

PART 6 – RULES OF INTERPRETATION AND DEFINITIONS

ARTICLE 6.1 RULES OF INTERPRETATION

Some of the words, phrases, and terms used in the Alpine Land Use and Development Code have specific meanings that are defined within Article 6.2. Words, phrases, and terms not defined in the Land Use and Development Code shall be given their usual and customary meanings except where the context clearly indicates a different meaning.

The word “shall” requires mandatory action. The words “may” and “should” are discretionary.

Within the Land Use and Development Code, various sections identified as “Intent” are provided as an official statement of legislative purpose. These sections are intended as a guide to the administration and interpretation of the Land Use and Development Code. However, they are not binding standards.

ARTICLE 6.2 DEFINITIONS

General Comments:

The code user should be familiar with the terms in this section because:

1. The definitions are essential to the correct interpretation of the International Building Code (IBC) and/or International Residential Code (IRC);
2. The user might not be aware that a particular term encountered in the text has the special definition found herein; and
3. Terms not defined: Where terms are not defined through the methods authorized by the section, such terms shall have ordinarily accepted meanings such as the contest implies.

Words with specific defined meanings are as follows:

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.~~

shall mean a building or structure that is subordinate and clearly incidental to the principal building or principal use on the same lot, and which is customarily associated with that principal use. Accessory buildings or structures may include, but are not limited to, garages, sheds, storage buildings, carports, gazebos, small barns, and similar subordinate structures. An accessory building or structure shall not be used for any principal use of the property.

Accessory Use. ~~A secondary use of a parcel of land that is secondary to the primary use of the property.~~

shall mean a use of land or a building that is subordinate and clearly incidental to the principal use of the lot, and which is customarily associated with that principal use. An accessory use shall not dominate the lot or replace the principal use, and it must be located on the same lot as the principal use.

Alley. A public thoroughfare which affords only a secondary means of access to an abutting property.

Alteration of Drainage.

Any activity that changes the natural or existing flow of surface water, including redirecting runoff, concentrating flow, increasing runoff volume, or discharging water onto adjacent properties or public rights-of-way.

Ambulance Station. A structure or facility for storage of ambulance vehicles and their medical equipment are stationed, as well as working, living and sleeping space for their staff/crew, including a kitchen and showers, while they are on duty (transient).

Apartment. A dwelling unit within a multi-unit residential facility.

Appliance. A device or apparatus that is manufactured and designed to utilize energy and for which this code provides specific requirements.

Attach. To make fast; permanently fixed.

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.

Authorized Representative. An individual appointed by the Town Council to enforce the provisions of the International Building Code (IBC), International Residential Code (IRC), International Mechanical Code (UMC), International Plumbing Code (UPC), National Electric Code, and the Alpine Zoning Ordinance.

Banners. Signs that are made out of a fabric weight or material that indicates temporary activities or welcomes.

~~Bed-and-Breakfast Operation. An owner-occupied single family dwelling with a maximum of five (5) guest bedrooms within the dwelling. Guest bedrooms used to provide short term overnight accommodations are rented for periods less than thirty (30) days. Only breakfast meals are served to guests of the bed and breakfast operation.~~

An owner-occupied single-family dwelling in which short-term overnight accommodations are provided within the principal residence for periods of less than thirty (30) days. A Bed and Breakfast may contain up to five (5) guest bedrooms and is considered a distinct lodging use separate from room and board or general residential occupancy limits.

Meals, if provided, shall be limited to breakfast for registered guests only. Guest accommodations shall not include separate or independent dwelling units.

Breezeway. A roofed, often open passage connecting two buildings (as a house or garage) or halves of a building.

Building. Any permanent structure built for the shelter or enclosure of persons, animals, chattels, or property of any kind.

