

**BOARD OF COUNTY COMMISSIONERS
SHERIDAN COUNTY, WYOMING**

**RULES AND REGULATIONS GOVERNING
ZONING IN SHERIDAN COUNTY**

I certify that the attached is a true and correct copy of the rules of the Board of County Commissioners, Sheridan County, Wyoming relating to the Rules and Regulations Governing Zoning, Sheridan County, Wyoming, adopted in accordance with Wyoming Statutes §§ 18-5-201 through 18-5-207.

This rule supersedes all other rules previously filed. The name, chapter and section number of the rules being created, amended or repealed is attached hereto as **Exhibit A**.

Prior to adoption, the amendments to these rules were first made available for public inspection on May 20, 2025 and notices of intended adoption were mailed to all persons requesting notice of proposed rules. The attached rules were adopted on August 5, 2025 pursuant to **Resolution 25-08-019** of the Board of County Commissioners, Sheridan County, Wyoming.

Signed this 14th day of August, 2025.

BOARD OF COUNTY COMMISSIONERS,
Sheridan County, Wyoming

ATTEST:

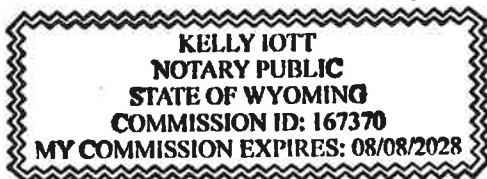
Lonnie J. Wright
Lonnie J. Wright, Chairman

Kimberly Hein
Eda Schunk Thompson, County Clerk

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

On this 14th day of August, 2025, before me personally appeared Lonnie J. Wright being first duly sworn, did say that he is the Chairman of the Board of County Commissioners, Sheridan County, Wyoming and that this instrument was signed and sealed on behalf of the said County by authority of said Board and he acknowledged said instrument to be the free act and deed of said Board.

WITNESS my hand and official seal.



My Commission expires: 8/8/2028

[Signature]
Notary Public

EXHIBIT A, Revisions Amended August 5, 2025

*Rules and Regulations Governing Zoning
in Sheridan County, Wyoming*

<i>New Section</i>	<i>Old Section</i>	<i>Name</i>
	Definitions	Added definitions for Nonprecision Instrument Runway, Precision Instrument Runway and Utility Runway.
Section 17. Height of Objects Around Sheridan County Airport		Incorporated rules governing the height of objects around the Sheridan County Airport.
	Sections 17 through Sections 32 renumbered due to adding a new Section 17. Added a Section 33 to accommodate this change.	All sections shifted by 1 due to the addition. Page numbers updated accordingly.
Appendix B		Added Figure F3 Conical Surface Map, and Figure F4 Extended Approach Map.



RULES AND REGULATIONS GOVERNING ZONING SHERIDAN COUNTY, WYOMING

EFFECTIVE August 5, 2025

Adopted: May 14, 1985

Amended: October 18, 1988, May 7, 1991, January 21, 1992, October 20, 1992, April 4, 2000, February 6, 2001, December 1, 2009, February 16, 2010, June 15, 2010, November 2, 2010, August 2, 2011, July 3, 2012, July 1, 2014, September 2, 2014, August 4, 2015, December 1, 2015, November 7, 2017, July 7, 2020, October 19, 2021, August 5, 2025

To submit an application:

Sheridan County Public Works Department
224 S. Main Street, 4th Floor
Sheridan WY 82801
307-674-2920 or 307-675-2420

To comment on Rules:

Board of County Commissioners
224 S. Main Street, 2nd Floor
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RULES AND REGULATIONS GOVERNING ZONING

Section 1. Title.

This document shall be known, cited and referred to as the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Rules").

Section 2. Authority.

These Zoning Rules are adopted in accordance with the authority vested in the Board of County Commissioners of Sheridan County by the statutes of the State of Wyoming, Section §18-5-201 through §18-5-207, as amended.

Section 3. Purpose

To promote the public health, safety, and general welfare of the County, to regulate and restrict the location and use of buildings and structures and the use, condition of use or occupancy of lands for residence, recreation, industry, commerce, public use and other purposes in the unincorporated area of the County. However, nothing shall be construed to contravene any zoning authority of any incorporated city or town and no Zoning Rules or plan shall prevent any use or occupancy reasonably necessary to the extraction or production of the mineral resources in or under any lands subject thereto, W.S. §18-5-201.

Section 4. Exceptions.

A. These Zoning Rules shall not apply to, and no zoning compliance certificate shall be required for:

- (1) any land, building, or other non-residential structures used in farming or ranching operations greater than 40 acres
- (2) remodeling, when no change in use or structure size is being made
- (3) fences
- (4) detached accessory structures used as tool and storage sheds, playhouses, keeping animals and similar uses, provided the floor area is not greater than 120 square feet and less than 10 feet in height
- (5) Accessory uses which are clearly incidental to a permitted use
- (6) Except for quarries, uses or occupancies reasonably necessary to the extraction or production of mineral resources.

