

Conservation Design Subdivisions

An excerpt from the *Rules and Regulations Governing Division of Land in
Sheridan County, Wyoming*, September 22, 2022



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Section 2.11. Conservation Design Subdivisions

a. Purpose and Intent.

The purpose of the Conservation Design Subdivision option is to implement the Sheridan County Comprehensive Plan and allow creative design of conservation subdivisions as an alternative to conventional large-lot subdivisions. It is available in the A-Agricultural, RR-Rural Residential, and UR-Urban Residential districts. The option will allow subdividers to design subdivisions creatively to maintain the open character and agricultural viability of the county's agricultural and rural areas, continue the use of lands for agricultural and ranching activities, conserve riparian areas and other natural resources, such as wildlife habitat, and avoid placing residential buildings in floodplains or on steep slopes. This option allows residential units on parcels of 70 acres or more (in the A district) and 10 acres or more in the RR and UR districts) to be clustered on lots smaller than the minimum lot size otherwise permitted by the Land Division Rules and Regulations. The allowable density remains the same. In turn, the option requires that a portion of the property be set aside as a "conservation area" that will have a limited range of allowed uses and activities.

b. Applicability.

i. General.

To be eligible for the Conservation Design Subdivision option, the parcel of land shall be located within one of the following districts:

1. A-Agricultural,
2. RR-Rural Residential, or
3. UR-Urban Residential

ii. Minimum Land Area.

The application for the Conservation Design Subdivision option must involve a single parcel of land under common ownership, or alternatively, two or more contiguous parcels of land under different ownerships aggregated that meet the following minimum land area sizes:

1. 70 acres in the A-Agricultural district,
2. 10 acres in the RR-Rural Residential district,
3. 10 acres UR-Urban Residential district

iii. **Conservation Development Area.**

For property within the Conservation Development Area, as mapped by county GIS and shown in Figure 2, below (and shown in the official map of the Conservation Development Area, Appendix H), the subdivider shall be eligible for additional density bonus incentives as set forth in Section 2.11 of these rules and regulations.

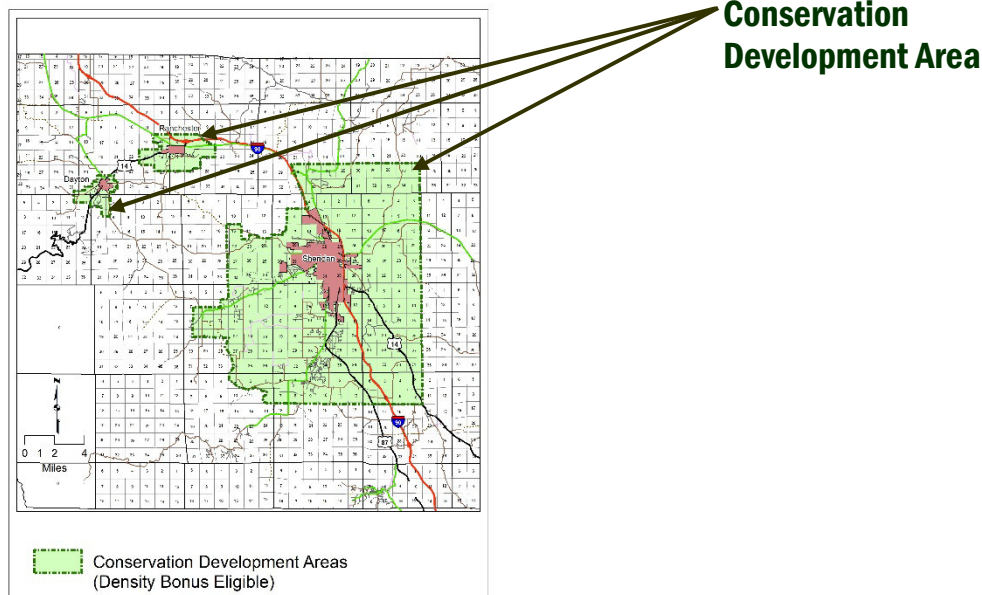


Figure 2: Conservation Development Area, (See Appendix H.)

iv. **Allowed Uses—General.**

In a Conservation Design Subdivision, the proposed uses shall be limited to single-family detached residences, agriculture (as defined in the Rules and Regulations Governing Zoning for Sheridan County), and non-motorized recreational uses. Only agriculture, open space, forestry, non-

commercial greenhouses, and non-motorized recreational uses are allowed in the conservation area(s).

c. **Submittal and Review Requirements.**

A Conservation Design Subdivision shall be processed as a subdivision of land, subject to the approval of Conservation Design Subdivision, as described in subsection vii, Approval..., below. The steps in the preparation of a Conservation Design Subdivision application shall be as described in subsections i through v, below.

i. **Pre-application Meeting.**

Prior to submittal of a Conservation Design Subdivision application, the subdivider or his agent shall meet with Public Works Department staff, in accordance with Section 2.3, Pre-application Meeting, of these rules and regulations. In addition to requirements set forth in Section 2.3, staff and the subdivider shall also address preparation of a site analysis map and scheduling of a site visit, as described herein.

ii. **Preliminary Site Analysis Map.**

After the pre-application meeting, but prior to submittal of the Conservation Design Subdivision application, the subdivider shall prepare and submit a preliminary site analysis map that provides information about existing site conditions and context and that comprehensively analyzes existing conditions both on the proposed subdivision property and on all lands within 1,500 feet of the subject property's boundaries. The site analysis map scale shall be in accordance with standards for the preliminary plat contents, set forth in Section 2.5 b. The map shall contain the information listed in subsections A through C, below.

