

COMMERCIAL ZONING INFORMATION

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COMMERCIAL ZONING ORDINANCE QUESTIONNAIRE RESULTS COMPILED

The Planning and Zoning Board thanks all of the people who participated in the recent Commercial Zoning Ordinance Questionnaire. The board received 249 responses from the questionnaires mailed out with the July water bills. The responses will guide the Board in drafting the proposed ordinance.

For those interested in reviewing the results please click on the Commercial Zoning Opinion Survey Results button below and then choose the version of the data you wish to review. The responses have been summarized with duplicate or very similar comments combined as one comment for each question; this summary can be reviewed by selecting the Summarized Comments button. For those interested in reviewing all of the comments for each question, you can view them by selecting the Raw Data button. In both cases the vote count for each question is shown next to the potential responses with the comments below the voting results. A hardcopy of each of the survey results is also be available at the Town Offices for citizen review.

Again, we would like to thank everyone who responded it will be a great help in drafting an ordinance that will reflect the community sentiment.

Commercial Zoning Opinion Survey Results

[Raw Data](#)

[Summarized Comments](#)

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Zoning Continues the Town's Planning Process

In month2009 the Town annexed the five lots along Vista Drive (the "Red Barn" area) that are dedicated to commercial use in the Bridger View Master Plan. The Town does not have a commercial zoning ordinance to control development of these lots. For this reason the Planning and Zoning Board is developing a commercial zoning ordinance to guide its development in line with our community's expectations for their use and appearance.

This zoning process is a continuation of the planning process begun last year with the

development and completion of our first [master plan](#) in September 2008. The plan recommends that the Town in the years 2008 to 2012 “...consider annexation of any commercial properties in the immediate vicinity... (Master plan, p. 9-3)” and that the Town “... prepare and adopt a new unified land development code. The new code will probably incorporate general provisions, a zoning ordinance, building regulations, as well as an appeals and enforcement process... (Master plan, p. 9-13).”

We have begun to implement these recommendations. The Planning and Zoning Board developed and the Town Council approved building regulations, as well as an appeal and enforcement process in November of 2008. In 2009, the Town Council completed the annexation of the Vista Drive commercial land and with your input the Town’s Planning and Zoning Board will develop the necessary zoning ordinances for this commercial property as well as for the Town’s residential, public, private recreational and public lands. ([Return to headings](#))

What is Zoning?

[Zoning](#) is method of land use regulation used by local governments in most developed countries. It derives its name for its initial use as a method to control land use by restricting similar uses to the same area and by isolating potential harmful or unsightly uses from residential areas. It was first used in New York City in 1916 and its constitutionality was upheld by the Supreme Court in 1926. Since its original purpose of restricting land uses, zoning regulations have expanded to include building heights and setbacks, sidewalks and roads, street lighting and street landscaping.

Many zoning approaches exist today. At the two extremes are “Euclidian” and “Form-based” zoning. [Euclidian zoning](#) is the oldest and most common zoning in established local governments. It basically controls land use with incidental controls on building heights, setbacks, etc. [Form-based zoning](#) is more concerned with the appearance of public spaces (streets and parks) as framed by the adjacent buildings. It thus focused more on building characteristics such as height, setback, window sizes, architectural ornamentation, sidewalk and street landscaping. Most new zoning by local governments is a hybrid between Euclidian and Form-based zoning. ([Return to headings](#))

How will the Town’s Zoning effect me?

Developed properties will not be affected by the Town’s new zoning ordinances. Wyoming Statutes (reference) require that pre-existing structures and uses be “grandfathered” and allowed to continue. The Town’s zoning is directed toward lands that are not yet platted or not yet undeveloped. Zoning does not replace existing covenants on land. The most restrictive requirement will prevail however. For instance, if the Town’s residential zoning ordinance requires a 20 foot setback and the covenants require a 30 foot setback, the 30 foot setback will prevail. ([Return to headings](#))

The Town’s Zoning Process

The zoning process will take several years. To expedite the development of a commercial zone, the process is being divided into two parts. The first part will develop the introductory parts of the zoning ordinance as well as the details of the commercial zone. We anticipate that the Town Council will consider the ordinance in its meetings during September through November of this year.

The second part will review the Town’s vision in the master plan, and then develop residential, private recreational and public facilities zones. We anticipate that this part

will begin in early 2010 and conclude with Council readings during the early fall of 2010.

The process being implemented by the Planned and Zoning Board is to seek public input through two surveys, workshops and public meetings while concurrently developing a preliminary draft ordinance. The preliminary draft survey will include the necessary technical materials – see proposed Table of Contents – that can and will be modified as a public consensus is developed about the details.

Public input is important. The Town’s Central Business District is expected to become the focus of the Town’s business, social, and cultural life. For this expectation to be fulfilled, the community must find the town center to be attractive. To ensure its attractiveness, residents and neighbors are being involved in setting its design standards.

To encourage public involvement, the Planning and Zoning Board will hold a public workshop, meet with concerned stakeholders, seek further input from public surveys, and receive public opinions during its regular meetings (second Tuesday of the month at 6 pm) and through email. The preliminary draft ordinance, workshop materials and survey and workshop results will be available on this website. Meeting dates and agenda will be advertised on the website, by email, and through the newspapers.

