

SECTION 6. DISTRICT REGULATIONS

a. A - Agricultural District.

(1) Purpose. This District is intended to allow for and protect existing agricultural uses within the Town by controlling density and land coverage and providing for compatible land use.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

(a) General agriculture - 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 (300) feet of a residential or retail business structure, if such use or activity results in unreasonable and continuous odors, dust or noise.

(b) Church or parish house.

(c) Cemetery.

(d) Fire station.

(e) Golf course.

(f) Greenhouse or plant nursery.

(g) Kennel for the keeping, boarding or training of animals.

(h) Public or private schools for elementary or secondary education.

(i) Public park, playground and other public recreational facilities.

(j) Recreation camp.

(k) Railway right-of-way.

(l) Radio and television transmitting stations and towers.

(Section 6.a.(2) - continued)

(m) Stand for the sale, at retail, of agricultural products or commodities raised on the premises.

(n) Transmission line, station and tower.

(o) Veterinary clinic, including observation pens.

(p) Essential public utility and public service installation. Such uses shall not include business offices, repair, sales or storage facilities.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

(a) Is clearly incidental to and commonly associated with the operation of the Permitted Use.

(b) Is operated under the same ownership and on the same property as the Permitted Use.

(c) Does not include permanent, residential occupancy, except by owners or persons employed on the premises and their immediate families. Single-family dwellings, mobile homes, guest homes and lodges may be Accessory Uses to a Permitted Use.

(4) Minimum Area of Zone Lot - none, except that where permanent residential occupancy is conducted as an Accessory Use, there shall be at least three (3) acres of land for each permanently-occupied dwelling unit.

(5) Minimum Width of Zone Lot - none.

(6) Minimum Yards for Structures.

(a) Front Yards - thirty (30) feet, except that on a corner lot, any Front Yard not directly adjacent to the primary entrance to a mail building may be reduced to twenty-five (25) feet.

(b) Side Yards - fifteen (15) feet.

(c) Rear Yards - forty (40) feet.

(d) Structures containing Accessory Use only - five (5) feet; provided however, that a garage entered from an alley shall be located no closer than ten (10) feet from the alley.

(7) Permitted Yard Encroachments.

(Section 6.a.(7) - continued)

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into all yards.

(b) Open or unwallled porches, terraces, balconies and exterior stairways may project three-and-one-half (3 1/2) feet into all yards.

(8) Maximum Height of Structures.

(a) When a building or structure is within one-hundred-fifty (150) feet from a residential district - thirty-five (35) feet.

(b) When a building or structure is more than one-hundred-fifty (150) feet from a residential district - eighty (80) feet.

(9) Permitted Exceptions to Maximum Height. Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers may be erected to any safe height not in conflict with other regulations.

(10) Fences, Walls and Retaining Walls. See Section 6.n.

(11) Home Occupations. See Section 6.o.

b. R-S - Suburban Residential District.

(1) Purpose. This District is intended to accommodate single-family dwellings and accessory structures and uses for those areas of the community where it is desirable to maintain a semi-rural environment.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

(a) Single-family dwelling.

(b) Cemetery.

(c) Church and parish house.

(d) Community center, may be public or private, but not operated for gain.

(e) Fire station.

(f) Public park, playground and other public recreational facilities.

(g) Public and private school for elementary or secondary education.

(h) Essential public utility and public service installation. Such uses shall not include business offices, repair, sales or storage facilities.

(3) Permitted Accessory Uses. Any such Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

(a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.

(b) Is operated and maintained under the same ownership and on the same Zone Lot as the Permitted Use.

(c) Does not include structures or structural features inconsistent with the Permitted Use.

(d) Does not include residential occupancy.

(e) Livestock and fowl shall be permitted in the R-S District in accordance with the following provisions:

(1) The number of livestock, including horses, cattle, sheep, burros, or goats (excluding swine), allowed on a platted lot shall be limited to one (1) animal per one-and-a-half (1 1/2) acres of lot area (includes minimum Zone Lot area), up to a total of four animals. Unweaned offspring shall not be included in this allowance.

(2) Rabbits, fowl or poultry, including chickens, turkeys, geese or game birds shall be limited to ten (10) rabbits or mixed fowl per acre.

(3) No commercial breeding of livestock and fowl shall be permitted.

(4) Areas of the lot, as well as accessory buildings or structures devoted to livestock and fowl, shall be maintained and kept in such a manner as to not constitute a nuisance to the surrounding properties.

(f) If operated wholly or partially within a structure containing a Permitted Use, the gross floor area utilized by the Accessory Use shall not exceed thirty percent (30%) of the gross floor area of the Permitted Use.

(g) If in a separate, detached structure from a Permitted Use, the gross floor area devoted to the Accessory Use shall not exceed the gross floor area of the Permitted

(Section 6.b.(3) - continued)

Use. Separate, detached structures containing an Accessory Use shall be, at a minimum, fifteen (15) feet from structures containing a Permitted Use.

- (4) Minimum Area of Zone Lot - one (1) acre.
- (5) Minimum Width of Zone Lot - one-hundred-twenty-five (125) feet.
- (6) Minimum Yards for Structures.

(a) Front Yards - thirty (30) feet, except that on a corner lot, any Front Yard not directly adjacent to the primary entrance to a main building may be reduced to twenty-five (25) feet.

(b) Side Yards.

- (1) Structures containing Permitted Uses - fifteen (15) feet.
- (2) Structures containing an Accessory Use only - six (6) feet.

(c) Rear Yards.

- (1) Structures containing Permitted Uses - forty (40) feet.
- (2) Structures containing Accessory Use only - ten (10) feet.

(7) Permitted Yard Encroachments.

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into all yards.

(b) Open or unwallled porches, terraces, balconies and exterior stairways may project three-and-one-half (3 1/2) feet into all yards.

(c) Cornices, overhangs, eaves and gutters may project two (2) feet into all yards.

(8) Maximum Height of Structures - thirty-five (35) feet.

(9) Permitted Exceptions to Maximum Height. Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers may be erected to any safe height, not in conflict with other regulations.

(10) Fences, Walls and Retaining Walls. See Section 6.n.

(Section 6.b.(11))

(11) Home Occupations. See Section 6.o.

c. R-1 - Single-family Residential District.

(1) Purpose. This District is intended to be applied to lands which are suitable for low-density residential development within the existing community. The District also allows Uses which are compatible with and provide support to a low-density residential environment.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

(a) Single-family dwelling, excluding manufactured homes - may include the rooming and/or boarding of up to two (2) persons, provided no separate kitchen is involved. (Ord. # 6, Series 2000)

(b) Cemetery.

(c) Church and parish house.

(d) Community center, may be public or private, but not operated for gain.

(e) Family day care home, as licensed by the State of Wyoming, provided the necessary State license has been obtained.

(f) Fire station.

(g) Foster home, as licensed by the State of Wyoming, provided the necessary State license has been obtained.

(h) Golf courses, including club house facilities.

(i) Library

(j) Police station.

(k) Public park, playground and other public recreational facilities.

(l) Public and private school for elementary or secondary education.

(m) Essential public utility and public service installation. Such uses shall not include business offices, repair, sales or storage facilities.

