

parcel. This is to be done in accordance with the requirements of these regulations and all other applicable resolutions of Lincoln County. Each legally created lot or parcel shall be permitted to have only the number of units and uses permitted for the zone in which it is located.

1.2 OVERLAY ZONES

Purpose Statement

Overlay Districts are used in combination with zones to establish and maintain the heritage and character of the unique areas of the county and protect the critical resources of the county. Whenever an Overlay District is used with zones, the more restrictive provisions required by the Overlay prevail for the area involved. The Overlay Districts are as follows:

AZ Airport Zone Overlay

The purpose of this overlay zone is to ensure the policies of the Federal Aviation Administration 77 are implemented with regard to the Airport Safety Zones which restrict the height of structures and trees and certain land uses in close proximity to the Afton, Cokeville, and Kemmerer Airports; and to protect other airstrips by applying approach zone restrictions to airstrips in the proximity of future development. These include, but are not limited to: Alpine and Star Valley Ranch. See Appendix B.

FL Floodplain Overlay Zone

The purpose of this overlay zone is to ensure the policies of the Federal Emergency Management Agency (FEMA) with regard to 100 year floodplains are implemented. Compliance with FEMA guidelines allows Lincoln County residents to participate in the National Flood Insurance Program (NFIP). In order to reduce the loss of property, the following policies apply: The portion of newly created subdivision lots lying within Zones A or AE, as defined by the adopted maps, shall not be build-able. The minimum size for new build-able parcels of land included in this overlay is 35 acres. See Appendix C for development standards and applicable Flood Insurance Rate Maps. See also Comprehensive Plan Map 11 for approximate locations of designated 100 year floodplains in Lincoln County.

SM Slope Movement Overlay Zone

The purpose of this overlay zone is to delineate the identified slope movement areas of the county. Construction activities in the slope movement area should be done under the consultation of a qualified engineer. See Comprehensive Map 8 for the location of identified slope movement areas.

EQ Earthquake Overlay Zone

The purpose of this overlay zone is to delineate the identified areas of the county subject to possible earthquakes. Construction activities in these areas should be done

under the consultation of a qualified engineer and require land uses defined as critical facilities to be designed by a qualified engineer. See Comprehensive Map 7 for identified fault lines and Section 6.13 for other applicable standards.

SWP Source Water and Well Head Protection Overlay Zone

The purpose of this overlay zone is to delineate the identified areas of the county that supply water to a public water source such as a municipality, special improvement district or private water company. Construction in these areas shall comply with separation distances specified by the Wyoming Department of Environmental Quality and/or the organizations source water/ wellhead protection plan.

SC Scenic Corridor Zone

The purpose of this overlay zone is to delineate the identified areas of the county that have high scenic value that is essential to maintaining the character and historical significance of the region. Construction occurring in these areas shall incorporate the surrounding topography and vegetation in screening or blending in of the development. No specific policies or delineated areas have been identified as of the adoption date of these Land Use Regulations.

A Alpine Community Plan Area Overlay Zone

The Alpine Community is a community in the mountains which has quiet residential neighborhoods with pleasant looking commercial establishments that cater to tourist travelers and provide goods and services for local needs. Commercial establishments are low producers of noise, night time light and unsightly nuisances. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

1. The following uses shall not be allowed in the Mixed Zone of the Alpine Community Plan Area: Commercial Storage Units, Mobile Home Parks, and Commercial Storage Yards.
2. The following uses shall not be allowed in the Rural Zone of the Alpine Community Plan Area: Truck Stops, and Man Camps.

E Etna Community Plan Area Overlay Zone

The Etna Community is where the commercial and high density residential development (mixed zone areas) will be located in and around Etna. The area north of Etna has some light industrial uses. The area outside of Etna will contain agricultural, low density residential and recreational facilities. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

1. The following uses shall not be allowed in the Industrial Zone of the Etna Community Plan Area: Heavy Industrial.
2. The following uses shall not be allowed in the Rural Zone of the Etna Community Plan Area: Truck Stops, and Man Camps.

F Freedom Community Plan Area Overlay Zone

Freedom is an unincorporated community that straddles the boundaries of two different states and three different counties. The main road is Stateline County road that is half in Wyoming and half in Idaho. The area was settled in 1879 by early members of The Church of Jesus Christ of Latter Day Saints. Some of these settlers practiced polygamy and sought "freedom" from Idaho Marshals by stepping over the state line into Wyoming. Early settlers were able to supply the nearby Caribou Mountain gold mining district with agricultural commodities. At one time, Freedom was that largest settlement in Star Valley boasting a bank, general store, gas station and billiard hall. Some of the old buildings are still standing but newer highway routes have changed settlement patterns in the area.