A. **Natural and Constructed Features.**

The site analysis map shall show the relationship of the property to natural and constructed features located on the property and within 1,500 feet of its boundaries. The features to be shown include:

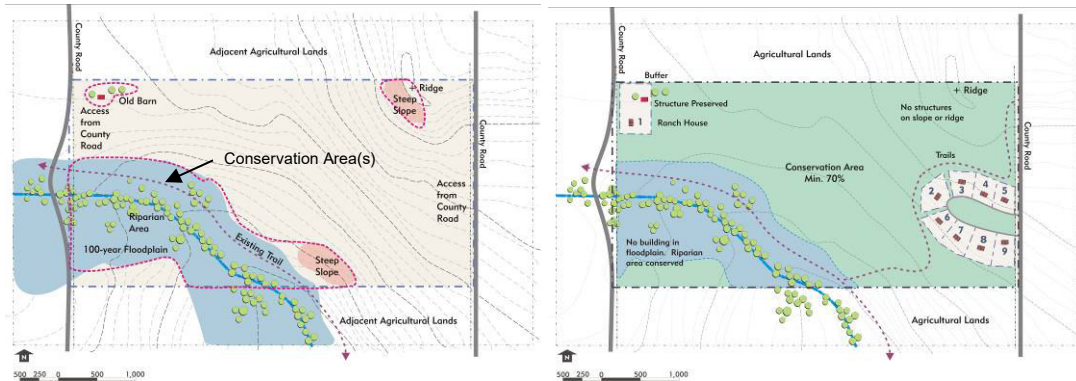
1. Public roads and trails.
2. Utility easements and rights-of-way, as filed with the County Clerk and Recorder's office.
3. Constructed features, including but not limited to driveways, farm roads, buildings, foundations, walls and fences, wells, drainage fields, ditches, dumps, and utilities.
4. Topography (from United States Geological Survey (USGS) maps) as required for preliminary plats, including steep slopes, as defined in these rules and regulations and Rules and Regulations Governing Zoning, Section 23.
5. Classified surface waters and setbacks required in the Rules and Regulations Governing Zoning, Section 23.
6. Base flood areas.
7. Wetlands (from maps published by the U.S. Fish and Wildlife Service or the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service, as available).
8. Crucial Habitat Priority Areas (identified and mapped by the Wyoming Game and Fish Department).
9. Soils (mapped by the USDA Natural Resources Conservation Service).
10. Public lands.
11. Lands protected under conservation easements.
12. Historically and culturally significant sites or structures.

B. Proposed Conservation Area.

The site analysis map shall depict the proposed or potential conservation area(s) (including total calculated conservation area and its percentage of the total subdivision) based on the natural features to be protected and to achieve the minimum amount of land to be conserved, as set forth in Section 2.11.d.iii, Minimum Conservation Area.

C. Potential Buildable Areas.

The site analysis map shall delineate the potential buildable areas (including total calculated conservation area and its percentage of the total subdivision) as a last step, following delineation of the natural and constructed features and potential conservation area(s).



iii. Site Visit.

After the subdivider creates a preliminary site analysis map, and prior to the subdivider's formal submittal of the concept plan and complete application, Public Works Department staff shall schedule a site visit to the property and shall invite the subdivider and representatives of agencies and organizations with land conservation management and land use planning expertise. Such agencies and organizations may include, but are not limited to, entities such as the Sheridan County Conservation District, Wyoming Department of Environmental Quality, local land trusts, and municipalities within one-mile of the site. Prior to the site visit, the subdivider shall provide staff with a permission form to allow staff (or designee) to enter the property. The purpose of the site visit is to:

1. Familiarize staff with the property's existing conditions and special features,
2. Identify potential site development issues, and

3. Provide an opportunity to discuss design concepts, including the general location and layout of the conservation area(s), the potential locations for proposed buildable areas and lots and building envelopes within lots (as applicable), and the potential locations and design of utilities, roads, fences, and other development features.