(3) Permitted Accessory Uses. Any Use which complies with all of the

following conditions may be operated as an Accessory Use to a Permitted Use:

(a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.

(b) Is operated and maintained under the same ownership and on the same Zone Lot as the Permitted Use.

(c) Does not include structures or structural features inconsistent with the Permitted Use.

(d) Does not include residential occupancy.

(e) If operated wholly or partially within the structure containing the Permitted Use, the gross floor area utilized by the Accessory Use shall not exceed thirty percent (30%) of the gross floor area utilized by the Permitted Use.

(f) If in a separate, detached structure from a Permitted Use, the gross floor area devoted to the Accessory Use shall not exceed the gross floor area of the Permitted Use. Separate, detached structures containing an Accessory Use shall be, at a minimum, ten (10) feet from structures containing a Permitted Use.

(4) Minimum Area of Zone Lot - six-thousand (6,000) square feet.

(5) Minimum Width of Zone Lot - fifty (50) feet at Front Setback line.

(6) Minimum Yards for Structures.

(a) Front Yards - twenty (20) feet, except that on a corner lot, any Front Yard not directly adjacent to the primary entrance to a main building may be reduced to fifteen (15) feet.

(b) Side Yards - five (5) feet, except that on lots of record existing on the effective date of this resolution and having a width of less than fifty (50) feet, the Side Yard may be reduced to three (3) feet.

(c) Rear Yards.

(1) Structures containing Permitted Uses - twenty (20) feet, or twenty percent (20%) of the depth of the Zone Lot, whichever is smaller.

(2) Structures containing Accessory Use only - five (5) feet - provided however that a garage entered from an alley shall be located no closer than ten (10) feet from the alley.

(Section 6.c.(7))

(7) Permitted Yard Encroachments.

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into Front or Rear Yards.

(b) Open or unwallled porches, terraces, balconies and exterior stairways may project three-and-one-half (3 1/2) feet into Front and Rear Yards.

(c) Cornices, overhangs, eaves and gutters may project two (2) feet into all yards.

(8) Maximum Height of Structures - thirty-five (35) feet.

(9) Permitted Exceptions to Maximum Height. Church spires, church towers, chimneys, flagpoles, antennas, monuments, water towers and fire towers may be erected to any safe height not in conflict with other regulations.

(10) Required Open Space.

(a) Zone Lots occupied by single-family dwellings shall maintain fifty percent (50%) of the Zone Lot area as free and unobstructed open space.

(b) Areas devoted to off-street parking shall not be counted as free and unobstructed open space.

(11) Fences, Walls and Retaining Walls. See Section 6.n.

(12) Home Occupations. See Section 6.o.

d. R-2 - Single- and Two-family Residential District.

(1) Purpose. This District is intended to provide for a compatible mixture of single- and two-family dwellings at a density slightly higher than that for single-family districts alone, plus the accessory public and semi-public uses offering services to the surrounding area.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

(a) Single-family dwelling - may include the rooming and boarding of up to two (2) persons, provided no separate kitchen is involved.

(b) Two-family dwelling.

(Section 6.d.(2) - continued)

- (c) Cemetery
 - (d) Church and parish house.
 - (e) Community center, may be public or private, but not operated for gain.
 - (f) Day care (family day care home or group day care home, as licensed by the State of Wyoming), provided the necessary State license has been obtained.
 - (g) Fire station.
 - (h) Foster home or group foster home, as licensed by the State of Wyoming, provided the necessary State license has been obtained.
 - (i) Library.
 - (j) Mortuary.
 - (k) Police station.
 - (l) Public park, playground and other public recreational facilities.
 - (m) Public and private school for elementary and secondary education.
 - (n) Railway right-of-way.
 - (o) Essential public utility and public service installation. Such uses shall not include business offices, repair, sales or storage.
 - (p) Two-unit townhouse.
 - (q) Parking of Vehicles - must comply with all of the provisions of Section 9.b. relating to design, use and maintenance of off-street parking.
- (3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:
- (a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.
 - (b) Is operated and maintained under the same ownership and on the same Zone Lot as the Permitted Use.

(Section 6.d.(3) - continued)

(c) Does not include structures or structural features inconsistent with the Permitted Use.

(d) Does not include residential occupancy.

(e) If operated wholly or partly within a structure containing the Permitted Use, the gross floor area utilized by the Accessory Use shall not exceed thirty percent (30%) of the gross floor area of the Permitted Use.

(f) If in a separate, detached structure from a Permitted Use, the gross floor area devoted to the Accessory Use shall not exceed the gross floor area of the Permitted Use. Separate, detached structures containing an Accessory Use shall be, at a minimum, ten (10) feet from structures containing a Permitted Use.

(4) Minimum Area of Zone Lot - six-thousand (6,000) square feet. The Zone Lot on which there is erected a two-family dwelling shall contain an area of not less than four-thousand (4,000) square feet per dwelling unit.

(5) Minimum Width of Zone Lot - fifty (50) feet at Front Setback Line.

(6) Minimum Yards for Structures.

(a) Front Yards - twenty (20) feet, except that on a corner lot, any Front Yard not directly adjacent to the primary entrance of a main building may be reduced to fifteen (15) feet.

(b) Side Yards - five (5) feet, except that on lots of record existing on the effective date of this resolution and having a width of less than fifty (50) feet, the Side Yard may be reduced to three (3) feet.

(c) Rear Yards.

(1) Structures containing Permitted Uses - twenty (20) feet or twenty percent (20%) of the depth of the Zone Lot, whichever is smaller.

(2) Structures containing Accessory Uses only - five (5) feet - provided however that a garage entered from an alley shall be located no closer than ten (10) feet from the alley.

(7) Permitted Yard Encroachments.

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into Front or Rear Yards.

(Section 6.d.(7) - continued)

(b) Open or unwallled porches, terraces, balconies and exterior stairways may project three-and-one-half (3 1/2) feet into Front and Rear Yards.

(c) Cornices, overhangs, eaves and gutters may project two (2) feet into all yards.

(8) Maximum Height of Structures - thirty-five (35) feet.

(9) Permitted Exceptions to Maximum Height. Church spires, church towers, water towers, flagpoles, antennas and fire towers may be erected to any safe height not in conflict with other regulations.

(10) Required Open Space.

(a) Zone Lots occupied by single-family dwellings shall maintain fifty percent (50%) of the Zone Lot as free and unobstructed open space for each dwelling unit.

(b) Zone Lots occupied by two-family dwellings shall maintain seven-hundred-fifty (750) square feet of free and unobstructed open space for each dwelling unit.

(c) Area devoted to off-street parking shall not be counted as free and unobstructed open space.

(11) Fences, Walls and Retaining Walls, See Section 6.n.

(12) Home Occupations. See Section 6.o.

e. R-3 - Multi-family Residential District.

(1) Purpose. This District is intended to allow for a compatible mixture of multiple-family dwellings at a medium density and other uses of an institutional or semi-public nature, while maintaining a general residential environment.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District.

(a) Single-family dwelling.

(b) Multiple-family dwelling.

(c) Boarding and/or rooming house.

(d) Church.