The Freedom area features magnificent views of surrounding mountains, forests, rural agricultural lands and the Salt River. The community consists of open meadows, dairy farms, low density residential development and limited commercial uses including Freedom Arms, an old sawmill, Silver Star Communications and a couple of gravel mining operations. The combination of floodplain areas and shallow groundwater create challenges for subdivision developers. A significant portion of the community is served by the Freedom Water and Sewer District with culinary water.

See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

GOALS:

1. Groundwater quality needs to be protected by encouraging:
 - a. Development along existing or new central water systems;
 - b. Regulation of density of septic systems; and,
 - c. Development of central sewage treatment where necessary to protect shallow groundwater.
2. Orderly development practices will help the community maintain its rural identity by:
 - a. Encouraging cluster developments in the Rural Zone to conserve open spaces; and,
 - b. Encouraging proposed Recreational Planned Unit Developments to feature recreational amenities that can benefit the entire community such as public swimming opportunities and so on.

POLICIES:

1. The following uses shall not be allowed in the Mixed Zone of the Freedom Community Plan Area: Mobile Home Parks, and Recreational Vehicle Parks.

2. The following uses shall not be allowed in the Rural Zone of the Freedom Community Plan Area: Truck Stops, and Man Camps.

SVR Star Valley Ranch Community Plan Area Overlay Zone

The Star Valley Ranch Community is centered on the new Town of Star Valley Ranch, which was incorporated in 2005. The community consists of a mix of agricultural lands, aspen forests and residential subdivisions that is located along the base of the Salt River Range at an elevation around 6,000 feet. It enjoys moderate summers and snowy winters and has direct access to the Bridger-Teton National Forest through Prater, Green, and Cedar Canyons. Springs, streams, and wells along the mountain front provide abundant and excellent drinking and irrigation water. The natural recreational opportunities - fishing, hunting, skiing, hiking, and off-roading - are augmented by golf, tennis, and swimming opportunities. The community is committed to preserving its existing natural and rural character and to promoting the healthy, safe and high quality of life enjoyed by its residents.

See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

GOALS:

In order to provide for orderly development that maintains the character of the community and enhances the quality of life for all of its residents the following goals are established:

1. Maintain and enhance the natural environment.
2. Develop an integrated community plan that provides for the safe and orderly development of the community with a 25 to 50 year planning window.
3. Encourage the orderly development of open lands to accommodate a future centralized commercial area surrounded by a mix of residential and recreational opportunities and public facilities areas.

OBJECTIVES:

In order to achieve the community's goals, the following objectives are identified:

1. Promote the health and safety of its residents and the integration of its neighborhoods by encouraging:
 - a. The development of an integrated collector road network.
 - b. New subdivisions to access county and/or collector road(s) at two or more points.
 - c. New subdivisions to provide road access to adjacent parcels of land.

- d. The use of through streets and short Cul-de-sacs in new subdivisions.
- e. The use of community water and waste water systems.
- 2. Maintain the unique character of Star Valley by encouraging the:
 - a. Development of compact and site sensitive subdivisions.
 - b. Preservation as open space appropriate ecosystems, wildlife habitat and migration routes.
 - c. Development of family friendly, compact and walkable residential and commercial areas.
 - d. The use of zoning alternatives to spot zoning.
- 3. Review and update the community plan to meet the changing needs of a growing and diversified community.
- 4. Promote the development of the adjacent State Trust Land into residential, recreational and commercial land uses upon its privatization.

POLICIES:

- 1. The following uses shall not be allowed in any county zone of the Star Valley Ranch Community Plan Area: Batch plant and/or crusher, and Supply Yards; Commercial feed lot; Industrial, heavy; Man camp or Rig Camp; and Salvage Yard.
- 2. The following uses shall be allowed with conditions in those county zones (see Chapter 7) where otherwise permitted for the Star Valley Ranch Community Plan Area: Adult Uses; Archery Range; Automobile sales and/or repair; Cemetery; Church; Commercial entertainment facilities; Commercial Parking Lot; Commercial storage unit(s); Communication Towers; Light Manufacturing; Mining; Motels, Hotels; Oil and gas development; Radio and television broadcasting station; Retail, personal service shops, offices; Roadside stand; Recreational Vehicle Park; and Small Business.

T Thayne Community Plan Overlay Zone

The Thayne Community is a community where commercial and high density land uses (mixed zone areas) are located around the Town of Thayne, in the area of the Bedford Townsite, along U.S. Highway 89 north of the Town of Thayne, along U.S. Highway 89 south of the Town of Thayne, along Muddy String County Road 117, and near the intersection of Cedar Creek County Road 118 and U.S. Highway 89. The area outside of the mixed development areas will contain agricultural, low density residential and recreational facilities. The area at the intersection of Wyoming Highway 239 and U.S. Highway 89 will contain some light industrial and commercial uses. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

1. The following uses shall not be allowed in the Industrial Zone of the Thayne Community Plan Area: Heavy Industrial.
2. The following uses shall not be allowed in the Rural Zone of the Thayne Community Plan Area: Truck Stops, and Man Camps.