Comments made by staff or designee during the site visit are not binding in any way and shall be interpreted as suggestions only. No official decisions shall be made during the site visit.

iv. **Concept Plan.**

After the pre-application meeting and site visit, the Subdivider shall submit the site analysis map and a concept plan.

v. **Complete Application.**

Following receipt of the written comments on the Concept Plan from the Public Works staff, the subdivider shall submit a complete subdivision application for a Conservation Design Subdivision in accordance with Section 2.4 of these regulations and shall include supporting materials as set forth in Sections 2.5 c. and 2.6 c.

vi. **Final Plat.**

Subdivider shall submit a final plat in accordance with Section 2.6 of these rules and regulations. Public hearing requirements and notification shall be the same as for a Preliminary Plat as set forth in Section 2.5. The county shall waive all application review and lot fees for final plats associated with a Conservation Design Subdivision.

vii. **Approval of a Conservation Design Subdivision.**

The Planning & Zoning Commission shall review the final plat for the Conservation Design Subdivision and make a recommendation to the

Board of County Commissioners. The Board of County Commissioners shall review the final plat and make the decision.

d. **Standards Applicable to Conservation Design Subdivisions.**

In addition to the general standards set forth in Section 3.1 through 3.15 of these rules and regulations, the following standards shall apply to Conservation Design Subdivisions.

i. **Components of a Conservation Design Subdivision.**

A Conservation Design Subdivision is comprised of two components:

(A) the conservation area, and (B) the residential cluster. The conservation area is the larger portion of the development parcel that is platted as a tract(s) and permanently conserved for agriculture, open space, or non-motorized recreation uses. The residential cluster is the portion of the development parcel that is subdivided into lots for single-family residential development and accessory uses.

ii. **Summary of Conservation Design Subdivision Standards.**

Table 2.11.1 below sets forth a summary of the general requirements for the Conservation Design Subdivision option. (See standards for streams and steep slopes in the Rules and Regulations Governing Zoning, Section 23.

Table 2.11.1: Summary of General Requirements for Conservation Design Subdivisions

Zoning District	Minimum Land Area	Base Density	Maximum Density with Bonuses	Lot Size	Minimum Conservation Area(s)
A-Agricultural	70 acres	1 unit per 40 acres (0.025 units per acre)	1 unit per 20 acres (100% increase)	Minimum: 0.25 acres, as long as the subdivider complies with wastewater facility minimum isolation distance requirements required by Sheridan County and approved by DEQ and provides central sewer or enhanced systems within the Groundwater Protection Area. Maximum: 10 acres, except for conservancy lots.	70% of gross land area of parcel
RR-Rural Residential (outside Groundwater Protection Area (GPA))	10 acres	1 unit per 2 acres (0.5 units per acre)	0.75 units per acre (50% increase)	Minimum: No minimum, as long as subdivider complies with wastewater facility minimum isolation distance requirements required by Sheridan County and approved by DEQ Maximum: No maximum.	70% of gross land area of parcel
RR-Rural Residential (within a GPA)	10 acres	1 unit per 5 acres (0.2 units per acre)	0.30 units per acre (50% increase)	Minimum: No minimum, as long as subdivider complies with wastewater facility minimum isolation distance requirements required by Sheridan County and approved by DEQ and provides central sewer or enhanced systems Maximum: No maximum.	70% of gross land area of parcel
UR-Urban Residential (outside the Urban Services Area)	Same requirements as RR.				

iii. **Minimum Conservation Area(s)**

A. **Conservation Area(s)**

The minimum percentage of the Conservation Design Subdivision parcel's gross land area that shall be set aside as conservation area(s) is 70%. The conservation area(s) and its calculated percentage of the gross area shall be clearly delineated on the Conservation Design Subdivision Plat. The acreage, intended use, and final ownership of all conservation area tracts shall be shown on the plat.

B. **Conservation Lot(s)**

Up to two conservation lots may be designated for a parcel, provided that the minimum 70% conservation area is set aside within the conservation lot(s).

iv. **Base Density with Conservation Design Subdivision Option**

The base density permitted under the Conservation Design Subdivision option shall be measured using the gross land area (in acres) of the entire parcel divided by the number of dwelling units permitted per acre, as set forth in Table 2.11.1 and subsections A through C, below. Where the total number of dwelling units calculated results in a fractional number, the subdivider shall round down the number of dwelling units to the nearest whole number.

A. **A-Agricultural District.**

Base density shall not exceed 1 dwelling unit per 40 acres, unless a bonus is granted, pursuant to Section 2.11.d.v, below. This represents a 100% increase over the base density permitted if the Conservation Design Subdivision option is not utilized.

B. RR-Rural Residential District.

Base density shall not exceed 1 dwelling unit per 2 acres for parcels outside a Groundwater Protection Area and 1 dwelling unit per 5 acres within a Groundwater Protection Area, unless a bonus is granted, pursuant to Section 2.11.d.v, Density Bonuses, below.

C. UR-Urban Residential District.

Base density shall be the same as that in the RR-Rural Residential district, as set forth in subsection B, above.

v. Density Bonuses.