(Section 6.e.(2) - continued)

- (e) Community center, may be public or private, but must be non profit.
- (f) Club or lodge, private and operated for the benefit of members and must be non profit.
- (g) Condominium and townhouse.
- (h) Day care (family day care home, group day care home or group day care center, as licensed by the State of Wyoming), provided the necessary State license has been obtained.
- (i) Fire station.
- (j) Foster home or group foster home, as licensed by the State of Wyoming, provided the necessary State license has been obtained.
- (k) Group care facility.
- (l) Hospital.
- (m) Institution of higher learning, including dormitory accommodations.
- (n) Library.
- (o) Museum.
- (p) Mortuary.
- (q) Nursing home or home for the elderly.
- (r) Orphanage.
- (s) Parking of vehicles - must comply with all of the provisions of Section 9.b. relating to design, use and maintenance of off-street parking.
- (t) Police station.
- (u) Public park, playground and other public recreational facilities.
- (v) Public or private school for elementary or secondary education.

(Section 6.e.(2) - continued)

(w) Essential public utility or public service installation. Such uses shall not include business offices, repair, sales or storage facilities.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

(a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.

(b) Is operated and maintained under the same ownership and on the same Zone Lot as the Permitted Use.

(c) Does not include structures or structural features inconsistent with the Permitted Use.

(d) Does not include residential occupancy.

(e) If operated wholly or partly within the structure containing the Permitted Use, the gross floor area utilized by the Accessory Use shall not exceed thirty percent (30%) of the gross floor area of the Permitted Use.

(f) If in a separate, detached structure from a Permitted Use, the gross floor area devoted to the Accessory Use shall not exceed the gross floor area of the Permitted Use. Separate, detached structures containing an Accessory Use shall be, at a minimum, ten (10) feet from structures containing a Permitted Use.

(g) In the R-3 District, a restaurant or cafeteria shall be considered a legitimate Accessory Use only for the following Permitted Uses: boarding and/or rooming house, nursing home, hospital and elementary or secondary school.

(4) Minimum Area of Zone Lot - six-thousand (6,000) square feet, plus one-thousand-five-hundred (1,500) square feet for each dwelling unit in a multiple-family and condominium dwelling in excess of four (4) dwelling units. The minimum area of a Zone Lot for townhouses shall be three-thousand (3,000) square feet per unit. Living units in boarding and/or rooming houses and dormitories shall not be construed to be dwelling units for the purposes of this requirement.

(5) Minimum Width of Zone Lot - fifty (50) feet at Front Setback Line.

(6) Minimum Yards for Structures.

(a) Front Yards - ten (10) feet. On a corner lot, the ten- (10) foot Front Yard shall apply to both streets.

(b) Side Yards.

(1) For buildings less than thirty-five (35) feet in height - five (5) feet.

(2) For buildings thirty-five (35) feet or more - eight (8) feet.

(3) When the primary building entrance is located in the Side Yard, the Side Yard shall be increased an additional five (5) feet.

(c) Rear Yards.

(1) Structures containing Permitted Uses - twenty (20) feet or twenty percent (20%) of the depth of the Zone Lot, whichever is smaller.

(2) Structures containing Accessory Uses only - five (5) feet; provided however, that a garage entered from an alley shall be located no closer than ten (10) feet from the alley.

(7) Permitted Yard Encroachments.

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into Front or Rear Yards.

(b) Open or unwallled porches, terraces, balconies and exterior stairways may project three-and-one-half (3 1/2) feet into Front and Rear Yards.

(c) Cornices, overhangs, eaves and gutters may project two (2) feet into all yards.

(8) Maximum Height of Structures.

(a) Within one-hundred-fifty (150) feet (including street and alley rights-of-way) of an R-1, R-2, R-3, or M-H District - fifty (50) feet.

(b) More than one-hundred-fifty (150) feet from an R-1, R-2, R-3, or M-H District - one-hundred (100) feet.

(9) Permitted Exceptions to Maximum Height. Church spires, church towers, water towers, flagpoles, antennas and fire towers may be erected to any safe height not in conflict with other regulations.

(10) Required Open Space.

(Section 6.e.(10) - continued)

(a) Zone Lots occupied by single-family dwellings shall maintain fifty percent (50%) of the Zone Lot as free and unobstructed open space.

(b) Zone Lots occupied by multiple-family dwellings shall maintain five-hundred (500) square feet of free and unobstructed open space for each dwelling unit.

(c) Zone Lots occupied by a boarding or rooming house shall maintain five-hundred (500) square feet of free and unobstructed open space for each sleeping room.

(d) Area devoted to off-street parking shall not be counted as free and unobstructed open space.

(11) Fences, Walls and Retaining Walls. See Section 6.n.

(12) Home Occupations. See Section 6.o.

f. M-H - Mobile Home District.

(1) Purpose. This District is intended primarily for mobile homes located in planned mobile home courts or parks and mobile homes located on separate Zone Lots in planned mobile home subdivisions. Secondly, this District allows conventional, single-family dwellings on separate Zone Lots.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

(a) Mobile home park or court containing five (5) or more mobile homes.

(b) Mobile home subdivision containing two (2) or more mobile homes and complying with all of the provisions of these regulations and the Subdivision Regulations of the Town of Hulett.

(c) Single-family dwelling, may include the rooming and/or boarding of up to two (2) persons, provided no separate kitchen is involved.

(d) Church and/or parish house.

(e) Public park or playground.

(f) Community center, may be public or private, but not operated for gain.

(g) Fire station.

(h) Essential public utility and public service installation. Such uses shall not include business offices, repair, sales or storage facilities.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

(a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.

(b) Is operated under the same ownership and on the same Zone Lot as the Permitted Use.

(c) Does not include structures or structural features inconsistent with the Permitted Use.

(d) Does not include residential occupancy, except that a single-family dwelling on its own designated area for the owner or manager of a mobile home court or park, may be considered a Permitted Accessory Use.

(e) If operated wholly or partially within the structure containing the Permitted Use, the gross floor area utilized by the Accessory Use shall not exceed thirty percent (30%) of the gross floor area of the Permitted Use.

(f) If in a separate, detached structure from a Permitted Use, the gross floor area devoted to the Accessory Use shall not exceed the gross floor area of the Permitted Use. Separate, detached structures containing an Accessory Use shall be, at a minimum, ten (10) feet from mobile homes or other structures containing a Permitted Use.

(g) Central laundries, showers, recreation or administrative space may be considered as Accessory Uses to a mobile home court or park.

(4) Minimum Area of Zone Lot.

(a) For each mobile home in a mobile home court or park, there shall be provided a minimum land area of four-thousand (4,000) square feet, exclusive of public street rights-of-way or private street easements.

(b) For each single-family dwelling, there shall be provided and maintained a separately-designated land area of six-thousand (6,000) square feet.

(c) For each mobile home in a mobile home subdivision, there shall be

(Section 6.f.(4) - continued)

provided and maintained a separately designated Zone Lot of six-thousand (6,000) square feet.

(5) Minimum Width of Zone Lot.

(a) For lots of at least six-thousand (6,000) square feet - fifty (50) feet at the Front Setback Line.

(b) For lots of less than six-thousand (6,000) square feet - forty (40) feet at the Front Setback Line.