Building Eave Projections and/or Overhangs: The eaves are the edges of the roof which overhang the face of a wall and normally project beyond the side of a building

~~Building Envelope. The building envelope includes all the building components that separate the indoors from the outdoors as to the perimeter of the building itself; specific to placement of structure on lot within setback parameters and lot lines.~~

Shall mean the three-dimensional area of a lot within which a building or structure may be lawfully constructed. The Building Envelope is established by the required setbacks measured from all property lines and excludes any area outside those setback boundaries. No portion of a building, structure, or impervious surface may extend beyond the Building Envelope unless expressly permitted by the Town of Alpine's Land Use and Development Code or applicable ordinances. The Building Envelope defines the maximum horizontal and vertical space available for development on a given parcel.

Building Materials. Are substances used to construct buildings and other structures. They can be natural materials like wood and clay, or synthetic materials like metal and brick

Building, Principal. A building which represents the primary use of a property.

Carpport. A roofed, wall-less shed, usually projecting from the side of a building, used as a shelter for an automobile.

Commercial Frontage. Is the full length of a plot of land or a building measured alongside the road on to which the plot or building fronts. In the case of contiguous buildings, individual frontages are usually measured to the middle of any party wall.

Community Land Use Plan Map. An illustration that depicts a general community vision regarding the type and location of various land uses in Alpine. This map is presented as Figure 8-4 within the Alpine Municipal Master Plan report dated October 25, 2006.

Conceptual Site Plan. A preliminary, illustrative drawing that depicts the general layout and key elements of a proposed development for planning-level review, including project boundaries, approximate locations and sizes of structures, access and circulation patterns, parking areas, open space, utilities (as known), snow storage areas, and other major site features necessary to evaluate feasibility and general compliance with applicable land use regulations. A Conceptual Site Plan is not intended to represent final engineering or construction-level design and is not required to be prepared by a Wyoming-licensed professional.

Conceptual Narrative.

A written description of a proposed development that outlines the project overview, proposed land uses, development intensity, general density and development pattern, infrastructure and utility approach, phasing, and overall development intent. The Conceptual Narrative is intended to support planning-level review and evaluation of feasibility and general compliance with applicable land use regulations and does not establish binding development requirements.

Condominium. A living unit in a multi-unit residential facility that is owned in fee simple. The use of the living unit, as well as shared common space areas and facilities, are subject to covenants, conditions, and restrictions that are enforced by a homeowner’s association.

Contiguity

The condition of a property or area being physically adjacent to and sharing a common boundary with the existing municipal boundary or another relevant parcel, without intervening gaps, separations, or “islands,” except as otherwise permitted by applicable law.

Construction Activities. ~~The processes involved in building, altering, or repairing structures, including activities like land clearing, grading, excavation, and installation, as well as maintenance and repair work.~~

shall mean any work, whether new construction, alteration, repair, addition, demolition, installation, improvement, maintenance, or land-disturbing activity, that is performed on a building, structure, or premises and that is subject to regulation under the adopted International Codes or the Town of Alpine Municipal Code. Construction Activities include, but are not limited to, site preparation, land clearing, excavation, grading, placement of fill, construction or enlargement of any building or structure, installation or modification of mechanical, electrical, plumbing, fuel gas, fire protection, or energy systems, installation of temporary structures such as scaffolding, tents, or temporary utility systems, and any work for which an inspection is required by the Building Official, regardless of whether a permit is required.

Construction Fences. A temporary fence constructed to preserve the safety of the building site during construction of a building.

Construction Materials. Construction materials are any materials used in the construction, alteration, repair, or demolition of structures, including buildings, bridges, and other infrastructure.

Copyright. The exclusive legal right that protects original works of authorship as soon as an author fixes the work in a tangible form of expression, whether by print, publication, film or recorded/recording of materials. (Example: © **ALL RIGHTS RESERVED**). Copyright is a type of intellectual property that protects original works of authorship as soon as an author fixes the work in a tangible form of expression.

Deck. An exterior floor supported on at least two (2) opposing sides by an adjacent structure, and/or posts, piers or other independent supports. Decks with heights of thirty (30) inches or greater need guard rails.

Drainage. The movement and management of surface water across land, including natural and engineered flow paths, collection, conveyance, and discharge of stormwater.

Detached Accessory Structure. The International Code Council (ICC) defines a detached accessory structure as a structure that is not the main building on a property but is used for a purpose related to the main building. Detached accessory structures must be subordinate to the main building and located on the same property.