The subdivider may earn density bonuses (in addition to the base density, as described in subsection iv, above) in keeping with the purposes of these rules and regulations. (See Appendix I, Calculating the Density Bonus, for further explanation.) The County shall have final authority to determine the appropriate density bonus award.

A. Conservation Development Area Location.

The parcel shall be located within the Conservation Development Area to be eligible for density bonuses. (See subsection 2.11.b.iii, Minimum Conservation Area(s), above.)

B. Cumulative Bonuses.

The subdivider may request more than one density bonus from the Density Bonus Menu in subsection E below. The cumulative density bonus shall not increase above the base density by more than 100% in the A-Agricultural District and 50% in the RR-Rural Residential and UR-Urban Residential Districts.

C. Flexibility in Minimum Lot Size and Conservation Area.

The Board shall have the authority to vary the minimum lot size and the minimum amount of conservation area required by these standards to accommodate the additional lots earned through the

density bonus provisions and/or to bolster the economics of community sewer systems. However, in no case shall the Board reduce the minimum lot size to less than 0.25 acres in the A-Agricultural District or reduce the percentage of conservation area to less than 65% of the parcel.

D. No Guarantee of Density.

This subsection shall not be interpreted as a guarantee of achievable density. Conservation Design Subdivisions using density bonus provisions shall be subject to all standards in Section 2.11 of these rules and regulations. Other regulations or site-specific conditions may prevent maximum bonus density levels from being achieved. Density bonuses options are identified in Table 2.11.2: Menu of Density Bonuses Available.

E. Density Bonus Menu.

The following density bonuses are available for Conservation Design Subdivisions.

Table 2.11.2: Menu of Density Bonuses Available

Density Bonus	Maximum Percentage of Density Increase
F.1. Providing Central Sewer	25% bonus
F.2. Conserving Irrigated Farmland	25% bonus
F.3. Dedicating Additional Conservation Area(s)	25% bonus (for dedicating 80% of the parcel for conservation) 50% bonus (for dedicating 90% of the parcel for conservation)
F.4. Protecting Streams and Riparian Areas (beyond that required by Section 23.B of the Rules and Regulations Governing Zoning)	25% bonus
F.5. Protecting Visual Resources	25% bonus
F.6. Conserving Connected Open Space or Wildlife Habitat	25% bonus
F.7. Replatting Large Acreage	10% bonus
F.8. Providing Fire Protection Measures	10% bonus

F.9. Public Trail Dedication (land only, not including trail improvements)	10% bonus
F.10. Stream Bank Restoration and Tree Planting	10% bonus
F.11 Installation of Wildlife-Friendly Fencing As Recommended By Public Works Department Staff	5% bonus

1. **Bonus for Providing Central Sewer.**

The county may grant up to a 25% density increase for providing a central sewer system to serve three or more residential lots.

2. **Bonus for Conserving Prime Farmland.**

The county may grant up to a 25% density increase if the subdivider, and any successors in title, conserves irrigated farmland soils and retains existing water rights on the conservation area(s).

3. **Bonus for Dedicating Additional Conservation Area(s).**

The county may grant up to a 25% density increase for dedicating 80% of the parcel as conservation area(s) and 50% density increase for dedicating 90% of the parcel as conservation area(s).

4. **Bonus for Protecting Streams and Riparian Areas.**

The county may grant up to a 25% density increase for provision of an additional buffer for riparian areas that exceed the minimum stream setback requirement. The bonus will depend on the quantity and quality of riparian vegetation in the buffer.

5. **Bonus for Protecting Visual Resources.**

The county may grant up to a 25% density increase for protection of views and setting residential buildings back

from ridgelines at least 50-feet, so that rooflines do not dominate the ridges.

6. **Bonus for Conserving Connected Open Space or Wildlife Habitat.**

The county may grant up to a 25% density increase for conservation of open space that is connected to or contiguous with other permanently protected lands or for conserving wildlife habitat (Crucial Habitat Priority Areas mapped by Wyoming Game and Fish).

7. **Bonus for Replatting Large Acreage.**

The county may grant up to a 10% density increase for replatting a large acreage subdivision in the A-Agricultural district to achieve objectives of the Conservation Design Subdivision.

8. **Bonus for Providing Fire Protection Measures**

The county may grant up to a 10% density increase for provision of sprinkler systems for fire protection in each approved residential dwelling unit. Such systems must be approved by the county and the applicable fire district.

9. **Bonus for Public Trail Dedications.**

The county may grant a 10% density increase for the development and dedication of public trails if the trail(s) are consistent with the Sheridan County Comprehensive Plan, as amended from time to time or with any county or municipal trails/open space plan, as adopted and amended.

10. **Bonus for Stream Bank Restoration and Tree Planting.**

The county may grant a 10% density increase for stream bank restoration and tree planting, as proposed through a management plan and guaranteed through funds in escrow.

