, aisles if necessary, appropriate sized parking spaces, the painting of individual parking spaces, including handicapped type parking spaces, as well as holding a safe aisle width for access, egress, pulling into a parking space and leaving a parking space.

Parking Space – An area for the purpose of parking one motor vehicle. Area be surfaced with either asphalt or concrete or other acceptable material as approved by the County.

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.



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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 or tracts of land developed as a unit which includes one or more principal buildings or uses and is processed under the Planned Unit Development provisions of this regulation.

Planning Commission – The Laramie County Planning Commission.

Planning Director – The Program Manager of the Laramie County Planning and Development Department.

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

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.

Preliminary Subdivision Plan – A map and 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.

Principal Building – A building or structure in which is conducted the principal use of the zone lot on which it is located or; in a group development, of the building site on which it is located.

Private Road or Private Driveway – A 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 members of the public.

Professional Engineer – A Professional Engineer licensed by the State of Wyoming.



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Projecting Sign – A sign other than a wall sign that is attached to and projects from a building face or wall or from a structure whose primary purpose is other than the support of a sign.

Property Line – The legal boundary of any particularly described land. See also Lot Lines.

Public Art – Works of art in any media meant for enjoyment that have been planned and executed with the specific intention of being sited at a location accessible by view to the public, whether on public or private property; and which do neither contain, nor imply or insinuate any commercial or advertising image, picture, scene, sculpture or message, for any property.

Public Land – Land owned, controlled and/or operated by a governmental entity.

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

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

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

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.

Recreational Vehicle – A vehicle which is:

- a. built on a single chassis;
- b. is 400 square feet or less measured at the largest horizontal projection;
- c. designed to be self-propelled or permanently towable;
- d. is equipped with potable water and sanitary sewage equipment;
- e. is equipped with a sleeping/living area;
- f. is not within the jurisdiction of the adopted building code.



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

Residential –

a. Accessory Dwelling Unit - A single dwelling unit used to provide housing as a rental or for family and friends. A principal dwelling unit shall be located on the property prior to the construction of an accessory dwelling unit, also known as an ADU.

b. Bed and Breakfast - A single dwelling unit, which is used to provide limited lodging, temporary overnight accommodations for paying guests. It is limited to two (2) guest rooms. A bed and breakfast establishment is distinguished from a hotel or motel operation by its size and residential atmosphere with limited services. The owner lives on-site.

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

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

e. Duplex - A structure containing two (2) separate dwelling units each of which have direct access to the outside and used for not more than two single housekeeping units. Each unit may be on its own individual lot.

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

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

h. Multi-Family - A detached building designed and used exclusively as a dwelling by two (2) or more single housekeeping units occupying separate dwelling units within the building.



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i. Single-Family - A dwelling unit having accommodations for exclusive use by a single housekeeping unit. j. Townhouse – Two (2) 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 two or more single housekeeping units

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

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

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

Right-Of-Way - A strip of land occupied or intended to be occupied by a street, crosswalk, pedestrian way, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, landscaping including trees, or for any other special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights- of-way intended for streets, crosswalks, pedestrian ways, water mains, sanitary sewers, storm sewer mains, landscaping including trees, or any other use involving maintenance by a public agency shall be dedicated to the public by the maker of the plat on which such right-of way is established.

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

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

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.

Runoff – Flow of water on the surface of the ground.

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



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

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

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

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

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

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

Scrap and/or Salvage Materials – Include but are not limited to; used wood or metal including appliances and machine parts, which can be recycled or reused only with repair, refurbishing, or attachment to other such materials; may also include; scrap iron, scrap tin, scrap brass, scrap copper, scrap lead, or scrap zinc and all other scrap metals and their alloys and bones, rags, used cloth, used rubber, used rope, used tinfoil, used bottles, old and used machinery, used tools, used appliances, used fixtures, used utensils, used lumber, used boxes or crates, used pipe or pipe fittings and other manufactured goods that are worn, deteriorated or obsolete as to make them unusable in their existing condition, or in a dismantled form; other equipment, automobiles or vehicles, or parts or portions thereof, which are inoperable and/or fully or partially dismantled or wrecked.