B. Minimum lot area per dwelling unit standards as set forth in these rules shall not apply to parcels created pursuant to W.S. 18-5-303(a)(i).

Section 5. Definitions.

Accessory Dwelling – A secondary residential dwelling associated with a principal single family dwelling, all situated on the same record parcel or parcels under contiguous ownership.

Agriculture - Farming and Ranching Operation, which is land including buildings and structures, which shall be used for agriculture including, but not limited to farming, grazing, dairying, pasturage, agriculture, horticulture, on-farm or local retail sales and its related agricultural processing, riding stables, animal and poultry husbandry and wildlife game farm, as well as the accessory uses; provided, however, that the operations of any such accessory uses shall be secondary to that of the normal agricultural activities.

Agricultural Processing- The processing and storage of agricultural products produced on-farm, including cleaning, sorting, grading, packaging, milling or storage, but does not include commercial processing or slaughter of meat/livestock.

Buffer- A strip of land created to separate and protect one type of land use from another; for example, as a spacing from or screen of planting to insulate agricultural activities from a residential subdivision..

Central Water and Sewer System – A water and/or sewer system serving three or more buildings under separate ownership.

Conservation Area(s)- The land set aside in a Conservation Design Subdivision that is permanently conserved through a conservation easement or other county-approved mechanism, to be used for open space, forestry, agricultural uses, or non-motorized recreational uses. The conservation area is typically contained in delineated tracts, as shown on the approved Conservation Design Plat, but may also be contained within a conservancy lot, as defined herein.

Conservation Design Subdivision- Division of land which permanently sets aside open space or a conservation area on a parcel while maintaining overall density by creating lots that are smaller than the minimum lot area permitted by the Rules and Regulations Governing Zoning. The conservation area can be used for agriculture, open space and wildlife habitat protection, forestry, protection of visual resources, and non-motorized outdoor recreation, but it cannot be developed for home sites.

Conservation Easement- A nonpossessory interest of a holder in real property, as authorized by W.S. 34-201-207, imposing limitations or affirmative obligations the purposes of which include retaining or protecting natural, scenic, or open space values of real property, assuring its availability for agricultural, forest, recreation, or open space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving historical, architectural, archeological, or cultural aspects of real property.

C-1 Commercial – Wholesale and retail commercial businesses, shipping depots, loading docks, animal hospitals and boarding facilities, woodworking and cabinet shops, service stations, auto repairs, warehousing, etc., and C-2 and C-3 Commercial uses.

It is the intent of the C-1 District to provide for wholesale and retail commercial uses that need to be separate from and free of other uses.

C-2 Commercial – Retail and professional commercial businesses, professional offices, grocery stores, clothing stores, auto sales, convenience stores, mini warehouse storage rentals, woodworking and cabinet shops, etc., with no more than 7 employees.

It is the intent of the C-2 District to provide for the retailing of convenience commodities and personal services that are compatible with adjoining residential areas and to serve as a buffer zone between residential areas and heavier commercial areas.

C-3 Commercial – Professional offices, doctor, dentist, lawyer, insurance, bookkeeping, etc., with no more than 5 employees.

It is the intent of the C-3 District to provide for professional service uses that are compatible with residential neighborhoods.

Deed Restriction- A legally-binding restriction on the use, activity, and/or limitation of property rights, recorded at the registry of deeds.

Density- Density is expressed as the average number of residential dwelling units per acre of land.

Density Bonus- A density bonus is an incentive-based tool that permits subdividers or developers to increase the maximum allowable development units on a property in exchange for helping the county achieve public policy goals.

Groundwater Protection Area – Class 5 Groundwater Vulnerability Areas (see map Appendix “A”) identified by the Wyoming Department of Environmental Quality and the University of Wyoming et al (Wyoming Ground Water Vulnerability Assessment Handbook, SDVC Report 98-01, 1998).

Home Occupation – Any business use customarily conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental to the residential use and in connection with which there is no advertising sign other than an identification not more than six (6) square feet in area, and no display visible from the exterior indicating that the building is used for any purpose other than a dwelling.

I-1 Industrial, Heavy – Heavy Industrial, smoke stack industries, assembly, manufacturing and fabrication facilities, outside storage businesses, salvage yards, bulk storage facilities and I-2 Industrial and C-1 Commercial uses.

The intent of the I-1 District is to provide for smoke stack industries which produce obnoxious sounds, glare, dust, and odor to create and preserve an area for industrial uses of such a nature that they require isolation from other kinds of uses, free from other uses; except those which are compatible with and convenient to the occupants of the district.