Development. A specified state of growth or advancement; the process of converting land to a new purpose by constructing buildings or making use of its resources.

Development Fee. Total of all costs incurred from initiation to implementation of a project.

Driveway. A private road connecting a house, garage, or other building with the street.

Due Dilligence: The investigation or exercise of care that a reasonable business or person is normally expected to take **BEFORE** entering into an agreement or contract with another party or an act with a certain standard of care, i.e. vetting issues thoughtfully and carefully.

Dwelling. Any building that contains one or two dwelling units, used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

Dwelling, Single-Family. A residential structure limited to a stick-built home, manufactured home, modular home, or factory-built home, which is physically arranged to create an independent housekeeping establishment for occupancy by one (1) family or one (1) household. The structure is characterized by separate facilities for wastewater disposal, cooking and sleeping.

Dwelling Multi-Unit. A residential building occupied by two (2) or more families or households living independently of each other.

Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

E-Mail. A system for sending and receiving messages electronically over a computer network.

Easement: An agreed upon use of land, usually of record, by someone other than the landowner for a specific purpose (i.e. utilities).

Emergency Care Facility. A physician's office, clinic, or other health care center which provides emergency medical care in conjunction with other primary care services.

Emergency Medical Facility. A freestanding emergency center or trauma center, such as hospital or any other institution licensed by the cabinet for Health and Family Services that furnishes emergency medical services.

Emergency Medical Services (EMS). Also known as ambulance services or paramedic services, are emergency services that provide urgent pre-hospital treatment and stabilization for serious illness and injuries and transport to definitive care.

Excavation.

Any act of digging, removing, or extracting soil, rock, or other earth materials from a site, including trenching, drilling, or grading activities that lower the existing ground elevation.

Factory-Built Home. Any residential dwelling that is wholly, or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly on a building site. Factory-built homes shall include, but not be limited to, manufactured homes, modular homes, and mobile homes.

Family Household. A single-family dwelling or multi-unit dwelling that is occupied by a family that is comprised by any number of persons related by blood, marriage, or adoption.

Family Unit. A "Family Unit" generally refers to a group of people, typically related by birth, marriage, or adoption, who live together and share a common household and often financial resources.

Feasibility

The practical ability of a proposed development to be implemented as proposed, considering factors such as access, infrastructure capacity, utilities, site constraints, regulatory compliance, and financial or construction viability.

Floor Area. Area contained within the building measured to the external face of the external walls.

Frontage. The direction in which a building faces; the front of a building or lot; the lineal extent of this front; the land between a building and the street; body of water etc.

Front Yard. Portion of a property that is adjacent to the street frontage where the primary structure's driveway exits and enters.

Fill / Placement of Fill

Fill:

Any material, including soil, sand, gravel, rock, or other substances, placed to raise, lower, or recontour the ground surface.

Placement of Fill:

The act of depositing, stockpiling, or spreading fill material on a property in a manner that alters existing grade, elevation, or drainage characteristics.

Fireplace. An assembly consisting of a hearth and fire chamber of noncombustible material and provided with a chimney, for use with solid fuels.

Factory-built fireplace. A listed and labeled fireplace and chimney system composed of factory-made components and assembled in the field in accordance with manufacturer's instructions and the conditions of the listing.

Masonry chimney. A field constructed chimney composed of solid masonry units, bricks, stones or concrete.

Masonry fireplace. A field constructed fireplace composed of solid masonry unit, bricks, stone or concrete.

Fire Station. A structure or facility for storage of firefighting vehicles and equipment are stationed, as well as working, living and sleeping space for their staff/crew, including a kitchen and showers, while they are on duty (transient). Also called firehouse or fire hall.

Food Truck. A large, motorized vehicle (such as a van or multi-stop truck) or trailer equipped to store, transport, cook, prepare, serve and/or sell food.

Full-Time Employees. Full-time employees are those employees working forty (40) hours or more per week, or those individuals that have been deemed by the Governing Body as full-time employees.

Governing Body. The Alpine Town Council.

