

statuary, flagpoles, roadways and bridges shall not be considered structures for the purposes of this title. (Ord. 68 §13(qq), 1980)

17.06.490 Unlicensed or inoperable vehicle. "Unlicensed or inoperable vehicle" means a motor vehicle which does not have a valid state license, is not mechanically able to operate or which cannot otherwise legally operate on the highway. (Ord. 68 §13(rr), 1980)

17.06.500 Yard. "Yard" means a space on the same lot with a main building, open, unoccupied and unobstructed by buildings or structures from the ground upward. (Ord. 68 §13(ss), 1980)

17.06.510 Zone lot. "Zone lot" means a single parcel of contiguous land occupied or intended to be occupied by structures and uses as permitted by this title together with the open spaces required by this title. All "zone lots" shall abut on a public street or an officially approved way. (Ord. 68 §13(ww), 1980)

#### Chapter 17.09

#### DISTRICTS AND MAP

##### Sections:

- 17.09.010 Districts established.
- 17.09.020 Zoning map.
- 17.09.030 Unzoned land.
- 17.09.040 Ownerships divided by boundary lines.

17.09.010 Districts established. In order to effectively carry out the provisions of these regulations the lands within the corporate limits of the town and lands immediately surrounding the town which are within the jurisdiction of the town to regulate, shall be divided into the following zoning districts:

- A agricultural district
- R-S suburban residential district
- R-1 single-family residential district
- R-2 single-family and multifamily residential district
- R-4 multifamily residential district
- M-H mobile home district
- C-1 central business district
- I-1 light industrial district
- I-2 heavy industrial district

(Ord. 68 §4(a), 1980)

17.09.020 Zoning map. A. The boundaries of the zoning districts established in Section 17.09.010 shall be established as shown on a map entitled "District Zoning Map, Pinedale, Wyoming." this map, and all official amendments thereto, are declared to be a part of this title.

B. Unless otherwise defined, district boundary lines are intended to be lot lines; the centerline of streets, alleys, channelized waterways or other similar rights-of-way; the centerline of blocks; section or township or township lines; municipal corporate lines; the centerline of streambeds; or other lines dimensioned or drawn to scale on the district zoning map. (Ord. 85 §2(part), 1981; Ord. 68 §4(c) (1, 2), 1980)

17.09.030 Unzoned land. If any land within the corporate boundaries of the town, or within the jurisdiction of the town to regulate, is not zoned within one of the enumerated districts, no permit shall issue for the use of the land or for the erection or alteration of any structure on such land until zoned. The town council shall assign a zoning classification to such land in accordance with the procedures for amendment of the zoning map. (Ord. 255, 1993; Ord. 85 §2 (part), 1981; Ord. 68 §4(c)(3), 1980)

17.09.040 Ownership divided by boundary lines. The provisions of this title shall apply uniformly within all zoning districts bearing the same classification as designated on the district zoning map; provided, however, that:

A. Where an ownership of record is divided by a district boundary line, each parcel thus created equal to or exceeding the minimum zone lot size as established by this resolution shall conform to the regulations pertaining to the zoning district in which each parcel is located.

B. Where an ownership of record is divided by a district boundary line, any parcel thus created which is smaller than the minimum lot size for the district in which it is located may be combined with the larger parcel and used for a use permitted in the zone district in which the larger of the two parcels is located.

C. Where an ownership of record is divided by a district boundary line and both parcels thus created are smaller than the minimum zone lot size for the districts in which they are located, then the parcels may be combined and used for a use permitted in the most restrictive of the zoning districts. (Ord. 85 §2(part), 1981; Ord. 68 §4(e), 1980)

17.09.050 Higher and better use. Except where specifically prohibited by applicable ordinance, use may be made of zoned land which is higher and better than that for which it is zoned. For purposes of this section, the descending order of highest and best use to which this section applies is R-1, R-2, R-4, C-1, and I-1. Where land is used for a higher and better use than that for which zoned, the zoning ordinances as established for the higher and better use will apply. (Ord. 260, 1993)