(6) Minimum Yards for Structures.

(a) Front Yards - twenty (20) feet, except that on a corner lot, any Front Yard not directly adjacent to the primary entrance of a main building may be reduced to fifteen (15) feet.

(b) Side Yards - five (5) feet, except for the main entry side of a mobile home unit - fifteen (15) feet.

(c) Rear Yards - ten (10) feet.

(d) Accessory Structures - not permitted in the Front Yard and not to be located closer than ten (10) feet to the mobile home and no closer than five (5) feet from any property line, except that a garage entered from an alley shall be located no closer than ten (10) feet from the alley.

(7) Permitted Yard Encroachments.

(a) Outdoor terraces or patios constructed at grade and without roofs or walls may project one-half (1/2) the distance of the required Yard into any yard.

(b) Open or unwallled porches, decks, balconies and exterior stairways may project three-and-one-half (3 1/2) feet into any yards.

(c) Window canopies may project two (2) feet into any yards.

(8) Maximum Height of Structures - thirty-five (35) feet.

(9) Permitted Exceptions to Maximum Height. Church spires, church towers, water towers, flagpoles, antennas and fire towers may be erected to any safe height not in conflict with other regulations.

(10) Required Open Space.

(Section 6.f.(10) - continued)

(a) For each mobile home or single-family dwelling, there shall be provided and maintained at least two-thousand (2,000) square feet of free and unobstructed open space.

(b) Area devoted to off-street parking shall not be counted as free and unobstructed open space.

(11) Fences, Walls and Retaining Walls. See Section 6.n.

(12) Street Standards.

(a) Where the individual mobile home units in a Mobile Home District are served by dedicated public streets, those public streets shall be platted and constructed according to the applicable street standards of the Town of Hulett.

(b) Where individual mobile home units are served by a private street system, those streets shall:

(1) Provide a driving surface of twenty-four (24) feet within an easement of forty (40) feet. Parking shall be allowed on only one (1) side of the street.

(2) Be graded and well-drained.

(3) Be accessible at all times to emergency vehicles.

(4) Be maintained at all times by the owner and operator of the mobile home subdivision or by an established homeowners' association.

(13) Utilities. Utility hookups shall be provided for each mobile home unit in the mobile home subdivision. These utilities shall include water, sewer, gas, electricity and telephone.

(14) Skirting. Mobile homes, once in their permanent location upon the Zone Lot, shall be fully skirted.

(15) Home Occupations. See Section 6.o.

(16) Garbage Receptacles. In Mobile Home Parks, garbage and rubbish shall be disposed of in bins of a size to fit the Town garbage truck. One bin shall be provided for each ten (10) units or fraction thereof.

g. C-O - Office and Institution District.

(Section 6.g.(1))

(1) Purpose. This District is intended to permit a compatible mixture of public, quasi-public, and private institutional and professional service uses at a moderate level of intensity. This District is designed to be compatible with nearby residential districts.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

- (a) Barber and beauty shop.
- (b) Boarding and/or rooming house.
- (c) Book and stationary stores.
- (d) Candy shop.
- (e) Church and parish house.
- (f) Cigar and tobacco stores.
- (g) Clinic, medical or dental.
- (h) Club or lodge, private and operated for the benefit of members and not for gain.
- (i) Drug store (less than three-thousand [3,000] square feet of floor area).
- (j) Fire station.
- (k) Florist, card and gift shops.
- (l) Group care facility.
- (m) Group day care center, as licensed by the State of Wyoming, provided the necessary State license has been obtained. All outdoor play areas must be fenced.
- (n) Group foster home, as licensed by the State of Wyoming, provided the necessary State license has been obtained.
- (o) Home for the elderly.
- (p) Library.

(Section 6.g.(2) - continued)

- (q) Medical and orthopedic appliance store.
- (r) Mortuary.
- (s) Newsstand.
- (t) Office in which goods, wares or merchandise are not commercially created, displayed, exchanged or sold.
- (u) Office supply or office equipment store.
- (v) Optician or optometrist's devices.
- (w) Parking of vehicles - must comply with all of the provisions of Section 9.b. relating to design, use and maintenance of off-street parking.
- (x) Pharmacy.
- (y) Police station.
- (z) Post office.
- (aa) Public park, playground and other public recreational facilities.
- (bb) Public or private school for elementary or secondary education.
- (cc) Essential public utility and public service installation. Such uses shall not include repairs, sales or storage facilities.
- (dd) Restaurant.
- (ee) Travel agency.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

- (a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.
- (b) Is operated and maintained under the same ownership and on the same Zone Lot as the Permitted Use.
- (c) Does not include structures or structural features inconsistent with

the Permitted Use.

(d) Does not include residential occupancy.

(e) If operated wholly or partly within the structure containing the Permitted Use, the gross floor area utilized by the Accessory Use shall not exceed thirty percent (30%) of the gross floor area of the Permitted Use.

(f) If in a separate, detached structure from a Permitted Use, the gross floor area devoted to the Accessory Use shall not exceed the gross floor area of the Permitted Use. Separate, detached structures containing an Accessory Use shall be, at a minimum, fifteen (15) feet from structures containing a Permitted Use.

(4) Permitted Home Occupations. None allowed.

(5) Minimum Area of Zone Lot - seven-thousand (7,000) square feet.

(6) Minimum Width of Zone Lot - fifty (50) feet at Front Setback Line.

(7) Minimum Yards for Structures.

(a) Front Yards - ten (10) feet. On a corner lot, the ten (10) foot Front Yard shall apply to both streets.

(b) Side Yards. No Side Yard is required, except when the property adjoins residentially-zoned property, then a Side Yard of five (5) feet must be provided.

(c) Rear Yards. No Rear Yard is required, except when the property adjoins residentially-zoned property, then a Rear Yard of twenty (20) feet must be provided.

(8) Permitted Yard Encroachments.

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into Front or Rear Yards.

(b) Open or unwallled porches, terraces, balconies and exterior stairways may project three-and-one-half (3 1/2) feet into Front and Rear Yards.

(c) Cornices, overhangs, eaves and gutters may project two (2) feet into all yards.

(9) Maximum Height of Structures.

(Section 6.g.(9) - continued)

(a) Within one-hundred-fifty (150) feet (including street and alley rights-of-way) of an R-1, R-2, R-3 or M-H District - fifty (50) feet.

(b) More than one-hundred-fifty (150) feet from an R-1, R-2, R-3 or M-H District - one-hundred (100) feet.

(10) Permitted Exceptions to Maximum Height. Church spires, church towers, water towers, flagpoles, antennas and fire towers may be erected to any safe height not in conflict with other regulations.

(11) Fences, Walls and Retaining Walls. See Section 6.n.

h. C-P - Planned Neighborhood Business District.

(1) Purpose. This District is intended to be located in areas with excellent vehicular access to provide convenience shopping goods for nearby residential and institutional areas. Since convenience shopping areas are most effective as a combination of several retail uses, it is intended that the provisions of Section 11, Development Plans, shall always apply to any development in this District.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

- (a) Artist's studio.
- (b) Art supply store.
- (c) Bakery and pastry shop.
- (d) Bank or other savings or lending institution.
- (e) Barber and beauty shop.
- (f) Bicycle shop.
- (g) Book and stationery store.
- (h) Candy store.
- (i) Church.
- (j) Cigar and tobacco store.