Grade. The elevation of the ground surface at a specific location. Finished grade refers to the final elevation after grading, filling, or excavation.

Grading.

Any activity that alters the existing ground surface or topography of land, including cutting, filling, leveling, recontouring, or reshaping the land surface.

Grading and Drainage Plan.

A plan depicting proposed changes to land surface elevations, including contour modifications, cut and fill areas, drainage patterns, finished grades, and stormwater management features.

Gross Floor Area. The total floor area contained within the building measured to the external face of the external walls.

Gross Internal Area. The floor area contained within the building measured to the internal face of the external walls.

Guard. A building component or a system of building components located at or near the open side of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

Habitable Space. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

Handrail. A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Hardship: A condition that is difficult to endure and can be proven, i.e. especially financial/economic.

Height of Buildings. The vertical distance from the average finished ground elevation that adjoins a building at all exterior walls. Where the finished ground elevation slopes away from the exterior walls, a grade plane will be established by the lowest points within the area between the building and the lot line. Where the lot line is more than six (6) feet from the building, a grade plane will be established between the structure and a point six (6) feet from the building.

Historical Buildings. Buildings that are listed in or eligible for listing in the National Register of Historic Places or designated as historical under an appropriate state or local law.

Home Occupation. A professional, technical or retail service operated by the occupants of a single-family residence and not more than two (2) non-household employees. However, such enterprises will generate limited vehicular traffic and vehicular parking along residential streets, as well as limited noise within residential neighborhoods.

Hotel. Any building containing six (6) or more guest rooms used to provide short-term overnight accommodations, which are rented, for less than thirty (30) days. This facility may also include commercial food preparation and dining facilities, as well as other onsite amenities.

Household. A household consists of all the people who occupy a single-family or multi-unit dwelling but does not include more than three (3) persons who are not related by blood or marriage.

Impact Fee. A fee imposed on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development.

Impervious: ~~A hard surface that does NOT let runoff/water soak into the ground or greatly reduces the amount of runoff/water that soaks into the ground.~~

shall mean any surface or material that prevents or significantly restricts the infiltration of water into the soil. Impervious surfaces include, but are not limited to, buildings, roofs, concrete, asphalt, compacted gravel (compacted above 85-90% Proctor density), patios, driveways, decks with impermeable surfaces, and any other constructed surface that sheds stormwater rather than allowing natural absorption.

Improved Surface: Any surface which has been improved with pavement, asphalt, cement, brick, interlocking pavers or other similar material and maintained in such a manner as to provide for a mud-free and dustless surface. surface, such as pavers or pervious concrete.

Irregular Lot. Not even or balanced in shape or arrangement; contrary to the rules or to that which is normal or established. Such as: lots with multiple street frontages.

Jurisdiction: The governmental unit that adopts and enforces all codes, including but not limited to the IBC, IRC, IFC, IMC and the IPC of the "Jurisdiction".

Kitchen. Kitchen shall mean an area used, or designated to be used, for the preparation of food and shall contain permanent provisions for the cooking, storage and preparation of food consisting of a sink, refrigerator oven and/or a cook top.

Land Disturbance.

Any activity that changes the physical condition of land, including but not limited to clearing, grubbing, grading, excavation, stockpiling, or placement of fill, which alters existing soil structure, vegetation, or drainage conditions.

Landscaping. To improve the appearance, the process of making a yard or other piece of land more attractive by altering and/or adding ornamental features, the planting of trees, shrubs grass or other ornamental vegetation.

Land Use Plan Map. The definition of land use plan map is synonymous with the definition for “community land use plan map”.

Live Loads. Those loads produced by the use and occupancy of the building or other structure and do not include constructions or environmental loads such as wind load, snow load, rain load, earthquake load, flood load or dead load.

Live Work Unit. The International Code Council (ICC) defines a live/work unit as a dwelling unit that contains a workplace. Live/work units are flexible and can include a variety of living and working arrangements.

Loads. Forces or other actions that result from the weight of building materials, occupants and their possessions, environmental effects, differential movement and restrained dimensional changes

Logical Extension Analysis

An evaluation of whether a proposed development or annexation represents a reasonable and orderly expansion of existing development patterns, infrastructure systems, and municipal services, and does not result in irregular boundaries, service inefficiencies, or isolated development.