11. **Bonus for Wildlife-Friendly Fencing**

The county may grant a 5% density increase if the developer adopts the wildlife-friendly fencing recommendations of county staff.

vi. **Siting Standards.**

Conservation Design Subdivisions shall comply with the standards in subsections A through C below and general standards set forth in Sections 3.1 through 3.15 of these rules and regulations. If a conflict exists, these standards will take precedence.

A. **Location of Conservation Area(s).**

The conservation area(s) shall be delineated to include the following features, in order of priority:

1. Stream setbacks, as set forth in Section 23 of the Rules and Regulations Governing Zoning;
2. Base flood areas;
3. Other rivers, streams, and water bodies, as identified through county mapping;
4. Irrigated Farmland;
5. Steep slopes, as set forth in Section 23 of the Rules and Regulations Governing Zoning; and
6. Identified historic and cultural features identified on the parcel.

B. **Contiguous Conservation Area(s).**

The conservation area(s), or open space, shall be contiguous, to the maximum extent feasible.

C. Location of Residential Lots.

The buildable residential lots shall be sited to:

1. Be located outside the delineated conservation area(s);
2. Avoid interference with existing or viable agricultural activities, by providing a 100-foot setback from such activities;
3. Cluster up to eight residential lots together in the A-Agricultural district, to avoid the appearance of the creation of small towns and to protect agricultural operations and maintain rural character. Residential clusters shall be spaced with a minimum of a 200-foot buffer between them.

e. Management of the Conservation Area(s).

i. Conservation Area(s) Ownership Options.

The subdivider shall propose measures or methods for permanent or long-term ownership of the conservation area(s). The following methods may be used, either individually or in combination, for long-term ownership of the conservation area with the approval of Sheridan County:

A. Fee Simple Dedication to Sheridan County.

The county may, but shall not be required to, accept any portion of the conservation area as a fee simple dedication, provided:

1. The county shall have no acquisition costs, unless the county agrees to purchase the property; and
2. Sheridan County agrees to and has access to maintain such land.

B. Fee Simple Dedication to Other Governmental Entity.

The County may approve dedication of the conservation area to another governmental entity—federal, state, or local—under terms

that ensure permanent protection and maintenance of the conservation area.

C. Dedication of Easements to Sheridan County.

The county may, but shall not be required to, accept conservation easements on any portion of the conservation area. In such cases, the land remains in the ownership of the property owners association, private conservation organization, or other acceptable entity, while the county holds the easement (which may allow for public access or other public benefit). In addition, the following regulations shall apply:

1. The county shall have no acquisition costs; and
2. A satisfactory maintenance agreement shall be reached between the owner and the county.

D. Property Owners Association.

Conservation areas may be held in common ownership by a property owners association, subject to all of the provisions for such associations set forth by the State of Wyoming. In addition, the subdivider shall meet the following regulations:

1. The subdivider shall provide the county for review and approval a description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for the conservation area, including a legal description of the land and any restrictions placed upon its future use and enjoyment.
2. The proposed association shall be established by the owner or subdivider and shall be operating (with financial subsidization by the owner or subdivider, if necessary) before the approval of any final plat within the Conservation Design Subdivision.

3. Membership in the association shall be automatic (mandatory) for all purchasers of lots therein and their successors in title. The by-laws shall confer legal authority on the association to place a lien on the real property of any member who falls delinquent in his dues. Such dues shall be paid with the accrued interest before the lien may be lifted.
4. The association shall be responsible for maintenance of and provision of insurance for the conservation area(s).
5. The association shall provide written notice of any proposed transfer of, or the assumption of, maintenance for the conservation area to all association members and to the county no less than 60 days prior to such event.
6. The association by-laws shall give the county authority (but no obligation or duty) to assume responsibility to enforce these restrictions if the association fails to maintain the conservation area, in which case any escrow funds may be forfeited, and any permits may be revoked or suspended.

E. Retention of Interest by Owner or Subdivider.

The owner may retain title to the conservation area, provided:

1. A deed restriction limiting development is placed on the conservation area, which is acceptable to the county, and
2. The subdivider submits a Management Plan acceptable to the County pursuant to subsection 2.11.e.ii, Management of Conservation Area(s), below, that ensures perpetual maintenance.

F. Private Conservation Organization (with approval of county).

With approval of the county, an owner may transfer either a conservation easement or fee simple title for the conservation area to a private non-profit organization, provided:

1. The conservation organization is acceptable to the county and is a qualified conservation organization intended to exist indefinitely;
2. The conveyance contains appropriate provisions for proper reversion or transfer in the event that the organization becomes unwilling or unable to continue carrying out its functions;
3. The conservation area is permanently restricted from future development through a conservation easement, and the county is given the authority (but no obligation or duty) to enforce these restrictions; and
4. A maintenance agreement acceptable to the county is established between the owner and the conservation organization.

