

The Town of
Star Valley Ranch, Wyoming

General guidelines for obtaining a Town of Star Valley Ranch Building Construction and Alternation Permit.

1. The corners of the property shall be located and identified prior to applying for a building permit. Survey markers shall be located or established at all corners of the property or parcel and the markers shall be further identified with a minimum three (3) foot high post or lath placed adjacent to the survey marker with the top one (1) foot of the post or lathe painted with a bright color.
2. No building, fence, structural wall, or other structure shall be commenced, constructed, erected or moved upon any lot or parcel until a building permit is issued by the Town of Star Valley Ranch. All buildings, structures or other items installed or placed on the property shall be in harmony with the exterior design and location of surrounding structures and topography.
3. Before any site work or construction commences, the Town of Star Valley Ranch Building Permit and the Lincoln County Wastewater Permit (if new construction) shall be displayed at the front of the lot and a properly maintained portable toilet shall be in place.
4. Minimum building setback requirements provide that no building or building parts including decks, porches and roof overhangs shall be located any nearer than:
 - a. 30 feet from the front property line
 - b. 30 feet from a side property line if that property line adjoins a Town road or street right of way
 - c. 10 feet from side property lines
 - d. 30 feet from golf course or other common area recreational property
 - e. 10 feet from rear property line unless the rear of the property adjoins golf course or other common area recreational property
 - f. 25 feet from the high water mark of any stream
 - g. 30 feet from any delineated wetland edge
5. Building construction must meet the following architectural requirements:
 - a. The floor area (square feet) for all new dwelling structures shall be noted on the plans and shall not be less than 900 square feet of living space on the main floor.
 - b. The roof pitch of the main or core portion (excluding dormers and deck or patio covers) of any new dwelling structure shall be no less than (5) vertical inches for each (12) horizontal inches (5/12). Additions to existing buildings may continue the roof pitch of the original structure.
 - c. All roof overhangs on gable ends for all new dwelling structures shall extend a minimum of 12 inches beyond the adjoining wall. All roof overhangs on eaves on pitch sides shall extend a minimum of 18 inches beyond the adjoining wall.

6. A State of Wyoming civil or structural engineer stamp is required for: a) any structure over 2500 sq. ft, b) any structure more than one story, or c) all retaining walls or facings projected in excess of four (4) ft.
7. Buildings and impervious surfaces shall not cover more than 40% of the lot surface.
8. All exterior building materials shall be new and unused unless otherwise approved.
9. The location of propane tanks shall be shown on the plot plan, shall comply with the minimum setback lines, shall be a minimum of ten (10) feet from any dwelling structure, and shall be buried or obscured from view from the street, common property, and adjacent properties by vegetation or an architectural screen.
10. The plans and/or specifications for any construction shall display in a prominent location that "all construction will meet or exceed the requirements of the 2006 edition of the ICC as adopted by the Town of Star Ranch" and that any roof structures are designed for a minimum of 100 pounds per square foot snow load.
11. Spark arresters shall be placed on all chimneys except those used exclusively for venting propane or natural gas burners.
12. Every lot or parcel improved with a dwelling or accessory structure shall have a frost-free hydrant installed on the water service line leading to said structure. The location of the hydrant shall be shown on the plot plan.
13. Any changes to the grade of the land on a lot or parcel shall be maintained so as to prevent additional deposits of sediment upon adjacent streets, adjoining lots, or common areas.
14. Any building or structure shall be completed within two (2) years of the issuance of an approved building permit.

These guidelines are intended to highlight the general requirements necessary for successfully securing and using a Town of Star Valley Ranch Building Construction and Alteration Permit, but are not all inclusive. Specific building requirements are available on the Town's web site www.starvalleywy.org and are detailed in the Star Valley Ranch Town Code, Title 6 Buildings, Sections 6.01.010-6.01.120, Appendices 6.01 A and B. Specific requirements for fences, driveway construction, and for installing exterior lighting are found in the Star Valley Ranch Town Code Title 9 Sections 9.05.070, 9.05.120 and 9.05.140 A through C, respectively.

The property owner is solely responsible for complying with all the Building Construction and Alteration Permit rules, regulations, restrictions, policies and procedures of the State of Wyoming, Lincoln County, and the Town of Star Valley Ranch.