I-2 Industrial, Light – Non-smoke stack industries, assembly, manufacturing and fabrication facilities, outside storage, construction yards, ready mix concrete plants, heavy equipment service and sales, machine shops, welding shops, etc., C-1 and C-2 Commercial uses.

The intent of the I-2 District is to provide for non-smoke stack industries that require isolation from other kinds of uses, free from other uses; except those which are compatible with and convenient to the occupants of the district. And to provide for Industrial uses that are compatible with neighboring Commercial uses and to establish a buffer zone between Commercial Districts and the Heavy Industrial District.

Landslide Area- An area where ground movement or slumping has occurred and that is considered potentially geologically unstable. Landslide areas are mapped and identified by the Wyoming Geological Society Survey.

Land Trust- Nonprofit organization interested in the protection of natural resources and/or historic areas. Activities include public education, purchase and coordination of conservation easements, and planning services.

Long-Term Stewardship Lot- A lot within a Conservation Design Subdivision that is designated and offered for sale to provide funding that is dedicated for long-term management of the associated Conservation Area in the subdivision.

Mobile Home Park – A parcel of land which has been planned or used for the placement of two (2) or more rental mobile home lots utilized for living purposes.

Non-Motorized Recreation- Recreation uses such as trails for hiking, hunting, fishing, wildlife viewing.

Nonprecision Instrument Runway - A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance or area type navigation equipment, for which a straight-in nonprecision instrument approach procedure has been approved or planned and for which no precision approach facilities are planned or indicated on an FAA planning document or military service military airport planning document.

Open Space- An area of land or water that is substantially free of structures, impervious surfaces, roads and other land-altering activities and does not include lands used for private recreation such as golf courses, residential yards, areas designated as building envelop on a conservancy lot, areas devoted to parking, vehicular traffic, nonagricultural private use or any other use which does not significantly lend itself to the furtherance of one or more of the objectives of a Conservation Design Subdivision.

Ordinary High Water Mark- An elevation that marks the boundary of a lake, stream, or river bed. It is the highest level at which the water has remained long enough to leave its mark on the landscape. Typically, it is the point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial.

Planned Unit Development – A PUD means an area of land controlled by one or more landowners to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restrictions to the existing land use regulations. The proposed design of the signs shall be approved by the Planning and Zoning Commission.

Precision Instrument Runway-A runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on a County approved airport layout plan or planning document.

Prime Farmland- Prime farmland is a designation assigned by the U.S. Department of Agriculture for land with the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses, as mapped by the Natural Resources Conservation Service.

Quasi-Public Use – Essentially a public building or use such as church, grange, country club, library, cemeteries, and sanitary landfills.

Residential Dwelling – Any buildings which are designed or used exclusively for residential purposes, including mobile homes.

Shadow Flicker- The visible flicker effect when rotating blades of a wind energy system casts shadows on nearby structures causing a repeated pattern of light and shadow.

Steep Slope- An area of land where the slope grade is 20% or greater.

Streams- Those areas identified and mapped by the Department of Environmental Quality (DEQ), where surface water produces a defined channel or bed for passage of water. Dry washes, irrigation ditches, canals, or other artificial water bodies are not included. These rules and regulations reference the Wyoming Surface Water Classification List (published and periodically updated by the DEQ, Water Quality Division).

System Height (Small Wind Energy Systems) - The vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.

Tributary- Stream or stream segments which flow into or contribute water to a river or another stream, stream segment, downstream reach of the same stream, or other water body.

Urban Services Area- A boundary delineating the existing and planned sewer service area of the City of Sheridan, outside of which sewer services will not be extended.

Utility Runway- A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

Variance – A variance is a reduction or waiver from the requirements of a Zoning District (i.e. lot area or yard requirements).

Wind Energy Systems, Large- A wind energy conversion system consisting of a wind generator, a tower or other supporting structure, and associated control or conversion electronics, which has a rated capacity of more than 100 kilowatts and used primarily for offsite consumption.

Wind Energy Systems, Small- A wind energy conversion system consisting of a wind generator, a tower or other supporting structure, and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and used primarily for onsite consumption.

Section 6. Establishment of Districts: Provision for Official Zoning Map.

A. Official Zoning Map.

(1) The unincorporated areas of Sheridan County are hereby divided into districts, as shown on the Official Zoning Map, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of the Zoning Rules.

Section 7. Districts

The County of Sheridan is hereby divided into the following districts:

UR – Urban Residential
RR – Rural Residential
A – Agricultural

C-1 – Commercial
C-2 – Commercial
C-3 – Commercial
I-1 – Industrial, Heavy
I-2 – Industrial, Light
A-P – Airport Zone

1. No building or land shall hereafter be used and no building or part thereof shall be erected, converted, enlarged, reconstructed or altered except in conformity with the use regulations herein specified for the district in which the building or land is located.
2. No lot area shall be reduced or diminished that the yard or other open spaces shall be smaller than prescribed herein, nor shall the lot area per family be reduced except in conformity with the regulations herein established for the district in which located.