G. Non-Common Private Ownership—Conservancy Lots.

As approved in a Conservation Design Subdivision Plat, a portion of the required conservation area may be included within up to two large “conservancy lots,” provided:

1. The conservation area(s) within the conservancy lot(s) meets the minimum size requirements for a conservation area(s) set forth in Section 2.11.d.iii, Minimum Conservation Area(s).
2. The conservation area(s) within the conservancy lot is permanently restricted from future development and activities through a conservation easement or other deed restriction acceptable to the county, and the county is given the express authority (but no obligation or duty) to enforce these restrictions.

ii. Management of Conservation Area(s).

A. Management Cost and Responsibility.

Unless otherwise agreed to by the county or unless the land is dedicated to the county, the cost and responsibility of maintaining and managing the conservation area shall be borne by the owner, property owners association, conservation organization, or other owner entity as identified pursuant to Section 2.11.e.i, Conservation Area(s) Ownership Options, above.

B. Management Plan—for Conservation Areas Greater than 20 acres.

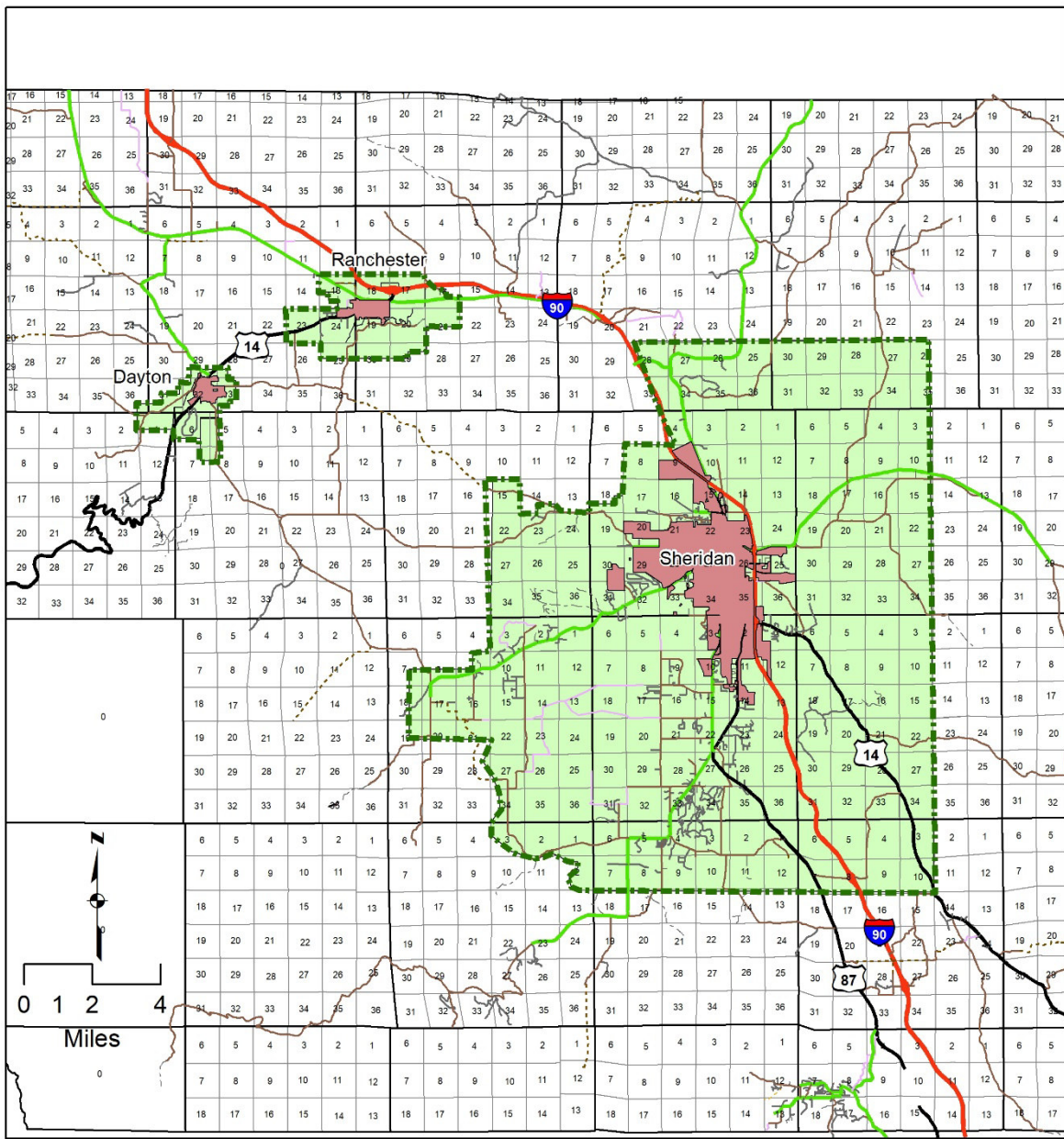
For all conservation areas greater than 20 acres, the subdivider shall, at the time of the Conservation Design Subdivision Plat submission, provide a Plan for Management of the Conservation Area(s) (“Management Plan”) in accordance with requirements in this subsection. The Management Plan shall accomplish the following:

