

Title 17

ZONING\*

Chapters:

<u>17.03</u>	<u>General Provisions</u>
<u>17.06</u>	<u>Definitions</u>
<u>17.09</u>	<u>Districts and Map</u>
<u>17.12</u>	<u>Zone Lot</u>
<u>17.15</u>	<u>Administrative Officials</u>
<u>17.18</u>	<u>Permits</u>
<u>17.21</u>	<u>A District</u>
<u>17.24</u>	<u>R-S District</u>
<u>17.27</u>	<u>R-1 District</u>
<u>17.30</u>	<u>R-2 District</u>
<u>17.33</u>	<u>R-4 District</u>
<u>17.36</u>	<u>MH District</u>
<u>17.39</u>	<u>C-1 District</u>
<u>17.40</u>	<u>C-2 District</u>
<u>17.42</u>	<u>I-1 District</u>
<u>17.45</u>	<u>I-2 District</u>
<u>17.48</u>	<u>Off-street Parking and Loading</u>
<u>17.51</u>	<u>Signs</u>
<u>17.54</u>	<u>Solar Rights</u>
<u>17.57</u>	<u>Temporary Uses</u>
<u>17.60</u>	<u>Nonconforming Uses and Structures</u>
<u>17.63</u>	<u>Conditional Uses</u>
<u>17.65</u>	<u>Multi-Family Development Requirements</u>
<u>17.66</u>	<u>Special Development Plans</u>
<u>17.69</u>	<u>Fees</u>
<u>17.72</u>	<u>Variances</u>
<u>17.75</u>	<u>Amendments</u>
<u>17.78</u>	<u>Appeals</u>
<u>17.81</u>	<u>Board of Adjustment</u>
<u>17.84</u>	<u>Violations</u>

Chapter 17.03

GENERAL PROVISIONS

Sections:

17.03.010	Title of ordinance.
17.03.020	Authority.
17.03.030	Purpose.
17.03.040	Confermity required.
17.03.050	Applicability.
17.03.050	Continuation of existing uses.

\* Prior history: Ord. 23 as amended by 59.

- 17.03.070 Restrictive covenants no substitute.
- 17.03.080 Higher or more restrictive standards.
- 17.03.090 Rent, sale or lease in violation.

17.03.010 Title of ordinance. The ordinance codified in this title shall be known, cited and referred to as the "Zoning Ordinance of Pinedale, Wyoming." (Ord. 68 §2, 1980)

17.03.020 Authority. This title is adopted pursuant to and in accordance with the authority vested in the town council by Sections 15-1-601 through 15-1-612, and 15-1-701 through 15-1-709, Wyoming Statutes, as amended. (Ord. 68 §1, 1980)

17.03.030 Purpose. These regulations have been made in accordance with the policies and recommendations set forth in a duly adopted comprehensive plan and have been enacted with the following purposes in mind:

- A. To lessen congestion in the streets by coordinating land use with transportation policies;
- B. To secure safety from fire and other hazards;
- C. To promote the most appropriate use of land to ensure orderly and centralized growth;
- D. To preserve the scenic value of the town;
- E. To protect the lifestyle and environmental quality of the town;
- F. To provide for centralized commercial activity;
- G. To allow for the adequate provision of needed public facilities to serve present and future populations;
- H. To conserve the value of buildings and lands by ensuring a compatible arrangement of land uses;
- I. To otherwise promote the public health and general welfare of the community. (Ord. 68 §3(a), 1980)

17.03.040 Conformity required. After the effective date of the ordinance codified in this title, no land shall be used or occupied and no structure shall be erected, altered, used or occupied except in conformance with the provisions of this title. (Ord. 68 §3(b)(1), 1980)

17.03.050 Applicability. This title shall apply to all private lands within the corporate limits of the town, as they may from time to time be amended, and to all public lands within the same area that are legally subject to these provisions. (Ord. 68 §3(b)(2), 1980)

17.03.060 Continuation of existing uses. The enactment of the ordinance codified in this title shall not prohibit the continuance of the use of any land, building or structure for the purpose for which such land, building or structure is used at the time the ordinance takes effect, and it shall not be necessary to secure any permit or

certificate permitting such continuance; provided, however, that any significant alteration of or addition to any existing building or structure or the change in use of any land, building or structure within any area subject to the provisions of these regulations shall be regulated or prohibited. (Ord. 68 §3(b) (3), 1980)

17.03.070 Restrictive covenants no substitute. The existence of restrictive covenants or agreements shall not be a substitute for these zoning regulations. (Ord. 68 §3(b) (4), 1980)

17.03.080 Higher or more restrictive standards. Wherever higher or more restrictive standards are established by the provisions of any other applicable ordinance, statute, resolution, regulation, or restrictive covenant, such other ordinance, statute, resolution, regulation, or restrictive covenant shall apply. (Ord. 253, 1993; Ord. 68 §3(b)(5), 1980)

17.03.090 Rent, sale or lease in violation. No person, firm or corporation and no officer or employee thereof shall knowingly sell, rent or lease, or offer to sell, rent or lease, any land or structure for any use or purpose contrary to the provisions of this title. (Ord. 68 §3(b) (6), 1980)

## Chapter 17.06

### DEFINITIONS

#### Sections:

17.06.010	Applicability; Shall and may; Tense and Number; Generally.
17.06.020	Accessory structure.
17.06.030	Accessory use.
17.06.040	Alley.
17.06.050	Board.
17.06.060	Boardinghouse.
17.06.070	Building.
17.06.080	Building frontage.
17.06.090	Building height.
17.06.100	Commission.
17.06.110	Corner lot.
17.06.120	Council.
17.06.130	Day care.
17.06.140	Districts.
17.06.150	Drive-in restaurant.
17.06.160	Dwelling unit.
17.06.170	Family.