

Chapter 17.18PERMITSSections:

17.18.010	Building permit required.
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17.18.010 Building permit required. No building or structure shall be commenced, erected or altered until a building permit for construction or alteration has been issued by the Town Clerk as provided by Chapter 15.04 of the Pinedale Municipal Code. Accessory structures which are minor in nature, which do not require a permanent foundation, which are not fixed to a permanent location on the ground, and which are not attached to a structure containing a permitted use shall not require such a permit. Mobile homes not in transit, not at a mobile home sales lot, or not in storage and unoccupied shall require such a permit. (Ord. 309, 1996; Ord. 68 §5(d)(1), 1980)

17.18.020 Occupancy permit required. No building or structure shall be used or occupied until an occupancy permit (see Ch. 15.28) has been issued by the zoning administrator certifying that the use and occupancy comply with all provisions of this ordinance and all other town ordinances. The occupancy permit shall not be valid unless accompanied by a concurrent certificate of occupancy issued by the chief building inspector. Accessory structures which are minor in nature, are not intended for residential occupancy, do not require a permanent foundation, are not fixed to a permanent location on the ground or are not attached to a structure containing a permitted use shall not require such a permit. Mobile homes not in transit, not at a mobile home sales lot or not in storage and unoccupied shall require such a permit. (Ord. 68 §5(d)(2), 1980)

17.18.030 Existing structures and uses. Permits shall not be required for structures existing nor for the use of any structures or land area established prior to the effective date of the ordinance codified in this title; provided, however, that any future modifications to existing structures or changes of use of any structure or land area shall require permits as provided by this title. (Ord. 68 §5(d)(7), 1980)

17.18.040 Applications. Applications for permits required by Sections 17.18.010, 17.18.020 and 17.18.060 shall be accompanied by a plat, drawn to scale, containing:

- A. The name and address of the applicant;
- B. The location, shape and dimensions of the land area in question;
- C. Existing and proposed uses of the structure, structures or land area;
- D. Location, layout and number of spaces for off-street parking and loading; and
- E. Such other information as may be deemed necessary by the zoning board or the town council for the proper enforcement of this title. (Ord. 68 §5(d)(4), 1980)

17.18.050 Grant or denial. The zoning administrator shall act promptly upon any permit application filed with him, and shall grant permits in all cases in which the proposed construction or use complies with the requirements of the zoning ordinance. If he denies the application, he shall specify the reasons for such denial. (Ord. 68 §5(d)(6), 1980)

17.18.060 Main use to precede accessories. No accessory structure or building shall be constructed or

placed upon a zone lot until a legal permitted use has been established. (Ord. 68 §5(d)(3), 1980)

17.18.070 Sewer and water hookups required. No permit shall be issued for the erection, alteration, use or occupancy of any structure intended for human use or occupancy which will not be connected to a public sewage system or which is not served by a water supply system meeting all of the standards and requirements of the State Health and Social Services Department, all the standards and requirements of town ordinances, and approved by the town engineer. (Ord. 68 §5(d)(5), 1980)

17.18.080 Copies on file. A copy of all required permits and variance requests shall be filed by the zoning administrator and shall be available for examination. (Ord. 68 §5(d)(8), 1980)

Chapter 17.21

A DISTRICT

Sections:

- 17.21.010 Purpose.
- 17.21.020 Permitted uses.
- 17.21.030 Accessory uses.
- 17.21.040 Home occupations.
- 17.21.050 Lot area.
- 17.21.060 Lot width.
- 17.21.070 Yards.

17.21.010 Purpose. The A district is intended to allow for and protect agricultural uses within the town by controlling density and land coverage and providing for compatible land uses. (Ord. 68 §6(a)(1), 1980)

17.21.020 Permitted uses. The following uses may be operated as permitted uses in the A district:

A. General agriculture, which shall include farming, ranching, grazing, dairying, animal or plant husbandry. Not permitted, however, are:

1. The spreading, accumulation, feeding or use of garbage in any manner on the open surface of the land,
2. Animal feedlot or commercial holding pens,
3. A use or activity engaged in within three hundred feet of a residential or retail business structure if such use or activity results in unreasonable and continuous odors, dust or noise;

B. Church and parish house;