Lot. A parcel of land within the Town of Alpine which may be vacant, occupied by a building or a group of buildings, as well as contain utility systems and/or accessory buildings.

Lot Area. The total land area contained within a parcel of land.

Maintenance. The cleaning, painting, repair of a building, or the replacement of defective materials and fixed equipment within a building, in a manner that does not alter the basic design of the structure.

Manufactured Home. A single-family dwelling structure which:

- (a) Is partially or entirely manufactured in an offsite factory facility.
- (b) Will adhere to the building standards outlined in Part 4, Section 4-502 of the Alpine Land Use and Development Code.

Man-Made Materials. Also known as synthetic materials, are substances created or modified by humans, often through chemical processes, that do not occur naturally in their final form

Master Plan. The Town's comprehensive project plan that defines project scope, cost, planning, activities and resources. Reflects a vision set in the early stages of a project and moves everyone in the same direction.

Master Plan (Conceptual Plan). Is a non-binding, conceptual planning document that illustrates the overall development vision for a property or area. A Master Plan depicts general land use, density, layout, circulation, infrastructure, and phasing, is used for planning-level review, does not establish regulatory standards or zoning, does not create vested development rights, and serves as a guiding framework for future development applications.

Maximum Amount. Refers to the largest possible quantity or value that is allowed or attainable in a given situation, essentially meaning the highest limit of something that can be reached or used.

Mean Roof Height. The average of the roof eave height and the height to the highest point on the roof surface.

Mechanized Equipment.

Any powered machinery used for land disturbance, including but not limited to excavators, bulldozers, skid steers, loaders, graders, or similar equipment capable of altering the ground surface.

Membership Club. A private group of people organized in association with a national, state, or local non-profit organization.

Minimum Amount. Referring to the smallest quantity or value that is allowed or possible in a given situation, essentially representing the lowest limit or threshold: it's the least amount that can be accepted or considered viable.

Mobile Food Dispensary/Vendor. A vendor which is a self-contained, licensed and movable facility that is designed to prepare, serve and sell food or drinks for immediate consumption. Food trucks are equipped with a kitchen on wheels and can be used to sell a variety of food items.

Mobile Home. A single-family dwelling that does not meet the definition of a manufactured home of this ordinance, and has the following characteristics:

- (a) It is designed for long or short-term occupancy; and
- (b) It contains sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities; and
- (c) It contains plumbing and electrical connections to local utility systems; and
- (d) It is designed to be transported after fabrication, on its own wheels, a flatbed truck or other trailers, or on detachable wheels; and
- (e) It arrives at the building site where it is to be occupied as a complete unit and is ready for occupancy except for minor and incidental unpacking and assembly operations, installed on foundation supports or jacks, underpinned, and connected to utilities.

Mobile Kitchen/Trailers. Movable facility that is pulled behind a vehicle. Typically, larger than food trucks and offer more space and facilities.

Modular Home. A residential dwelling, which:

- (a) Is constructed in a factory in accordance with the most current version of the International Building Code.
- (b) Will adhere to the building standards outlined in Section 4-503 of the Alpine Land Use and Development Code.

Motel. Any building or complex containing six (6) or more guestrooms used to provide short-term overnight accommodations, which are rented, for usually less than thirty (30) days.

Multi-Unit Complex. A residential development that includes a group of multi-unit residential facilities that are owned by one landowner.

Multi-Unit Residential Facility. A group of dwelling units within one building that contains separate living units for three or more families who may share supporting services and facilities.

Nonconforming Building/Structure. An existing structure which, on the effective date of this ordinance, does not comply with the provision of this ordinance for the zoning district where the building is located.

Nonconforming Sign. All signs in existence before the effective date of this ordinance.

Non-Conforming Structure shall mean a building or structure that was lawfully established in compliance with the

regulations in effect at the time of its construction, but which no longer conforms to one or more current requirements of the Town of Alpine's Land Use and Development Code due to subsequent code or zoning changes.