(Section 6.h.(2) - continued)

- (k) Clothing store.
- (l) Convenience store.
- (m) Delicatessen.
- (n) Drug store.
- (o) Dry goods and notions stores.
- (p) Dry cleaning and laundry establishment.
- (q) Fix-it shops for radio, television and small appliances.
- (r) Florist.
- (s) Gasoline filling station - shall not include body work, painting or major repairs.
- (t) Group day care center, as licensed by the State of Wyoming, provided the necessary State license has been obtained. All outdoor play areas must be fenced.
- (u) Hardware store.
- (v) Hobby shop.
- (w) Ice cream shop.
- (x) Interior decorator.
- (y) Jewelry store.
- (z) Leather goods store.
- (aa) Library.
- (bb) Liquor store.
- (cc) Lock and key shop.
- (dd) Meat market.
- (ee) Medical or dental clinic.

(Section 6.h.(2) - continued)

- (ff) Milk products store.
- (gg) Music studio.
- (hh) Neighborhood recreational facility.
- (ii) Newsstand.
- (jj) Office.
- (kk) Paint or wallpaper store.
- (ll) Pet shop.
- (mm) Photographic studio.
- (nn) Picture-framing shop.
- (oo) Restaurant.
- (pp) Sewing machine shop.
- (qq) Shoe store.
- (rr) Sporting goods store.
- (ss) Retail sales.
- (tt) Tailor shop.
- (uu) Tavern or lounge.
- (vv) Toy store.
- (ww) Travel agency.
- (xx) Variety store.
- (yy) Essential public utility and public service installation.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

(Section 6.h.(3) - continued)

(a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.

(b) Is operated under the same ownership and on the same Zone Lot as the Permitted Use.

(c) Does not include structures or structural features inconsistent with the Permitted Use.

(d) Does not include residential occupancy, except by owners and employees employed on the premises and their families, provided however that no more than one (1) such dwelling unit shall be allowed for each Permitted Use. Mobile homes shall not be permitted.

(e) If operated within a structure, shall not exceed a gross floor area of fifty percent (50%) of the gross floor area of the Permitted Use. If operated as an open Accessory Use, shall not exceed fifty percent (50%) of the area of the Zone Lot.

(4) Permitted Home Occupations. None allowed.

(5) Minimum Area of Zone Lot - seventeen-thousand-five-hundred (17,500) square feet.

(6) Minimum Width of Zone Lot - one-hundred (100) feet at Front Setback Line.

(7) Minimum Yards for Structures.

(a) Front Yards - twenty (20) feet, except that on a corner lot, any Front Yard not directly adjacent to the primary entrance to a main building may be reduced to fifteen (15) feet.

(b) Side Yards - ten (10) feet.

(c) Rear Yards - ten (10) feet.

(d) Buffer strip. In Yards adjacent to residentially-zoned property, there shall be a buffer of open space at least ten (10) feet in width.

(8) Permitted Yard Encroachments.

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into all yards.

(Section 6.h.(8) - continued)

(b) Exterior stairways, cornices, eaves and gutters may project three-and-one-half (3 1/2) feet into all yards.

(9) Maximum Height of Structures - forty-five (45) feet.

(10) Permitted Exceptions to Maximum Height. Water towers, flagpoles and antennas may be erected to any safe height not in conflict with other regulations.

(11) Fences, Walls and Retaining Walls. See Section 6.n.

i. C-1 - General Commercial District.

(1) Purpose. This District is intended to provide locations for basic retail service and office uses, in addition to those normally permitted in neighborhood convenience centers and those normally found in downtown locations. These commercial uses may be relatively large or intense in nature and need good access. Their proximity and location, in relation to residential districts, should be carefully considered, in order to avoid any adverse impacts on the residential areas.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

- (a) Small business machine sales, repair and service.
- (b) Amusement place.
- (c) Animal hospital, providing it is completely enclosed in a building.
- (d) Antique shop and store, providing all merchandise is displayed and sold inside a building.
- (e) Apparel and accessory store.
- (f) Art and art supply store.
- (g) Auditorium and similar places of public assembly.
- (h) Automobile and mobile home sales, service and repair, new and used.
- (i) Auto supply store.
- (j) Banks and other savings and lending institutions.

(Section 6.i.(2) - continued)

- (k) Barber and beauty shop.
- (l) Bicycle shop.
- (m) Books and stationery store.
- (n) Bowling alley.
- (o) Business and technical school and school for photography, music and dancing.
- (p) Carpenter and cabinet shop, employing five (5) persons or less.
- (q) Church and parish houses.
- (r) Cigar and tobacco store.
- (s) Clothing and costume rental.
- (t) Commercial recreation use.
- (u) Commercial storage facilities.
- (v) Custom dressmaking, furrier, millinery or tailor shop, employing five (5) persons or less.
- (w) Delicatessen and catering establishment.
- (x) Department store.
- (y) Drug store and prescription shop.
- (z) Dry goods and notions store.
- (aa) Dry cleaning and laundry establishment, employing five (5) persons or less.
- (bb) Electric repair shop (household appliances).
- (cc) Fire station, police station and jail.
- (dd) Fix-it shop (radio, television and small household appliances repair).

(Section 6.i.(2) - continued)

- (ee) Florist and gift shop.
- (ff) Furniture and home furnishing store.
- (gg) Garden shop.
- (hh) Garage (public and private).
- (ii) Gasoline filling station.
- (jj) Golf driving range and miniature golf.
- (kk) Greenhouse and nursery (place where young trees or other plants are raised for experimental purposes for transplanting or for sale).
- (ll) Grocery store (including retail meat markets and produce stores).
- (mm) Group day care center, as licensed by the State of Wyoming, provided the necessary State license has been obtained. All outdoor play areas must be fenced.
- (nn) Hardware store (may include the sale of building materials).
- (oo) Hobby, stamp and coin shop.
- (pp) Hotel and motel.
- (qq) Household appliance store.
- (rr) Implement sales and service.
- (ss) Interior decorator's shop.
- (tt) Jewelry and metal craft store.
- (uu) Leather goods and luggage store.
- (vv) Library and museum.
- (ww) Lock and key shop.
- (xx) Lumber yard.
- (yy) Mail order catalog store.

- (zz) Medical, dental and health clinic.
- (aaa) Medical and orthopedic appliance store.
- (bbb) Messenger or telegraph service station.
- (ccc) Mortuary.
- (ddd) Music instrument sales and repair shop.
- (eee) Music studio, radio and television store.
- (fff) Newspaper office.
- (ggg) Newsstand.
- (hhh) Office and office building.
- (iii) Office supply and office equipment store.
- (jjj) Optician and optometrist's shop.
- (kkk) Package liquor store.
- (lll) Paint store.

(mmm) Parking of vehicles - must comply with all of the provisions of Section 9.b. relating to the design, use and maintenance of off-street parking.