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Draft Ordinance

The proposed draft ordinance will consist of general and specific articles (the “chapters” of the ordinance). The general articles will contain materials applicable to all zones within the Town and the specific articles will describe each zone. In the proposed ordinance the first four articles are general and the remaining articles will be specific. A brief description of each article follows.

General articles:

ARTICLE 1.00 GENERAL

Introductory materials that establish zoning districts and a zoning map; provide for nonconforming and conditional uses and sites, and; include a severability statement.

ARTICLE 2.00 ZONING DISTRICTS

Presents the rationale and purpose for creating zones and a brief description of the proposed zones [Note: these descriptions are very tentative and preliminary at this point. They are included to give an impression of the types of zones that currently envisioned by the Planning and Zoning Board.]

ARTICLE 3.00 DEFINITIONS

Presents the meaning of the terms used in the proposed zoning ordinance to promote clarity. The terms included are for all zones and will change as these zones are more fully described.

ARTICLE 4.00 GENERAL REGULATIONS

The materials in this section are design criteria applicable to all zones such as water protection, streets, parking, sidewalks, fences, lighting, signs, temporary dwellings,

and drive-through establishments.

The specific articles:

ARTICLE 5.00 COMMERCIAL/COMMUNITY FACILITIES ZONE

In this article the restrictions and requirements for the proposed commercial /community facility zone are presented. The material covers permitted and conditional uses, building dimensions and setbacks, specific parking, sidewalk and outdoor lighting requirements as well as permitted building materials. This is the article being addressed at this time. The types of requirements and the format established in this article will serve as a guide to subsequent articles.

ARTICLE 6.00 RESIDENTIAL ZONE (Reserved - 2010)

ARTICLE 7.00 PRIVATE RECREATION ZONE (Reserved - 2010)

ARTICLE 8.00 PUBLIC FACILITIES ZONE (Reserved - 2010)

Tentative Table of Contents

ARTICLE 1.00 GENERAL

- SECTION 1.10 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING DISTRICT OVERLAYS
- SECTION 1.20 OFFICIAL ZONING DISTRICT MAP
- SECTION 1.30 INTERPRETATION OF ZONING DISTRICT BOUNDARIES
- SECTION 1.40 NONCONFORMING SITE CHARACTERISTICS.
- SECTION 1.50. ISSUANCE OF CONDITIONAL USE PERMITS.
- SECTION 1.50. CONFLICTING PROVISIONS.
- SECTION 1.60. SEVERABILITY.

ARTICLE 2.00 ZONING DISTRICTS

- SECTION 2.10 PURPOSES AND INTENT OF ZONING DISTRICTS
- SECTION 2.20 ZONING DISTRICT OVERLAYS

ARTICLE 3.00 DEFINITIONS

- SECTION 3.10 PURPOSE
- SECTION 3.20 UNDEFINED WORDS

ARTICLE 4.00 GENERAL REGULATIONS

- SECTION 4.10 PURPOSE
- SECTION 4.20 SCOPE
- SECTION 4.30 BULK REGULATIONS
- SECTION 4.31 COMPLIANCE WITH OTHER APPLICABLE STATUTES, ORDINANCES, OR ADMINISTRATIVE RULES
- SECTION 4.32 WATER PROTECTION
- SECTION 4.33 HAZARDOUS SUBSTANCE, GROUNDWATER PROTECTION
- SECTION 4.34 FENCES
- SECTION 4.35 DRIVEWAY AND CURB CUTS
- SECTION 4.36 TRAFFIC VISIBILITY AT CORNERS
- SECTION 4.37 VEHICULAR PARKING SPACE AND ACCESS
- SECTION 4.38 SIDEWALKS
- SECTION 4.39 ROADS AND STREETS
- SECTION 4.40 SIGNS
- SECTION 4.41 OUTSIDE LIGHTING
- SECTION 4.5 TEMPORARY DWELLINGS
- SECTION 4.6 DWELLING REGULATIONS
- SECTION 4.7 DRIVE-IN AND DRIVE -THROUGH BUSINESSES

ARTICLE 5.00 COMMERCIAL/COMMUNITY FACILITIES ZONE

- SECTION 5.1 BUILDING TYPES ALLOWED BY RIGHT
- SECTION 5.2 USES
- SECTION 5.3 DIMENSIONAL AND BULK STANDARDS – COMMERCIAL BUILDINGS
- SECTION 5.4 DIMENSIONAL AND BULK STANDARDS – COMMUNITY BUILDINGS
- SECTION 5.5 ADDITIONAL DEVELOPMENT STANDARDS

ARTICLE 6.00 RESIDENTIAL ZONE (Reserved - 2010)

ARTICLE 7.00 PRIVATE RECREATION ZONE (Reserved - 2010)

ARTICLE 8.00 PUBLIC FACILITIES ZONE (Reserved - 2010)

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Preliminary Ordinance *(This document is in preparation and will be available two weeks before the PUBLIC OPEN MEETING – to be scheduled)*

CONTACT US

The Planning and Zoning Board welcomes your comments and suggestions. These can be communicated to us in three ways:

1. Attend the regular public meeting of the Board on the first and third Wednesday night at 6 pm.
2. Send us your comments by email at svrzoning@silverstar.com
3. Send us your written comments at

Town of Star Valley Ranch
Planning and Zoning Board
HC 62, Box 7007
Star Valley Ranch, WY 83127