Nonconforming Use. A legal use of land which, on the effective date of this ordinance, does not conform to the permitted uses established for the zoning district where the existing land use is located.

Nonfamily Household. A nonfamily household consists of a householder living alone (a one {1}-person household) or where the householder shares the home exclusively with not more than three (3) persons to whom he or she is not related.

Occupied. The use of a developed property for one (1) or more purposes.

Parapet. A low wall or railing to protect the edge of a platform, roof or bridge.

Pavement Structures. The implementation of a sub-base, base and surface material, to accommodate the needs of traffic and load bearings.

Permanent Foundation. ~~A system of supports, including piers, either partially or entirely below grade which is:~~

- ~~(a) Capable of transferring all design loads imposed by or upon the structure into soil or bedrock without failure;~~
- ~~(b) Placed at an adequate depth below grade to prevent frost damage;~~
- ~~(c) Constructed of concrete, metal, treated lumber or wood, or grouted masonry; and~~
- ~~(d) In accordance with manufacturer specifications and applicable sections of the International Building Code (IBC).~~

Permanent Foundation shall mean a continuous, load-bearing foundation system constructed in accordance with the adopted International Building Code and designed to permanently support a structure. A Permanent Foundation includes **continuous footings (footers) and stem walls** built of approved, durable materials such as reinforced concrete or masonry, and is designed to transfer all structural loads to the ground. A Permanent Foundation is affixed to the site in a manner that prevents movement, uplift, or displacement and is not temporary, removable, or portable in nature. No wood Foundations will be acceptable.

Pervious: A surface that allows for the penetration of runoff/water through the surface and into underlying soils.

Planned Unit Development. ~~A development of one (1) or more parcels of land that is planned and developed as a single development project and/or programmed for development over a series of incremental development stages. This development approach integrates site development considerations for proposed land uses, vehicular access, parking and circulation, supporting utility systems, landscaping, site constraints and development opportunities, and zoning requirements.~~

Is a zoning and development tool adopted by ordinance that allows for coordinated, site-specific development and may modify or replace the standards of the underlying zoning district. A PUD establishes binding development standards, runs with the land, regulates land use, density, layout, design, and infrastructure, and is approved by the Town Council following recommendation from the Planning and Zoning Commission.

Plot Plan. ~~An illustration depicting a proposed land use which shall be prepared to a defined map scale, identifies the general location of the project site, project development site boundaries, locates the proposed vehicular access to the project development site, as well as identifies and locates proposed land uses.~~

Shall mean a simplified, scaled drawing that depicts the boundaries of a property and the location of proposed and existing structures or improvements for the purpose of evaluating basic zoning and setback compliance. A Plot Plan shows property lines, required setbacks, the footprint of structures, driveways, and other site features necessary for the Town of Alpine to determine compliance with applicable regulations, but **does not require preparation by a Wyoming-licensed Professional Engineer** unless otherwise specified by the Town or required due to project complexity.

Pole Barn. Structure/Building built for animal shelter, equipment and/or storage of open at the sides and/or ends.

Primary Structure. The structure from which the principal use of a property is conducted.

Private Nuisance. An unlawful interference with the use and enjoyment of land.

Project Stipulations. Potential requirements which may accompany decisions by the Alpine Planning and Zoning Commission, Board of Adjustment, and Alpine Town Council concerning proposed planned unit developments, zone changes, and variances.

Public Benefits

Improvements, amenities, or outcomes associated with a proposed development that provide a measurable advantage to the community, including but not limited to infrastructure enhancements, public access, open space, housing diversity, economic development, or mitigation of identified impacts.

Public Way. Any street, alley or other parcel of land open to the outside air leading to a public street, which has been deeded, dedicated or otherwise permanently appropriated to the public for public use.

Public Nuisance. An act, condition, or thing that is illegal because it interferes with the rights of the public generally. An obnoxious or dangerous person or group of people.

Ramp. A walking surface that has a running slope steeper than one unit vertical in twenty (20) units horizontal (five {5} percent slope).

Rear Yard. Portion of a property that is opposite the front yard.