Section 8. UR – Urban Residential

A. The following uses are permitted.

- (1) Residential dwellings
- (2) Mobile Home Parks
- (3) Agricultural uses

B. Minimum lot area per dwelling unit:

- (1) 6,000 square feet per dwelling unit if served with central water and sewer system.
- (2) 2,500 square feet per multiple dwelling unit if served with central water and sewer system.
- (3) Two (2) acres per dwelling unit if the lot is located completely outside a Groundwater Protection Area.
- (4) Five (5) acres per dwelling unit if located wholly or partially within a Groundwater Protection Area and is not served with a central water and sewer system.
- (5) For Conservation Design Subdivisions (for properties located outside the Urban Services Area), smaller minimum lot areas shall be allowed, as permitted in Section 2.12 of the Rules and Regulations Governing Division of Land.

C. Maximum density (for Conservation Design Subdivisions).

- (1) Without a Conservation Design Subdivision: The density allowed by applying the minimum lot area per dwelling unit shall apply (i.e., 1 unit per 2 acres outside a Groundwater Protection Area; 1 unit per 5 acres within a Groundwater Protection area).
- (2) With a Conservation Design Subdivision: The base maximum density shall be 1 unit per 2 acres outside a Groundwater Protection Area; 1 unit per 5 acres within a Groundwater Protection area. The maximum density with bonuses may be higher if the property is located within the Conservation Development Area. (See Section 2.12 of the Rules and Regulations Governing Division of Land.)

D. Minimum yard requirements.

- (1) Front yard 25'
- (2) Rear yard 20'
- (3) Side yard 5'

Section 9. RR- Rural Residential

A. The following uses are permitted.

- (1) Agricultural
- (2) Residential

B. Minimum lot area.

- (1) Two (2) acres per dwelling unit if the lot is located completely outside a Groundwater Protection Area.
- (2) Five (5) acres per dwelling unit if the lot is located wholly or partially within a Groundwater Protection Area.
- (3) For Conservation Design Subdivisions, small minimum lot areas shall be allowed, as permitted in Section 2.12 of the Rules and Regulations Governing Division of Land.

C. Maximum density (for Conservation Design Subdivisions).

- (1) Without a Conservation Design Subdivision: The base density allowed by applying the minimum lot area per dwelling unit shall apply (i.e., 1 unit per 2 acres outside a Groundwater Protection Area; 1 unit per 5 acres within a Groundwater Protection area).
- (2) With a Conservation Design Subdivision: The base maximum density shall be 1 unit per 2 acres outside a Groundwater Protection Area; 1 unit per 5 acres within a Groundwater Protection area. The maximum density with bonuses may be higher if the property is located within the Conservation Development Area. (See Section 2.12 of the Rules and Regulations Governing Division of Land.)

D. Minimum yard requirements

- (1) Front yard 25'
- (2) Rear yard 20'
- (3) Side yard 5'

Section 10. A-Agricultural.

A. The following uses are permitted.

- (1) Agricultural
- (2) Residential

B. Minimum lot area.

- (1) 80 acres per dwelling unit
- (2) For Conservation Design Subdivisions, smaller minimum lot areas shall be allowed, as permitted in Section 2.12 of the Rules and Regulations Governing Division of Land.

C. Maximum density (for Conservation Design Subdivisions).

- (1) Without a Conservation Design Subdivision: The density allowed by applying the minimum lot area per dwelling unit shall apply (i.e., 1 unit per 80 acres).
- (2) With a Conservation Design Subdivision: The base density shall be 1 unit per 40 acres. The maximum density with bonuses may be higher if the property is located within the

Conservation Development Area. (See Section 2.12 of the Rules and Regulations Governing Division of Land.)

D. Minimum yard requirements.

- (1) Front yard 25'
- (2) Rear yard 20'
- (3) Side yard 5'

Section 11. C-1 Commercial.

A. The following uses are permitted.

- (1) NO RESIDENTIAL USE ALLOWED
- (2) C-1, C-2, and C-3 Commercial Uses

B. Minimum lot area.

- (1) No minimum lot area if connected to central water and sewer systems.
- (2) Two (2) acres per commercial building if the lot is located completely outside a Groundwater Protection Area.
- (3) Five (5) acres per commercial building if the lot is located wholly or partially within a Groundwater Protection Area and is not served with a central water and sewer system.

C. Minimum yard requirements.

- (1) None required.

Section 12. C-2 Commercial.