1. Define ownership of the conservation area(s), and the organization(s) that will monitor and maintain the area(s).
2. Include a baseline report identifying the condition of the conservation area(s) at the time the Conservation Design Subdivision application is submitted.
3. State its purpose and objectives for management of the conservation area(s), including but not limited to the following, as applicable: wildlife management; agricultural operations; non-motorized recreational uses; cultural resource management; weed management; and stream bank restoration.
4. Establish necessary regular and periodic operation and maintenance responsibilities.
5. Estimate staffing needs, insurance requirements, and costs, and define the means for funding maintenance on an ongoing basis. Such plan shall include the means for funding long-term capital

improvements as well as regular yearly operating and maintenance costs. Designation of a long-term stewardship lot wherein the proceeds from the sale of such lot are permanently dedicated to the costs associated with management of the conservation area may be considered and is encouraged.

6. Allow approval to any changes to the Management Plan by the county.
7. Allow the county to enter the premises and take corrective action including extended maintenance. The costs of such corrective action may be charged to the owner, property owners association, conservation organization, or individual property owners who make up a property owners association, and may include administrative costs and penalties. Such cost shall become a lien on said properties. Notice of such lien shall be filed by the county.
8. In the event that the organization established to maintain the conservation area(s), or any successor organization thereto, fails to maintain all or any portion thereof in reasonable order and condition, the county may assume responsibility for maintenance (but shall have no obligation or duty to do so), in which case any escrow funds may be forfeited, and any permits may be revoked or suspended.
9. To ensure execution of the Management Plan, the county may require the subdivider to escrow sufficient funds for the maintenance and operation costs of the conservation area(s) for up to one year.

Appendix H



Conservation Development Areas
(Density Bonus Eligible)

Appendix I

Appendix J: Calculating the Density Bonus for the Conservation Design Subdivision Option

Step 1: Determine which zoning district applies (i.e., A-Agricultural, RR-Rural Residential, or UR-Urban Residential outside the Urban Services Area) and whether the property is within or outside a Groundwater Protection Area, as illustrated on Sheridan County maps.

Step 2: Determine the permitted base density, which depends on the applicable zoning district.

- For the A zoning district: One dwelling unit per 40 acres (0.025 units per acre).
- For the RR zoning district (outside the groundwater protection area): One dwelling unit per 2 acres (0.5 units per acre).
- For the RR zoning district (within a groundwater protection area): One dwelling unit per 5 acres (0.2 units per acre).
- For the UR zoning district (outside the Urban Services Area): Same permitted density as the RR zoning district.

Step 3: Determine which density bonuses to propose from the menu in Table 2.12.2, Menu of Density Bonuses Available, or from Section 2.12.d.v.E, Density Bonus Menu. Bonuses are cumulative, with potential for a maximum density in the A zoning district of up to one unit per 20 acres (100% increase), up to 0.75 units per acre in the RR zoning district outside a Groundwater Protection Area (50% increase), and up to 0.30 units per acre (50% increase) in the RR zoning district within a Groundwater Protection Area.

Step 4: Calculate the density bonus:

- a. Determine the parcel size.
- b. Determine the density bonus percentage to propose based on the cumulative bonuses (i.e., a maximum of 100% in the A zoning district and 50% in the RR zoning district).
- c. Calculate the dwelling units permitted by the base density: Multiply the parcel size "X" by the base density "Y" shown in table 2.12.1, and listed in step 2 above. (*Example: $X*Y = \text{base density}$.*)
- d. Calculate the number of dwelling units requested by density bonus: Multiply the base density by the density bonus percentage. (*Example: $X*Y*0.5 = \text{density bonus}$.*)
- e. Determine the total number of dwelling units with the bonus: Add the two numbers together to determine the total number of dwelling units. (*Example: $(X*Y) + (X*Y*0.5) = \text{total units with the density bonus}$.*)
- f. Round down to the nearest whole number.

Sample calculation: For a 160 acre lot in the A-Agricultural zoning district with a 50% bonus, the calculation would look as follows:

Base density: $160*0.025 = 4$ dwelling units
Density bonus: $160*0.025*0.50 = 2$ bonus dwelling units
Total units with bonus: $(160*0.025) + (160*0.025*0.50) = 6$ total dwelling units
No rounding down is necessary, because the calculation yields a whole number.

**Excerpt of Section 22 from the *Rules and Regulations Governing Zoning in*
*Sheridan County, Wyoming, October 19, 2021***

Section 23. Development Standards.