Recycled Materials. Material that have been collected and reprocessed to be used again. They can be used in consumer products and manufacturing processes.

Remodel. Change the structure or form of (something, especially a building).

Renovate. To renew; to revamp something to make it look new again.

Reproduce. To produce again, to cause to exist again or anew.

Right-Of-Way: Establishes use of property for town matters without conferring ownership (i.e. snow storage, utilities, fire access) including, but not limited to.

Road Elevation. Defined as road cross section at a given position on the road reference line.

Road Grade. Grade is the rate of change of the vertical alignment, at the center of the road.

Routine Property Maintenance.

Activities conducted to maintain a property in its existing condition, including mowing, removal of weeds, trimming or removal of vegetation, and minor landscaping, provided such activities do not involve grading, excavation, use of mechanized equipment that disturbs soil, removal of root systems, or alteration of existing grade or drainage patterns.

RV (Recreational Vehicle). A vehicle, such as a Class A, B, or C RV, a RV Folding Trailer, RV Travel Trailer, Fifth Wheel Travel Trailer, or a truck camper mounted or un-mounted inside of a truck bed, primarily used for leisure activities, traveling and recreational activities.

Sandwich Board. Signboard consisting of two (2) hinged boards that hang and/or sit front and back from the shoulders of a walker and/or are placed on the ground, that are used to display advertisements.

~~**Setback:** The areas measured from the property line to any structure, within which building is prohibited, but which may include driveway area (s) as designated (i.e. the distance a building or impervious surface must be from all of the boundary lines).~~

shall mean the minimum required horizontal distance measured perpendicularly from a property line to the nearest point of any building, structure, or impervious surface. No portion of a building, structure, or other impervious surface may encroach into a required setback unless expressly permitted by the Town of Alpine's Land Use and Development Code or applicable ordinances, such as allowances for vehicular access, driveways, or parking pads.

Shed. A structure/building for storage.

Short-Term Rental (STR): A use in which a dwelling unit, or portion thereof, is rented to transient occupants for periods of less than thirty (30) consecutive days.

For the purposes of this Code, a Short-Term Rental shall be considered a form of **transient lodging use** and shall not be interpreted as a residential use unless expressly permitted.

Side Yard. Portion of a property that runs perpendicular to the front and side yards.

Silt Fence. Temporary sediment control device typically used in combination with sediment basins and sediment traps, as well as erosion controls, which are designed to retain sediment in place where soil is being disturbed by construction processes. A typical fence consists of a piece of synthetic filter fabric stretched between a series of wooden or metal stakes.

Single Family Dwelling Unit. One (1) family or non-family household occupies the single-family dwelling unit; limited to stick-built homes, manufactured homes and modular homes. However, owners may provide room and board for up to three (3) persons who are not related by blood or marriage; provided no separate kitchen is provided.

~~**Site Plan.** An illustration or construction document submitted with the application for *permit* depicting a proposed land use which shall be prepared to a defined map scale, identifies the general location of the project site, project development site boundaries showing the size and location of new construction and/or existing structures, utilities, snow storage, proposed vehicular access to the project development site, as well as identifies and locates the proposed land uses.~~

A scaled, detailed drawing or construction document that depicts the existing and proposed conditions of a property for the purpose of evaluating development, construction, or land use activity. A Site Plan shall illustrate the project location; property boundaries and dimensions; required setbacks; the size and location of existing and proposed structures; utilities and utility connections; easements and rights-of-way; vehicular access, circulation, and parking areas; landscaping; snow storage areas; grading and drainage patterns, including stormwater management features; finished floor elevations and general site elevations, where applicable; and proposed land uses.

A Site Plan shall include sufficient detail for the Town of Alpine to determine compliance with applicable codes, standards, and regulations. Additional information or engineered plans prepared by a Wyoming-licensed professional may be required based on the scope and complexity of the project.

A Site Plan is intended to represent site conditions in three dimensions, including vertical relationships above and below ground, where necessary for proper evaluation of development impacts.

Sleeping Quarters. Rooms where people sleep, such as bedrooms in a house, or separate rooms in a larger building or complex.