A. The following uses are permitted.

- (1) C-2 and C-3 Commercial Uses
- (2) Residential

B. Minimum lot area per dwelling unit.

- (1) 6,000 square feet per dwelling unit if served with central water and sewer system.
- (2) Two (2) acres per dwelling unit if the lot is located completely outside a Groundwater Protection Area.
- (3) Five (5) acres per dwelling unit if the lot is located wholly or partially within a Groundwater Protection Area and is not served with a central water and sewer system.

C. Minimum lot area per commercial building.

- (1) No minimum lot area if connected to central water and sewer systems.
- (2) Two (2) acres per commercial building if the lot is located completely outside a Groundwater Protection Area.
- (3) Five (5) acres per commercial building if the lot is located wholly or partially within a Groundwater Protection Area and is not served with a central water and sewer system.

D. Minimum yard requirements.

Commercial – none required.

Residential

- (1) Front yard 25'
- (2) Rear yard 20'
- (3) Side yard 5'

Section 13. C-3 – Commercial

A. The following uses are permitted.

- (1) C-3 Commercial Uses
- (2) Residential

B. Minimum lot area per dwelling unit or commercial building

- (1) 6,000 square feet per dwelling unit or commercial building if served with central water and sewer system.
- (2) Two (2) acres per dwelling unit or commercial building if the lot is located completely outside a Groundwater Protection Area.
- (3) Five (5) acres per dwelling unit or commercial building if the lot is located wholly or partially within a Groundwater Protection Area and is not served with a central water and sewer system.

C. Minimum yard requirements.

Commercial and Residential

- (1) Front yard 25'
- (2) Rear yard 20'
- (3) Side yard 5'

Section 14. I-1 – Industrial

A. The following uses are permitted.

- (1) I-1, I-2 Industrial and C-1 Commercial
- (2) Agricultural

B. Minimum lot area.

- (1) No minimum lot area if connected to central water and sewer.
- (2) Two (2) acres per industrial building if the lot is located completely outside a Groundwater Protection Area.
- (3) Five (5) acres per industrial building if the lot is located wholly or partially within a Groundwater Protection Area and is not served with a central water and sewer system.

C. Minimum yard requirements.

- (1) None required.

Section 15. I-2 Industrial

A. The following uses are permitted.

- (1) I-2 Industrial and C-1 and C-2 Commercial
- (2) Agricultural

B. Minimum lot area.

- (1) No minimum if connected to central water and sewer.
- (2) Two (2) acres per industrial building if the lot is located completely outside a Groundwater Protection Area.
- (3) Five (5) acres per industrial building if the lot is located wholly or partially within a Groundwater Protection Area and is not served with a central water and sewer system.

C. Minimum yard requirement.

- (1) None required.

Section 16. Airport Zone

The following Airport Zoning Resolutions and the Airport Master Plan are herewith made a part of the Zoning Rules by reference.

- A. Sheridan County Zoning Resolution to limit heights of objects around the Sheridan County Airport.
- B. Sheridan County Airport Noise Zoning Resolution.
- C. All development within the airport property shall comply with the Airport Master Plan.

Section 17. Height of Objects Around Sheridan County Airport

A. AIRSPACE SURFACES AND CORRIDORS

In order to carry out the provisions of this Section, there are hereby created and established certain regulated corridors which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to Sheridan County Airport. Such corridors are shown on page 3 and page 4 of the Sheridan County Airport Layout Plan, entitled Airport Airspace Drawing- Conical Surface, Figure F3; Extended Approach, Figure F4., prepared by MEAD & HUNT, dated July, 2015, which is included as Appendix B of these Rules. An area located in more than one of the following corridors is considered to be only in the corridor with the more restrictive height limitation. The various corridors are hereby established and defined as follows:

1. HORIZONTAL SURFACE. A horizontal plane 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of a specified radii from the center of each end of the primary surface of each runway of each airport and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is:
 - a. 5,000 feet for all runways designated as utility or visual;
 - b. 10,000 feet for all other runways. The radius of the arc specified for each end of a runway will have the same arithmetical value. That value will be the highest determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the horizontal surface.