U Upper Valley Community Plan Area Overlay Zone

The Upper Valley Community is a community where commercial and high density land uses (mixed zone areas) are located around the Town of Afton, in and around the Townsites of Grover, Auburn, Fairview, Smoot, and the Osmond Area. In addition to the Mixed Zone around Afton, an Industrial Zone shall be located near the airport for light industrial uses. The area outside of the mixed development areas will contain agricultural, low density residential and recreational facilities. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

1. The following uses shall not be allowed in the Industrial Zone of the Upper Valley Community Plan Area: Heavy Industrial.
2. The following uses shall not be allowed in the Rural Zone of the Upper Valley Community Plan Area: Truck Stops, and Man Camps.

C Cokeville Community Plan Area Overlay Zone

The Cokeville Community is a community where commercial and high density land uses (mixed zone areas) are located around the Town of Cokeville and at Border Junction. The Cokeville Community will contain the Pine Creek Recreational area and the Canyon Club Recreational area. The area outside of the mixed zone areas and the Pine Creek and Canyon Club Recreational areas will contain agricultural, low density residential, and recreational facilities. The Cokeville Community may contain rich natural resources and may have oil and gas and associated development and mining of other natural resources in any area. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

No specific policies as of the adoption date of these Land Use Regulations.

CM Commissary Community Plan Area Overlay Zone

The Commissary Community will have no mixed zone areas and will be made up of agricultural, residential areas, low density subdivisions, the Lake Viva Naughton Recreational Area, and industrial land uses. The Commissary Community may contain rich natural resources and may have oil and gas and associated development and mining of other natural resources in any area. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

No specific policies as of the adoption date of these Land Use Regulations.

L LaBarge Community Plan Area Overlay Zone

The LaBarge Community is a community where commercial and high density land uses (mixed zone areas) are located in the Fontenelle Lake area west of the Green River in what is known as Painter's Store, and near the Town of LaBarge. The area along both sides of the Calpet County Road 315, from U.S. Highway 189 to the Sublette County Boundary and the area along the north side of the first mile of the LaBarge Creek County Road 321 from its intersection with U.S. Highway 189, will have industrial uses. Areas outside of the specified mixed zone areas will be made up of agricultural, low density residential and recreational facilities. The LaBarge Community contains rich natural resources and will have oil and gas and associated development and mining of other natural resources in any area. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

No specific policies as of the adoption date of these Land Use Regulations.

K Kemmerer Community Plan Area Overlay Zone

The Kemmerer Community is a community where residential, commercial, and industrial uses are located in the City of Kemmerer and Town of Diamondville. Areas outside of the industrial zone will be made up of agricultural, low density residential and recreational facilities. The Kemmerer Community contains rich natural resources and will have oil and gas and associated development and mining of other natural resources in any area. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

No specific policies as of the adoption date of these Land Use Regulations.

0 Opal Community Plan Area Overlay Zone

The Opal Community is a community where residential, commercial, and industrial uses are located in the Town of Opal and south and west of the City of Kemmerer and Town of Diamondville. Areas outside of the industrial zone will be made up of agricultural, low density residential and recreational facilities. The Opal Community Area contains rich natural resources and will have oil and gas and associated development and mining of other natural resources in any area. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

No specific policies as of the adoption date of the Land Use Regulations.

M Multiple Use Community Plan Area Overlay Zone

The Multiple Use Community Area is made up of all lands not included in any other Community Area. This area is comprised of land mostly owned by the federal government, the state government, and the county. There are some small pockets of private lands. The Multiple Use Community, when developed, will contain a mixed zone area at Sage Junction. This Community Area contains the Fossil Butte National Monument and the proposed Cokeville Meadows National Wildlife Refuge. This Community Area contains rich natural resources and may have oil and gas and associated development and mining of other natural resources in any area. The private lands in the area outside of the industrial areas and mixed zone areas will contain agricultural, low density residential, and recreational facilities. The public lands of this Community Plan Area are to be used and managed in harmony with the local economies. See the official Zoning Map for the delineated Community Plan Area Overlay Zone boundary.

POLICIES:

1. The following uses, which restrict historic levels of human activity, are not allowed in the Multiple Use Community Plan Area:
Wilderness Areas and wildlife introduction and reintroduction areas.
2. The county shall work with the local Resource Conservation and Soils Conservation Districts to develop watershed management plans which, when developed, shall be incorporated into the Multiple Use Community Plan.
3. Access roads to the Multiple Use Community Plan Area shall remain open to the public.
4. The county and other federal and state land management agencies shall work to provide proper easements for access roads to the public lands of the Multiple Use Community Plan Area which do not have complete access easements.
5. Access roads within the lands owned by the state and federal government shall remain open with no further road closures.
6. Any updating of National Forest and Bureau of Land Management Plans in this Community Plan Area shall include human uses and human economies within any ecosystem analysis rather than exclude human uses.