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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, additional setback or other required 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:

k. 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.

l. 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.

m. 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.

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.



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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 and is made of cement.

Sight 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.

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.

Site Plan – A document or group of documents containing sketches, text, drawings, maps, photographs, studies, and other material intended to present and explain certain elements of a proposed development such that it functions as intended and meets these regulations. A site plan includes grading, physical design, drainage, siting of buildings and structures, interior vehicular and pedestrian access, parking, the provision of infrastructure improvements, and the interrelationship of these elements.

Solar Energy System, On-Site – Any device or combination of devices which collects sunlight primarily for generating energy for use on-site. When a property also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for onsite use may be sold back to the utility company.

Solar Energy System, Utility Scale – A large, utility scale solar collection system designed to convert solar energy into electrical energy for the supply of solar power into the electricity grid.

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.

Special Flood Hazard Area (SFHA) – The area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones



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V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Spot Zoning – A change in district name with accompanying regulations, variances or other amendment to the zoning code and use area maps where the change does not reflect the general use or zoning of surrounding 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.

Start of Construction – Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

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

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

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



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an approved site plan. Stormwater - Water that originates from precipitation (storm), including rain and meltwater from hail and snow.

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. As this definition relates to floodplain regulations, also includes a gas or liquid storage tank that is principally above ground.

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

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

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

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

Subdivision Permit –

- a. Approval granted by the Board of County Commissioners in accordance with this regulation and State statute that allows for the subdivision of land. A signed resolution describing Board approval of the subdivision permit shall be recorded at the office of the Laramie County Clerk. Minor and major subdivisions are granted a subdivision permit directly by the Board of County Commissioners.
- b. A simple subdivision modest plat receives a subdivision permit when it is approved by the Planning Director and Public Works Director through the authority granted by the County Commissioners through these regulations.
- c. A lot line adjustment modest plat receives a subdivision permit from either the County Commissioners or the Planning Director and Public Works Director as defined by



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these regulations, and through the authority granted by the County Commissioners, as contained within the regulations.

- d. A vacation or vacate modest plat receives a subdivision permit from either the County Commissioners or the Planning Director and Public Works Director as defined by these regulations and the authority granted by the County Commissioners, as contained within the regulations.

Substantial Damage – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

Substantial Improvement – Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before start of construction of the improvement. This includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either of the following:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or
- b. Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

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

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.

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 120 days. Sites for temporary laydown yards for road and utility construction may be allowed within the county in all zones and areas for the length of the construction period.

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



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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 selfsupporting lattice towers, guyed towers or monopole towers. The term includes but is not limited to radio and television transmission towers, microwave towers, MET towers, common-carrier towers, cellular telephone towers, alternative tower structures and any tower support.

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

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

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

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

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.



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

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

Urban – Areas characterized by medium to high density residential development, a high concentration of commercial and industrial uses, and the public services to support such development, including the presence and availability of central water and central sewer.

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. Cellular phone services, cable internet and communication infrastructure shall be considered essential services utilities.

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

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

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

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

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



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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 either unregistered, uninsured or unlicensed. Violation - The failure of a structure or other development to be fully compliant with this regulation.

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

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.

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

Water Surface Elevation – The height, in relation to the North American Vertical Datum of 1988 (NAVD 88), or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Water System – A public system of providing water for use by those within its district boundaries. These include the Cheyenne Board of Public Utilities (BOPU), South Cheyenne Water and Sewer District, the Town of Albin, the Town of Pine Bluffs, Town of Carpenter, Winchester Hills, Orchard Valley, Avalon MHP and Hide-A-Way MHP.

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

WYDEQ – The Wyoming Department of Environmental Quality.

WYDOT – The Wyoming Department of Transportation.

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



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- 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.

Zone Lot – A parcel of land which may be unplatted, or is a tract or a lot which has a zoning district designation.