B. Stream Protection

1. Purpose.

The stream protection standard is intended to accomplish the following objectives:

- Implement the water quality protection, environmental, and rural character protection goals and policies of the Sheridan County Comprehensive Plan;
- Achieve the goals in a manner that is reasonable and sensitive to local conditions and concerns of owners;
- Protect water quality and habitat quality in the rivers, streams, contiguous wetlands, and other riparian features, thereby protecting the public health, safety, and welfare;
- Encourage filtering of stormwater runoff through natural vegetative buffers and cover along stream banks to provide shade, thereby managing water temperatures and high-quality stream habitat;
- Protect river and stream banks from erosion by providing for effective vegetative buffers adjacent to stream corridors and by prohibiting building activities within a specified distance from streambanks and contiguous wetlands;
- Protect the character of river and stream corridors which contribute to the valued natural character of the county, its quality of life, and property values; and
- Allow and encourage owners to enhance native vegetation along stream banks.

2. Applicability.

This standard shall apply to all buildable lots legally established after November 5, 2010. Agriculture uses and buildings used exclusively in the production of livestock or crops shall be exempt from any stream setback requirements.

3. Standards.

a. Stream Setbacks.

1. Permitted Uses.

No new dwelling, commercial, or industrial structures shall be allowed in the stream setbacks set forth in subsection 2, below. The county discourages other disturbance including but not limited to dredging, filling, installation of septic systems, scraping by motorized equipment, and removal of vegetation, except for trails, bridges, and public utilities. The county also encourages uses that will enhance flood protection function or riparian vegetation.

2. Minimum Setback.

Any buildable lot adjacent to streams classified as Class 1, 2, or 3 waters on the Wyoming Surface Water Classification List, (published and periodically updated by the Wyoming DEQ, Water Quality Division), shall be subject to the following minimum setbacks, as measured from the ordinary high water mark or defined stream bank, whichever will result in less potential disturbance. (See Attachment 2: Wyoming Department of Environmental Quality, Water Quality Division, Surface Water Classification List.)

- a. **Streams Classified as Class 1 Waters.** Two-hundred foot setback, provided that the setback may be reduced to one-hundred feet in some locations if an average setback of two-hundred feet is maintained across the property as a whole.
- b. **Streams Classified as Class 2 Waters.** One-hundred foot setback, provided that the setback may be reduced to fifty feet in some locations if an average setback of one-hundred feet is maintained across the property as a whole.
- c. **Streams Classified as Class 3 Waters.** Fifty foot setback, provided that the setback may be reduced in some locations if an average setback of fifty feet is maintained across the property as a whole.
- d. **Variances.** Should the developer demonstrate that because of peculiar physical conditions pertaining to the property, the literal enforcement of one or more of these regulations is impractical or will exact undue hardship, the Board may permit a variance, in accordance with Section 26 of these rules and regulations and upon a finding that the developer has demonstrated that a smaller setback will not have a significant adverse impact on the stream in terms of water quality, wildlife habitat, and similar natural resource considerations.

b. Density Transfer.

For Conservation Design Subdivisions, the base density otherwise permitted in the applicable district that is attributable to the portion of the parcel encompassed by the stream setback is transferable to other areas of the parcel. (See Rules and Regulations Governing Division of Land, Section 2.12 and Sections 8 through 10 in these rules and regulations.)

C. Steep Slope Standards.

1. Purpose.

The steep slope standards are set forth to accomplish the following objectives:

- reduce damage to streams and rivers from the erosion and sedimentation caused from development on steep slopes,
- preserve rural character,
- encourage innovative grading practices which are more appropriate on hillsides,
- conserve the natural topography in steep slope areas of Sheridan County, and

- prevent damage to life and property caused by development on unstable landslide areas.

2. Applicability.

The steep slopes standard shall apply to all areas with a natural slope that is 20% or greater and where the proposed site disturbance is greater than 2,500 square feet.

3. Standards.

a. Disturbance Minimized on Slopes of 20% or Greater.

Any grading, tree removal, or other site disturbance of slopes of twenty percent (20%) or greater shall be minimized to the maximum extent practicable.

b. Disturbance Prohibited on Slopes of 30% or Greater.

New dwellings, commercial, and industrial structures shall be prohibited on slopes of thirty percent (30%) or greater, except under the following circumstances:

1. Grading for a portion of a driveway to access a residential unit, when it can be demonstrated that no other route which avoids the 30% or greater slope is possible and where finished slopes of all cuts and fills shall not exceed three-to-one (3:1), unless the developer can demonstrate that steeper slopes can be stabilized and maintained adequately.
2. Utilities and communications facilities are allowed.
3. Agriculture is allowed.
4. Forestry is allowed.
5. Non-motorized recreation is allowed.

c. Landslide Areas.

New dwellings, commercial, or industrial structures shall be prohibited on landslide areas mapped by the Wyoming Geological Society Survey.

d. Density Transfer.

For Conservation Design Subdivisions, the base density otherwise permitted in the applicable district and attributable to the steep slope areas of the parcel is transferable to other developable areas of the parcel. (See Rules and Regulations Governing Division of Land, Section 2.12 and Sections 8 through 10 in these rules and regulations.)