

The Town of

# *Star Valley Ranch, Wyoming*

## Ordinance 2017-04

**Title 9 - Zoning, Chapter 1 General, Chapter 4 Definitions, Chapter 5 General Regulations, Chapter 7 Single Family Residential Zone and Chapter 12 Multiple-Family Residential Zone MR-1.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF STAR VALLEY RANCH.**

**Ordinance 2017-04 provides for changes and updates to Title 9 Section 9.01.010 Purpose, 9.04.030 Definitions of Words, 9.05.140 Outside Lighting, 9.07.020 Allowed Uses and Building Types and 9.12.020 Allowed Uses and Building Types.**

**Explanation: Section 9.01.010 Purpose and 9.04.030 Definitions of Words have additional language and clarification as per Town Attorney and Planning and Zoning Recommendation. 9.05.140 Outside Lighting have consistent language for code enforcement purposes and 9.07.020 Allowed Uses and Building Types 9.12.020 Allowed Uses and Building Types have additional language and clarification as per Town Attorney and Planning and Zoning Board Recommendation. Existing Title 9 verbiage is in black **changes will be written in red.****

**This Ordinance will become effective 10 days after approval of**

**the third reading.**

## **Chapter 1 General**

### **9.01.010 Purpose**

The general goals of this Title 9 are:

5. Special use permit proposed usage not addressed in Title 9 shall require a special use permit by the P&Z Board. All applicable documents required by the P&Z Board will be specified at the P&Z meeting prior to application submittal.

## **Chapter 4 Definitions**

### **9.04.030 Definitions of Words**

DWELLING means a structure providing permanent, complete living accommodations.

MANUFACTURED/MOBILE HOMES means a structure transportable in one or more sections which, in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12192 body mm) or more in length or, when erected on site, is 320 or more square feet (30m squared), and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein: except that such term shall include any structure which meets all the requirements of this paragraph, except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the U.S. Dept. of Housing and Urban Development (HUD) Mobile Home shall mean Manufactured

/Mobile Home.

MANUFACTURED/MOBILE HOME PARK means a use which is a parcel of land under the control of a person upon which three or more manufactured/mobile homes, are located on a continual non- recreational basis.

MODULAR HOME means prefabricated home that consists of multiple sections called Modules. Module sections are constructed at off-site facilities, and then the prefabricated sections are completed on the site determined for use. Modular homes are built the same and considered the same as a stick built home. Material for modular and stick built homes are the same. Modular homes do not have axles or metal frames. Modular homes must be built to building requirements of the town.

STICK-BUILT means a structure constructed entirely or largely on-site; that is built on the site which is intended for occupancy upon its completion.

## **Chapter 5 General Regulations**

### **9.05.140 Outside Lighting**

B. Light Trespass: The maximum illumination at five feet inside an adjoining residential lot or public right-of-way or beyond, from an artificial light shall be no greater than 0.54 lux (lumens/meter<sup>2</sup>). Said illumination likewise measured inside an adjoining commercial or industrial lot or on a public street, or beyond, shall not exceed 1.08 lux. No line of sight to a glaring light source is permitted from 5 feet or more inside a residential property line or public right-of-way property line by an observer viewing from a position that is level with or higher than the ground below the fixture.

Total lux can be calculated by the following formula:  $B = L/4 \cdot \pi \cdot d^2$

Where: B = brightness expressed in lux (lumens/m<sup>2</sup>)

L = Fixture light emission expressed in Lumens

d = Distance in meters from the light source (3.28 feet = 1 meter)

#### D. Specific Light Requirements

2. Parking Lot Lighting: Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets.

c. The minimum illumination level shall not exceed 4.3 lux. The ratio of the average illumination to the minimum illumination shall be 4:1.

3. Lighting of Walkways, Bikeways, and Parks: Where special lighting is to be provided for walkways, bikeways, or parks, the following requirements shall apply.

a. The walkway, pathway, or ground area shall be illuminated to a level of no more than 5.4 lux.

b. The vertical illumination levels at a height of five (5) feet above grade shall be no less than 5.4 lux.

4. Lighting of Gasoline Station or Convenience Store Aprons and Canopies: Lighting levels on gasoline station or convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the business. Signs allowed under local ordinances shall be used for that purpose.

b. Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal luminance at grade

level shall not exceed 60 lux. The ratio of average to minimum luminance shall be no greater than 4:1.

#### E. Street Lighting:

##### 2. Location

b. Layout Requirements: Fixtures shall be strategically located to provide adequate illumination for all intersections. Adequate shall be defined as providing a minimum of 5.4 lux at all locations within the street right-of-way including the intersections of streets or as approved by the Board.

### **Chapter 7 Single FAMILY Residential Zone**

#### **9.07.020 Allowed Uses and Building Types**

Single-Family Residences as well as out buildings that are accessory to this use.

Manufactured/Mobile Homes are not allowed in this zone.

### **Chapter 12 – Multiple - Family Residential Zone MR-1**

#### **9.12.020 Allowed Uses and Building Types**

3. Manufactured/Mobile Homes may be an allowed use when anchored to a permanent approved, continuous foundation.