- (nnn) Pawn shop.
- (ooo) Pet shop.
- (ppp) Photographic equipment and supply store.
- (qqq) Photographic studio.
- (rrr) Picture frame shop.
- (sss) Plumbing shop, employing five (5) persons or less.
- (ttt) Printing and publishing house (including newspapers).

- (uuu) Private club, fraternity, sorority and lodge.
- (vvv) Public or private school for elementary or secondary education.
- (www) Railway right-of-way.
- (xxx) Radio and television studio.
- (yyy) Rental store.
- (zzz) Restaurant and tea room (including "drive-ins").
- (aaaa) Self-service laundry.
- (bbbb) Sewing machine store.
- (cccc) Sheet metal shop, employing five (5) persons or less.
- (dddd) Shoe store.
- (eeee) Shoe repair and shoe shine shop.
- (ffff) Sporting and athletic goods store.
- (gggg) Tailor shop, employing five (5) persons or less.
- (hhhh) Tavern or lounge.
- (iiii) Theater, including drive-in theater.
- (jjjj) Tire repair shop.
- (kkkk) Tinsmith shop, employing five (5) persons or less.
- (llll) Toy store.
- (mmmm) Travel agency.
- (nnnn) Variety store and shop.
- (oooo) Veterinary clinic, providing all animal runs or observation pens are

completely enclosed.

(pppp) Wallpaper store and shop.

(qqqq) Watch repair shop.

(rrrr) Essential public utility and public service installation.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

(a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.

(b) Is operated under the same ownership and on the same Zone Lot as the Permitted Use.

(c) Does not include residential occupancy, except by owners and employees employed on the premises and their families, provided however that no more than one (1) such dwelling unit shall be allowed for each Permitted Use.

(d) If operated within a structure, shall not exceed a gross floor area of fifty percent (50%) of the gross floor area of the Permitted Use. If operated as an open Accessory Use, shall not exceed a gross floor area of fifty percent (50%) of the area of the Zone Lot.

(4) Permitted Home Occupation - none.

(5) Minimum Area of Zone Lot - none.

(6) Minimum Width of Zone Lot - fifty (50) feet at Front Setback Line.

(7) Minimum Yards for Structures.

(a) Front Yards - twenty (20) feet.

(b) Side Yards - five (5) feet.

(c) Rear Yards - fifteen (15) feet.

(d) Corner Lots. For corner lots with two (2) Front Yards, the other two (2) Yards may be Side Yards.

(8) Permitted Yard Encroachments.

(Section 6.i.(8) - continued)

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into all yards.

(b) Exterior stairways, cornices, eaves and gutters may project three-and-one-half (3 1/2) feet into all yards.

(9) Maximum Height of Structures - forty-five (45) feet.

(10) Permitted Exceptions to Maximum Height. Church spires, church towers, water towers, flagpoles, antennas and fire towers may be erected to any safe height not in conflict with other regulations.

(11) Fences, Walls and Retaining Walls. See Section 6.n.

j. C-2 - Central Business District.

(1) Purpose. This District is intended for the purpose of grouping those retail, commercial, institutional and office uses necessary for a central business district serving a major trade area larger than a segment of the community. This District is intended to be the most intensely developed of all of the business districts.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

- (a) Small business machine sales, repair and service.
- (b) Amusement place.
- (c) Antique shop and store, providing all merchandise is displayed and sold inside the building.
- (d) Apparel and accessory store
- (e) Art and art supply store.
- (f) Auditorium and similar places of public assembly.
- (g) Automobile and mobile homes sales, service and repair, new and used.
- (h) Auto supply store.
- (i) Bank and other savings and lending institutions.

(Section 6.j.(2) - continued)

- (j) Barber and beauty shop.
- (k) Bicycle shop.
- (l) Books and stationery store.
- (m) Bowling alley.
- (n) Business and technical school and school for photography, music and dancing.
- (o) Carpenter and cabinet shop, employing five (5) persons or less.
- (p) Church and parish house.
- (q) Cigar and tobacco store.
- (r) Clothing and costume rental.
- (s) Commercial recreation use.
- (t) Custom dressmaking, furrier, millinery or tailor shop, employing five (5) persons or less.
- (u) Delicatessen and catering establishment.
- (v) Department store.
- (w) Drug store and prescription shop.
- (x) Dry goods and notions store.
- (y) Dry cleaning and laundry establishment, employing five (5) persons or less.
- (z) Electric repair shop (household appliances).
- (aa) Fire station, police station and jail.
- (bb) Fix-it shop (radio, television and small household appliances repair).
- (cc) Florist and gift shop.

(Section 6.j.(2) - continued)

- (dd) Furniture and home furnishing store.
- (ee) Garden shop.
- (ff) Garage (public and private).
- (gg) Gasoline filling station - shall not include body work, painting or major repairs.
- (hh) Grocery store (including retail meat markets and produce stores).
- (ii) Hardware store.
- (jj) Hobby, stamp and coin shop.
- (kk) Hotel and motel.
- (ll) Household appliance store.
- (mm) Interior decorator's shop.
- (nn) Jewelry and metal craft store.
- (oo) Leather goods and luggage store.
- (pp) Library and museum.
- (qq) Lock and key shop.
- (rr) Mail order catalog store.
- (ss) Medical, dental and health clinic.
- (tt) Medical and orthopedic appliance store.
- (uu) Messenger or telegraph service station.
- (vv) Mortuary.
- (ww) Multiple-family dwelling.
- (xx) Music instrument sales and repair shop.

(Section 6.j.(2) - continued)

- (yy) Music studio, radio and television store.
- (zz) Newspaper office.
- (aaa) Newsstand.
- (bbb) Office.
- (ccc) Office supply and office equipment store.
- (ddd) Optician and optometrist's shop.
- (eee) Package liquor store.
- (fff) Paint store.
- (ggg) Pawn shop.
- (hhh) Parking of vehicles - must comply with all of the provisions of Section 9.b. relating to design, use and maintenance of off-street parking.
- (iii) Pet shop.
- (jjj) Photographic equipment and supply store.
- (kkk) Photographic studio.
- (lll) Picture frame shop.
- (mmm) Plumbing shop, employing five (5) persons or less.
- (nnn) Printing and publishing house (including newspapers).
- (ooo) Private club, fraternity, sorority and lodge.
- (ppp) Public or private school for elementary or secondary education.
- (qqq) Railroad, taxi or bus station.
- (rrr) Radio and television station.
- (sss) Rental store.

(Section 6.j.(2) - continued)

- (ttt) Restaurant and tea room.
- (uuu) Self-service laundry.
- (vvv) Sewing machine store.
- (www) Sheet metal shops, employing five (5) persons or less.
- (xxx) Shoe store.
- (yyy) Shoe repair and shoe shine shop.
- (zzz) Sporting and athletic goods store.
- (aaaa) Tailor shop, employing five (5) persons or less.
- (bbbb) Tavern or lounge.
- (cccc) Theater.
- (dddd) Tire repair shop.
- (eeee) Tinsmith shop, employing five (5) persons or less.
- (ffff) Toy store.
- (gggg) Travel agency.
- (hhhh) Variety store and shop.
- (iiii) Wallpaper store and shop.
- (jjjj) Watch repair shop.
- (kkkk) Wholesale establishment.
- (llll) Essential public utility and public service installation.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

(a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.

