

LUDC Ordinances Concerns					
Section	Section Name	Sub-section	Column1	PG #	Notes
6.2	Rules of Interpretation and Definitions	Definitions		140	Floor Area- Does it include the floor area of all levels or just one?
6.2	Rules of Interpretation and Definitions	Definitions		138	"Construction Site" is not defined (Construction Activities/Fences/Materials are defined) -TB
4-401	Development Standards	RV Parks		96	No minimum lot size is defined for RV Parks (ie could have RV park on 1/4 acre -Schou 5.13.25 P&Z meeting) -TB
					(a) A nonconforming structure may be enlarged or expanded an accumulative amount of twenty (20) percent of the existing structure. However, no enlargement or expansion may encroach any further into setbacks than the existing structure encroaches. The cumulative total is the sum of all expansions or enlargements from the date the structure became nonconforming.
					Accessory Building/Structure. A detached building/structure located on a parcel of land that is used to support the primary use of a principal building, located on the same lot as the primary structure/building.
					Attached/Attachment. To make fast, permanently fixed; must have contiguous foundation wall; can include a covered walkway. Roof of addition and/or walkway, must be attached to the principal building.
3-302	Zoning Ordinance	Nonconforming structures		86	
					Issued Commercial permits are good for one (1) year with a one (1) time, one (1) year extension upon. If the project is not completed within two (2) years, applicants will have to start the process over with all new fees, filings, meetings, etc. *ICC says they can have 2 extensions. Should we mirror that? Verify it is on all types of permits.
2-501	Building Application Processing Schedule	e		51	
	Building Application Processing Schedule			51	Minor Construction is not listed with others on pg 51, why?
					Three (3) sets of scaled construction drawings (see application checklist) that illustrate the proposed foundation, floor plan, typical wall section, roof system, building elevations, exterior material specifications, as well as electrical, plumbing, radon and HVAC systems. All construction drawings for structures submitted with a permit application will be designed, stamped and certified by a civil or structural engineer greater than TOWN OF ALPINE LAND USE AND DEVELOPMENT CODE ADOPTED – 3/18/2025 – ORDINANCE 2024-009 Page 37 three hundred (300) square feet in size.) Along with one (1) digital copy of the construction drawings. (See permit checklist for complete details). Need to change to 2 paper 1 digital, like in ICC. This is in multiple section that will need to be changed.
2-301	Building Permit Requirements	c-9		37	
					Maximum Curb Cut/Approach?
2-501	Building Application Processing Schedule	d		51	R105.3.2 Permit application time limits- Our language should mirror ICC?
2-204	Minor Subdivision Review and Approval Process	h		34	The Zoning Administrator will notify, in writing, all landowners of properties that are located within five hundred (500) feet of the proposed minor subdivision.
					There is a Temporary Use Permit Application and Fee but the LUDC does not mention temporary use in it anywhere. It talks about temporary structures. So things like tents or other items used during summer months fall under what? Minor Construction? Further, Ordinance 233 No. 2015-06 is requires a permit for to "sell, barter, or gift" any pyrotechnic device. But there was not an application for this permit and it does not fall under LUDC.
N/A	N/A	N/A		N/A	Site plan- is it 3d or 2D. If 3D how high and low does it extend. Update definition.
					d) Upon completion of the forming of any foundation walls of the structure, a Certificate of Placement will be issued and submitted to the Zoning Administrator of the Town of Alpine. The Certificate of Placement verifies the location of the structure and the compliance, or lack of compliance, with the plot/site plan submitted with the approved building permit application. The Certificate of Placement will be completed by a land surveyor, licensed in the State of Wyoming that is retained by the building owner; the certificate is to be submitted to the Town office prior to moving forward with the project. If any work is completed prior to the certificate submittal, all work will be removed, at the owner's expense.
	Required Building and Site Inspection	2-304		45	
					ok?
					Port-a-potties- are they in there? Should we add them? Case/permit specific or across the board?
					Trash Containers- Mention Osha- Add a new Section to LUDC for Construction Site Requirements?
					DEQ vrs Lincoln County Septic- Do we need an agreement ith Lincoln County for approval
					Impervious service?
					Limit on number of accessory buildings?
					Size of accessory buildings (1200 sq ft)? It is different in R1, R2, MRC. COM and LI don't have a size limit other than setback. PFC and RC states 600 sq ft.
		2-303	6	44	the demolition of an existing building and/or storage sheds <u>under over</u> three hundred (300 square feet, on an existing property;

building design standards and guidelines	4-501	b	98	Size limitations for R1 says "size Limitations: No single-family dwelling unit shall exceed eight thousand (8,000) square feet of gross floor area. No single-family dwelling unit shall be any smaller than allowed by the most recent version of the International Building Code and/or International Residential Code that has been adopted by the Town of Alpine. "
	4-502	b 6	100	States in Modular homes that they need a min. of 800 sq ft
	Look at PUD language re annexations vrs when used for property in town already. Do they need to be different?			
Put radon testing back in and get equipment for them to check out				
Building Official	1-107	b 6	6	Add who can place a stop work order, and update the language in LUDC from cease and desist or add stop work.
Design Review Committie	1-108	c 7	7	update the language in DRC that they are in charge of approval not just recommendations
Affidavit Process	2-303	a 1	44	Perimeter fence definition? Because it states they can not be on the lot line. How far back do they need to be? Are they a perimeter fence at that point? What happens if they do a dog run or non non-perimeter fence? Also 2-303 a 1 specifies perimeter fences.
				Add retaining walls to the structure defin. And make sure structures are listed as not allowed in setbacks.
		g-1	122	Commerical building in PFC? No cap is listed.
				Wood foundations...should we not allow them.