Snow Fence. A temporary fence to prevent blowing and drifting snow.

Stair. A change in elevation, consisting of one or more risers.

Storage Building. A detached building 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.

Street. A public or private transportation facility which affords public access to adjacent properties and/or other parts of the community.

Street – Right of Way. The legal right established by usage or grant, to pass along a specific route through grounds or property belonging to another.

Structure. A new, extended, expanded, or renovated building constructed on a property.

- (a) **Permanent:** A structure fixed to the ground by any of the various types of foundations, slabs, piers, poles, or other means allowed by building codes.
- (b) **Temporary:** A type of building, tent and/or greenhouse that is used for a limited period of time – this could be for an event, or a warehouse needed to store seasonal stock for a retail shop.

Square Footage shall mean the total floor area of all heated or potentially habitable spaces with a ceiling height of seven (7) feet or greater, measured horizontally between the exterior surfaces of outside walls or between the exterior surfaces of outside walls and the centerline of party walls. Square Footage shall also include all garage space, whether attached or detached, for the purpose of permitting and fee calculations and includes all enclosed floor areas that are suitable or intended for occupancy or conditioned use.

Temporary Foundation shall mean a non-permanent support system intended to provide short-term stability for a structure and that is not designed to meet the requirements of a Permanent Foundation. A Temporary Foundation may include, but is not limited to, skids, blocks, piers, or other non-continuous supports that do not include continuous footings (footers) and stem walls and that are not affixed to the site in a manner that prevents movement, uplift, or displacement. A Temporary Foundation is suitable only for structures intended to be temporary in nature and shall not be used for any structure requiring a Permanent Foundation under Town of Alpine regulations.

Temporary Structure shall mean any structure intended to be placed, installed, or used on a site for a period of **365 days or less**. All Temporary Structures must receive prior approval from the **Town of Alpine**, and the **Building Official** must review and approve the design, adequacy, and safety of the structure’s foundation or support system before installation or occupancy. Temporary Structures are not required to meet the standards of Permanent Structures but must be constructed and supported in a manner that ensures public safety and stability for the duration of their approved use.

Topographical Site Plan.
A scaled drawing depicting the existing physical characteristics of a property, including contour lines, elevations, natural features, and existing improvements, used to illustrate existing site conditions.

Townhome: An attached single-family home that has a common wall with an adjacent single-family home. This type of housing is sometimes referred to as a duplex or twinhome.

Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof with open space on at least two sides.

Transient. Occupancy of a dwelling unit or facility with 10 or fewer occupants staying or working in a place for only a short period of time, time not to exceed five (5) consecutive days.

Utility Systems. Means any of the following: A system for the treatment or supply of water. A system for the collection or treatment of wastewater. A system for the generation or supply of steam, hot water, and chilled water. A system for the supply of natural gas. A system for the transmission of telecommunications.

Use. The purpose for which a parcel of land or building is utilized.

Vehicular Parking Area. An off-street area containing a paved surface designated parking stall, and appropriate signage for the parking of motor vehicles.

Violations: The act of doing something that is not allowed by a law/ordinance, or code.

Wall.

- (a) **Retaining.** A wall not laterally supported at the top, that resists lateral soil load and other imposed loads.
- (b) **Load bearing.** A wall supporting any vertical load in addition to its own weight.
- (c) **Nonbearing.** A wall which does not support vertical loads other than its own weight.

Water-Resistive Barrier. A material behind an exterior wall covering that is intended to resist liquid water that has penetrated behind the exterior covering from further intruding into the exterior wall assembly.

Xeriscaping. A landscaping method that makes routing irrigation unnecessary. It uses drought-adaptable and low-water plants as well as soil amendments such as compost and mulches to reduce evaporation.

Yard, Front, Side, or Rear. Required open space area on an occupied lot which is defined via minimum setback requirements from property lines.

Zoning Administrator. A person who is an authorized individual (and/or their representative) to manage the practices, policies and regulations of the operations of the Zoning Commission.

Zoning District. A land use zoning designation for selected geographical areas within the Town of Alpine.