2. **CONICAL SURFACE.** A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.
3. **PRIMARY SURFACE.** A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; but when the runway has no specially prepared hard surface, the primary surface ends at each end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is:
 - a. 250 feet for utility runways having only visual approaches.
 - b. 500 feet for utility runways having non-precision instrument approaches.
 - c. For other than utility runways, the width is:
 - i. 500 feet for visual runways having only visual approaches.
 - ii. 500 feet for non-precision instrument runways having visibility minimums greater than three-fourths statute mile.
 - iii. 1,000 feet for a non-precision instrument runway having a non-precision instrument approach with visibility minimums as low as three-fourths of a statute mile, and for precision instrument runways.
 - iv. The width of the primary surface of a runway will be that width prescribed in this section for the most precise approach existing or planned for either end of that runway.
4. **APPROACH SURFACE.** A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end.
 - a. The inner edge of the approach surface is the same width as the primary surface, and it expands uniformly to a width of:
 - i. 1,250 feet for that end of a utility runway with only visual approaches;
 - ii. 1,500 feet for that end of a runway other than a utility runway with only visual approaches;
 - iii. 2,000 feet for that end of a utility runway with a non-precision instrument approach;
 - iv. 3,500 feet for that end of a non-precision instrument runway other than utility, having visibility minimums greater than three-fourths of a statute mile;
 - v. 4,000 feet for that end of a non-precision instrument runway, other than utility, having a non-precision instrument approach with visibility minimums as low as three-fourths statute mile; and
 - vi. 16,000 feet for precision instrument runways.
 - b. The approach surface extends for a horizontal distance of:
 - i. 5,000 feet at a slope of 20 to 1 for all utility and visual runways;
 - ii. 10,000 feet at a slope of 34 to 1 for all non-precision instrument runways other than utility; and
 - iii. 10,000 feet at a slope of 50 to 1 with an additional 40,000 feet at a slope of 40 to 1 for all precision instrument runways.

- c. The outer width of an approach surface to an end of a runway will be that width prescribed in this subsection for the most precise approach existing or planned for that runway end.
5. **TRANSITIONAL SURFACE.** These surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7 to 1 from the sides of the primary surface and from the sides of the approach surfaces. Transitional surfaces for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.

B. HEIGHT LIMITATIONS

Except as otherwise provided in this Section, no structure shall be erected altered, or maintained, in any corridor created by this Section to a height in excess of the applicable height established for such corridor. Such applicable height limitations are established for each of the corridors as provided in subsection A., above.

1. **EXCEPTED HEIGHT LIMITATION** - Nothing in this Section shall be construed as prohibiting the construction or maintenance of any structure or growth of any tree to a height up to fifty (50) feet above the surface of the land.

C. USE RESTRICTIONS

Notwithstanding any other provisions of these Rules, no use may be made of land or water within any corridor established by this Section in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

D. NONCONFORMING USES

1. **REGULATIONS NOT RETROACTIVE** - The regulations prescribed in this Section shall not be constructed or require the removal, lowering, or other change or alteration of any structure not conforming to the regulations as of December 19, 1989, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to December 19, 1989 and is diligently prosecuted.
2. **EXISTING USES** - No zoning permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure, to become a greater hazard to air navigation, than it was on December 19, 1989 or any amendments thereto or than it is when the application for a permit is made.
3. **NON-CONFORMING USES ABANDONED OR DESTROYED** -Whenever the County determines that a non-conforming structure has been abandoned for one year or is more than eighty (80%) percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure to exceed the applicable height limit or otherwise deviate from this Section.

4. MARKING AND LIGHTING - Notwithstanding the preceding provision of this Section, the owner of any existing non-conforming structure or tree is hereby required to permit the installation, operation, and maintenance hereon of such markers and lights as shall be deemed necessary by the Airport Manager to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of Sheridan County.

E. OBSTRUCTION MARKING AND LIGHTING

Any zoning permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Section and be reasonable in the circumstances, be so conditioned as to require the owner of the structure in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary. If deemed proper by the Sheridan County Airport Manager, this condition may be modified to require the owner to permit Sheridan County, at its own expense, to install, operate, and maintain the necessary markings and lights. Alteration to the structure may be made so that it conforms with provisions of this Section.

Section 18. TNO Traditional Neighborhood Overlay Zone.

A. It is the intent of the Traditional Neighborhood Overlay Zone to encourage patterns of residential use characteristic of long-established platted town sites and subdivisions where more modern or suburban standards may be discouraging affordable development or redevelopment. This district includes those areas shown on the Official Zoning Map. It is typified of platted areas such as Arvada, Big Horn, Parkman, Downers Addition, Woods Addition, Model, and Ucross.

B. All uses permitted in the zoning district that the TNO District overlays shall be permitted subject to the terms, conditions and standards of that district except for residential dwellings, their detached garages, detached accessory dwellings, and accessory structures (not exempted by Section 4 of these Rules), as provided in this section.