(Section 6.j.(3) - continued)

(b) Is operated under the same ownership and on the same Zone Lot as the Permitted Use.

(c) Does not include full-time residential occupancy, except by owners and employees employed on the premises and their families - provided however that no more than one (1) such dwelling unit shall be allowed for each Permitted Use. Hotels and motels shall not be considered full-time residential occupancy.

(d) If operated within a structure, shall not exceed a gross floor area of fifty percent (50%) of the gross floor area of the Permitted Use. If operated as an open Accessory Use, shall not exceed a gross floor area of fifty percent (50%) of the area of the Zone Lot.

(4) Permitted Home Occupations - none allowed.

(5) Minimum Area of Zone Lot - none.

(6) Minimum Width of Zone Lot - none.

(7) Minimum Yards for Structures - none.

(8) Maximum Height of Structures - three (3) story.

(9) Fences, Walls and Retaining Walls. See Section 6.n.

(10) Permitted Right-of-way Encroachments. Awnings, cornices, overhangs, eaves and gutters may project over the public right-of-way, provided the projection is at least eight (8) feet above any pedestrian way, and provided the projection is no closer than eighteen (18) inches from any curb line.

k. C-3 - Business/Services District. X

(1) Purpose. This District is intended to accommodate a compatible mixture of office, light industrial uses, business services, retail outlets for adjoining industry and retail uses not dependent on visual exposure to passing motorists. Uses in this District are not to create obnoxious sounds, glare, dust or odors which would interfere with nearby residential areas.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

(a) Appliance repair, sales and service.

(b) Automobile sales, service and repair.

- (c) Auto supply store.
- (d) Bakery.
- (e) Barber and beauty shop.
- (f) Bicycle sales and service.
- (g) Business machine sales, service and repair.
- (h) Carpenter and cabinet shop.
- (i) Carpet and floor-covering store.
- (j) Catering.
- (k) Clinic, medical and dental.
- (l) Commercial recreation.
- (m) Commercial storage facility.
- (n) Custom dressmaking, furrier, millinery or tailor shop.
- (o) Dry cleaning and laundry, commercial or bulk.
- (p) Electrician shop.
- (q) Electrical supply.
- (r) Essential public utility and public service installation.
- (s) Fire station.
- (t) Food preparation, wholesaling and distribution.
- (u) Frozen food locker.
- (v) Furniture and home furnishings sales and restoration.
- (w) Feed and ranch supply, wholesale and retail.
- (x) Garage (public and private).

(Section 6.k.(2) - continued)

- (y) Greenhouse and plant nursery.
- (z) Hardware store.
- (aa) Hospital equipment and supplies.
- (bb) Implement sales and service.
- (cc) Industrial equipment sales, service and distribution.
- (dd) Laboratory.
- (ee) Locksmith.
- (ff) Lumber yard and building material sales and storage (except for ready-mix concrete and asphalt).
- (gg) Manufacturing, light - including bottling, electronics, jewelry, metal craft, monument and plastics.
- (hh) Medical and orthopedic appliance store.
- (ii) Offices and office buildings.
- (jj) Office supply and office equipment store.
- (kk) Paint and wallpaper store.
- (ll) Parking of vehicles - must comply with all of the provisions of Section 9.b. relating to the design, use and maintenance of off-street parking.
- (mm) Picture-framing shop.
- (nn) Plumbing shop, including wholesale and retail sales of plumbing supplies.
- (oo) Post office.
- (pp) Printing and publishing house, including newspapers.
- (qq) Private club, fraternity, sorority and lodge.
- (rr) Radio, television and music studio.

(Section 6.k.(2) - continued)

- (ss) Railroad right-of-way.
- (tt) Railroad, taxi or bus station.
- (uu) Recreation vehicle sales, service and repair.
- (vv) Rental store.
- (ww) Restaurant, standard.
- (xx) Restaurant equipment and supplies.
- (yy) Retail Sales - the sale at retail of any commodity manufactured, processed, fabricated or warehoused only on the premises, provided that not more than thirty-five percent (35%) of the floor area be devoted to retail operations.
- (zz) Saddle and tack sales and repair.
- (aaa) Sheet metal shop.
- (bbb) Tire store.
- (ccc) Travel agency.
- (ddd) Upholstering shop.
- (eee) Vending company.
- (fff) Veterinary clinic, provided all animal runs or observation pens are completely enclosed.
- (ggg) Vocational, technical or business school.
- (hhh) Warehouse.
- (iii) Water conditioning equipment sales and service.
- (ijj) Wholesaling.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

- (a) Is clearly incidental and customary to and commonly associated

(Section 6.k.(3) - continued)

with the operation of the Permitted Use.

(b) Is operated under the same ownership, or lessees thereof, and on the same Zone Lot as the Permitted Use.

(c) Does not include residential occupancy, except by a caretaker or watchman employed on the premises.

(d) Does not include an area of over ten percent (10%) of the area of the Zone Lot or thirty-five percent (35%) of the gross floor area of the Permitted Use, whichever is greater.

(4) Permitted Home Occupations - none allowed.

(5) Minimum Area of the Zone Lot - fifteen-thousand (15,000) square feet.

(6) Minimum Width of the Zone Lot - seventy-five (75) feet at the Front Setback Line.

(7) Minimum Yards for Structures.

(a) Front Yards - twenty (20) feet, except that on a corner lot, any Front Yard not directly adjacent to the primary entrance to a main building may be reduced to fifteen (15) feet.

(b) Side Yards - five (5) feet, except in cases where the Zone Lot abuts a residential district, then fifteen (15) feet on the abutting side.

(c) Rear Yards - fifteen (15) feet.

(8) Permitted Yard Encroachments.

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into all yards.

(b) Exterior stairways, cornices, eaves and gutters may project three-and-one-half (3 1/2) feet into all yards.

(9) Maximum Height of Structures.

(a) For a building or structure within one-hundred-fifty (150) feet of a residential district - forty-five (45) feet.

(Section 6.k.(9) - continued)

(b) For a building or structure more than one-hundred-fifty (150) feet from a residential district - seventy-five (75) feet.

(10) Permitted Exceptions to Maximum Height. Water towers, flagpoles and antennas may be erected to any safe height not in conflict with other regulations.

(11) Fences, Walls and Retaining Walls. See Section 6.n.

(12) Outdoor Storage and Waste Disposal.

(a) No highly-flammable or explosive liquids, solids or gases shall be stored in bulk above ground.

(b) All outdoor storage of materials, which is adjacent to a non-industrial Zoning District, other than the C-3 District, shall be enclosed by a solid fence or structure adequate to conceal the materials from the adjacent property.

(c) No materials or wastes shall be deposited on the Zone Lot in such a manner that they may be carried off the Zone Lot by natural forces or causes.

(d) All materials or wastes which might cause fumes or dust, which constitute a fire hazard, or which might be attractive to rodents or insects shall be stored in closed containers.

I. I-1 - Light Industrial District.

(1) Purpose. This District is intended to allow a compatible mixture of light industrial uses which do not require intensive land coverage, generate large volumes of traffic or create obnoxious sounds, glare, dust or odors. District regulations insure compatibility with adjacent or nearby residential areas.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

(a) Airport.

(b) Animal hospital, providing it is completely enclosed in a building.

(c) Armory.

(d) Assembly or fabrication from component parts or from materials already processed or manufactured into their final usable state.

(Section 6.1.(2) - continued)

- (e) Automobile repair.
- (f) Bottling plant.
- (g) Building material storage or sales (except for ready-mix concrete).
- (h) Carpenter, cabinet, plumbing or sheet metal shop.
- (i) Contractor's yard for vehicles, equipment and supplies, providing all storage areas are completely enclosed by a six- (6) foot solid fence.
- (j) Dry cleaning or laundry plant.
- (k) Fire station.
- (l) Frozen food locker.
- (m) Grain and feed mill.
- (n) Grain elevator.
- (o) Greenhouse and plant husbandry.
- (p) Laboratory.
- (q) Lumber yard.
- (r) Machinery and implement sales, service and repair.
- (s) Monument making and sales.
- (t) Motor vehicle sales, service, repair and storage.
- (u) Oil field supply sales and storage.
- (v) Office.
- (w) Police station.
- (x) Printing and publishing.
- (y) Parking or storage of vehicles - must comply with all of the provisions of Section 9.b. relating to design, use and maintenance of off-street parking.

(Section 6.1.(2) - continued)

- (z) Radio or television transmitting station.
- (aa) Railway right-of-way.
- (bb) Restaurant.
- (cc) Truck or rail terminal.
- (dd) Upholstering shop.
- (ee) Veterinarian clinic, providing all animal runs or observation pens are completely enclosed.
- (ff) Vocational or training school.
- (gg) Warehousing or storage.
- (hh) Welding shop.
- (ii) Wholesaling.
- (jj) Essential public utility and public service installation.
- (kk) Underground oil or gas storage facilities, as approved by the Town Engineer and Fire Warden.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

- (a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.
- (b) Is operated under the same ownership and on the same Zone Lot as the Permitted Use.
- (c) Does not include residential occupancy, except by a caretaker or watchman employed on the premises.
- (d) Does not include an area of over ten percent (10%) of the area of the Zone Lot.

(4) Permitted Home Occupations - none allowed.

(Section 6.l.(5))

(5) Minimum Area of Zone Lot - none.

(6) Minimum Width of Zone Lot - none.

(7) Minimum Yards for Structures.

(a) Front Yards - twenty-five (25) feet, except that on a corner lot, any Front Yard not directly adjacent to the primary entrance to a main building may be reduced to fifteen (15) feet.

(b) Side Yards - five (5) feet, except in cases where the Zone Lot abuts a residential district, then fifteen (15) feet on the abutting side.

(c) Rear Yards - fifteen (15) feet.

(8) Permitted Yard Encroachments.

(a) Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four (24) inches into all yards.

(b) Exterior stairways, cornices, eaves and gutters may project three-and-one-half (3 1/2) feet into all yards.

(9) Maximum Height of Structures.

(a) For a building or structure within one-hundred-fifty (150) feet of a residential district - forty-five (45) feet.

(b) For a building or structure more than one-hundred-fifty (150) feet from a residential District - seventy-five (75) feet.

(10) Permitted Exceptions to Maximum Height. Water towers, flagpoles and antennas may be erected to any safe height not in conflict with other regulations.

(11) Fences, Walls and Retaining Walls. See Section 6.n.

(12) Outdoor Storage and Waste Disposal.

(a) No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground.

(b) All outdoor storage of materials, which is adjacent to a non-industrial Zoning District, shall be enclosed by a solid fence or structure adequate to conceal the

materials from the adjacent property.

(c) No materials or wastes shall be deposited on the Zone Lot in such a manner that they may be carried off the Zone Lot by natural forces or causes.

(d) All materials or wastes which might cause fumes or dust, which constitute a fire hazard, or which might be attractive to rodents or insects shall be stored in closed containers.

m. I-2 - Heavy Industrial District.

(1) Purpose. This District is intended to allow for intensive basic or primary industrial uses, which are generally not compatible with residential or commercial activity.

(2) Permitted Uses. The following Uses may be operated as Permitted Uses in the District:

- (a) Animal hospital.
- (b) Animal or livestock sales.
- (c) Asphalt plant.
- (d) Bottling works.
- (e) Building materials, storage and sales.
- (f) Contractor's yard for vehicles, equipment and supplies.
- (g) Bulk plant, gasoline or LP gas.
- (h) Dry cleaning and laundry plant.
- (i) Feed and seed store.
- (j) Fire station.
- (k) Gasoline filling station.
- (l) Grain elevator.
- (m) Grinding mill.

(n) Greenhouses and nursery.

(o) Heavy equipment sales, service and repair.

(p) Incinerator.

(q) Junk yard, auto wrecking yard or salvage yard, subject to the following conditions:

(1) Located on a tract of land at least three-hundred (300) feet from a residential district zone.

(2) The operation shall be conducted wholly within a non-combustible building or within an area completely surrounded on all sides by a solid fence, wall or hedge at least six (6) feet high. The fence, wall or hedge shall be of uniform height, uniform texture and color and shall be so maintained by the proprietor as to insure maximum safety to the public and preserve the general welfare of the neighborhood. The fence, wall or hedge shall be installed in such a manner as to retain all scrap, junk or other material within the yard.

(3) No junk shall be loaded, unloaded or otherwise placed, either temporarily or permanently, outside the enclosed building, hedge, fence or wall, or within the public right-of-way.

(r) Kennel for the keeping, boarding or training of animals.

(s) Lumber yard.

(t) Manufacturing, processing or fabrication.

(u) Oil, gas or mineral exploration, production, processing, separation or storage.

(v) Oil field supply, storage and sales.

(w) Parking or storage of vehicles - must comply with all of the provisions of Section 9.b. relating to the design, use and maintenance of off-street parking.

(x) Quarry.

(y) Railroad facilities, including shops and yards.

(z) Ready-mix concrete plant.

(Section 6.m.(2) - continued)

- (aa) Refinery.
- (bb) Sanitary landfill.
- (cc) Slaughter house.
- (dd) Truck or freight terminal.
- (ee) Veterinary clinic.
- (ff) Warehouse.
- (gg) Welding shop.
- (hh) Essential public utility or public service installation.

(3) Permitted Accessory Uses. Any Use which complies with all of the following conditions may be operated as an Accessory Use to a Permitted Use:

(a) Is clearly incidental and customary to and commonly associated with the operation of the Permitted Use.

(b) Is operated under the same ownership and on the same Zone Lot as the Permitted Use.

(c) Does not include residential occupancy, except by a caretaker or a watchman employed on the premises.

(d) Does not include an area of over ten percent (10%) of the area of the Zone Lot.

(4) Permitted Home Occupations - none allowed.

(5) Minimum Area of Zone Lot - none.

(6) Minimum Width of Zone Lot - none.

(7) Minimum Yards for Structures.

(a) Front - none required.

(b) Side - none required, except in cases where the Zone Lot abuts a residential district, then fifteen (15) feet on the abutting side.