C. Minimum yard requirements.

Residential Dwelling, Interior Lot

- (1) Front Yard 15'
- (2) Side Yard 5'
- (3) Rear Yard 10'

Residential Dwelling, Corner Lot

- (1) Front Yard 15'
- (2) Side Yard 5'
- (3) Rear Yard 10'
- (4) Side Street Yard 5'

Detached Garage, Interior Lot, Rear or Alley Load

- (1) Front Yard 15'
- (2) Side Yard 2'
- (3) Rear Yard 10'

Detached Garage, Corner Lot, Rear or Alley Load

- (1) Principal Street Yard 15'
- (2) Side Yard 2'
- (3) Rear Yard 10'

- (4) Side Street Yard 5'

Detached Garage, Interior Lot, Front or Street Load

- (1) Front Yard 15'
 (2) Side Yard 2'
 (3) Rear Yard 3'

Detached Garage, Corner Lot, Front or Street Load

- (1) Principal Street Yard 15'
 (2) Side Yard 2'
 (3) Rear Yard 3'
 (4) Side Street Yard 5'

Accessory Structure, Interior Lot

- (1) Front Yard 15'
 (2) Side Yard 2'
 (3) Rear Yard 3'

Accessory Structure, Corner Lot

- (1) Principal Street Yard 15'
 (2) Side Yard 2'
 (3) Rear Yard 3'
 (4) Side Street Yard 5'

Detached Accessory Dwelling, Interior Lot

- (1) Front Yard 15'
 (2) Side Yard 2'
 (3) Rear Yard 3'

Detached Accessory Dwelling, Corner Lot

- (1) Principal Street Yard 15'
 (2) Side Yard 2'
 (3) Rear Yard 3'
 (4) Side Street Yard 5'

Section 19. Zoning Use Chart.

TABLES OF PERMITTED USES

• = Permitted

USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Accessory building/use	•	•	•	•	•	•	•	•	
Accessory dwelling*	•	•	•	•	•				
Agricultural	•	•	•				•	•	
Agricultural Processing*	•	•	•						
Agricultural Service/ Feed Sales						•	•	•	
Airport									•

USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Airstrip*	•								
Amusement Center						•	•		
Animal Clinic	•					•	•	•	
Animal Shelter						•	•	•	
Arena, Commercial						•	•	•	
Arena, Recreational	•								
Art Gallery					•	•	•	•	
Bar/lounge						•	•	•	
Bed and Breakfast					•	•			
Bottling Factory								•	
Bus Terminal						•	•	•	
Business, Retail					•	•	•	•	
Business, Wholesale						•	•	•	
Campground						•	•	•	
Carwash						•	•	•	
Cement Manufacture								•	
Cemetery									
Cemetery, Family	•								
Chemical Plant, Process & Storage								•	
Club, Lodge					•	•	•	•	
Communication Tower & Facility						•	•	•	
Concrete Batch Plant							•	•	
Construction Yard & Shop						•	•	•	
Convenience Store					•	•	•		
Creosote Mfg./Treating								•	
Dairy, Commercial						•	•	•	
Daycare Facility, Commercial					•	•	•		
Daycare Facility, Home	•	•	•	•	•				

USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Drilling Rig, Assembly/ Service							•	•	
Drive-In Facility					•	•	•		
Dwelling, Multi-Family			•						
Dwelling, Single Family	•	•	•	•	•				
Dwelling, Two Family			•						
Equipment Rental						•	•	•	
Farm Implement Sales/Service						•	•	•	
Feed Lot, Commercial									
Financial Institutions					•	•	•	•	
Forestry	•	•							
Frozen Food Locker						•	•	•	
Gas & LPG Processing Plant								•	
Greenhouse, Agricultural/Com mercial	•					•	•	•	
Grocery Store					•	•	•	•	
Grocery Store, Neighborhood				•	•	•	•	•	
Guest, Dude Ranch									
Halfway House									
Heavy Equipment Sales/Service						•	•	•	
Heliport									•
Hospital									
Hot Mix Plant							•	•	
Junkyard/Salvage , Commercial								•	
Kennel, Commercial						•	•	•	
Landscaping Nursery					•	•	•	•	
Laundry, Commercial						•	•	•	
Laundromat					•	•			

USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Library, Public									
Liquor Store						•	•		
Lumberyard						•	•	•	
Manufacturing, Explosives/ Storage								•	
Manufacturing							•	•	
Meat Processing						•	•	•	
Medical, Dental Clinic					•	•			
Mineral Manufacturing/ Refining/ Processing								•	
Mini-Warehouse						•	•	•	
Mobile Home	•	•	•	•					
Mobile Home Park			•						
Mobile Home Sales						•	•	•	
Mobile Home Storage, Permanent						•	•	•	
Mobile Home Storage, Temporary									
Model Home	•	•	•		•				
Mortuary						•	•		
Motel/Hotel						•	•	•	
Nursing Home			•		•	•			
Office, General						•	•	•	
Office, Professional				•	•	•	•	•	
Oil Field/ Mining Equip. Sales/ Service						•	•	•	
On-farm Retail Sales*	•	•	•						
Open Space	•	•	•						
Parking Structure					•	•	•	•	
Park Playground		•	•	•	•	•			
Personal Service Shop				•	•	•	•		
Pharmacy				•		•	•		

USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Pipe Storage in conjunction with another permitted use						•	•	•	
Pipeline Terminal							•	•	
Pipeyard						•	•	•	
Place of Worship					•	•	•		
Pre-Cast Concrete							•	•	
Printing/ Newspaper House						•	•	•	
Recreational Facility					•	•	•		
Refinery									
Research/Lab Facility						•	•	•	
Resort/Lodge						•			
Restaurant, Café					•	•	•		
Rock Crushing							•	•	
Sales Barn						•	•	•	
Sanitary Landfill									
Sawmill							•	•	
School, College, University									
Sewage Lagoon									
Sewage Treatment Facility									
Specialty or Sundry Shop				•	•	•			
Stockyard/ Rendering/ Plant							•	•	
Storage of Flammable and Combustible Liquids							•	•	
Storage: Flammable and Combustible Liquids not to exceed 500 Gallons Total	•					•	•	•	
Storage Explosives									
Storage, Indoor/ Outdoor						•	•	•	
Supply/ Service Shop						•	•	•	
Taxidermist						•	•	•	

USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Temporary Hot Mix Batch Plants								•	
Theater						•	•		
Toxic/Hazardous Waste									
Truck Terminal						•	•	•	
Truck Stop						•	•	•	
Utilities Installation						•	•	•	
Vehicle Repair Business						•	•	•	
Vehicle Sales						•	•	•	
Vehicle Salvage Yard								•	
Vehicle Service Station						•	•	•	
Vehicle Storage						•	•	•	
Vehicle Wrecker Service						•	•	•	
Warehouse						•	•	•	
Wind Energy System, Large									
Wind Energy System, Small*	•	•	•	•	•	•	•	•	
Woodworking Shop/Seven or Less Employees					•	•	•	•	
Woodworking Shop/ More than 7 Employees						•	•	•	

* Subject to Section 19. Specific Use Standards

Uses not indicated as permitted in a zoning district may be established upon granting of a conditional use permit as per Section 27. Conditional Use Permits.

Section 20. Specific Use Standards

A. Accessory Dwellings

- (1) Minimum lot area – one accessory dwelling per the district-required minimum lot area per existing principal single family dwelling. In addition, where residential dwellings are permitted uses by the terms of these rules, and where provisions are made to safely dispose of sewage, every legal non-conforming lot, with an existing principal single family dwelling, shall be entitled to one accessory dwelling.

- (2) Living area - Accessory dwellings shall not exceed 75% of the living area of the principal residential dwelling, but in no case shall exceed 800 square feet in floor area including basements and lofts.
- (3) Minimum yard- Each accessory dwelling shall meet the minimum yard requirements established for that zoning district.
- (4) Sewage disposal- Every application for a zoning permit for an accessory dwelling shall be accompanied with documentation verifying the safety and adequacy of the proposed sewage disposal, and be approved by the County Engineer.
- (5) Ownership - Accessory dwellings may not be subdivided or otherwise segregated in ownership from the principal residential dwelling. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the accessory dwelling.

B. Small Wind Energy Systems

- (1) Setback-Any Small Wind Energy System shall be setback from adjoining property or right of way lines not less than a distance equal to 100% of the system height. This distance may be reduced equal to an amount as shall be specified in a recorded easement encumbering an affected adjoining property.
- (2) Color- The color of a Small Wind Energy System shall either be the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends with the surrounding environment. Approved colors include but are not limited to white, off-white or grey.
- (3) Shadow Flicker- Small Wind Energy Systems shall be sited in a manner that does not result in more than 30 hours of shadow flicker per year on adjacent or neighboring inhabited buildings.
- (4) Sound Level- Small Wind Energy Systems shall not exceed 60 decibels using the A scale (dBA), as measured at the site property line, except during short-term events such as a severe wind storm.
- (5) Code Compliance- Small Wind Energy Systems shall comply with relevant sections of the most recent edition of the National Electric Code.
- (6) Abandonment or Discontinuation- The property owner shall remove, or cause to have removed, any above ground portions of a Small Wind Energy System within 180 days from the date of abandonment or discontinuation of use. The system shall be considered abandoned or discontinued if out-of-service for a continuous 12-month period.

C. On-farm Retail Sales

- (1) At least 75% of the sales shall be from products grown on the landowner's farm(s).
- (2) Such sales shall be made predominantly from products grown on the farm.

D. Agricultural Processing

- (1) Processing and related storage of processed goods shall be limited to agricultural products grown on the landowner's farm(s).
- (2) Commercial processing or slaughter of meat/livestock is prohibited.

E. Airstrips

- (1) Ownership and Use- Where permitted by these rules, use of airstrips shall be limited to the property owner of record.

Section 21. Flood Plain Zoning.

The Flood Hazard Resolution adopted June 20, 1989 is herewith made a part of the Zoning Rules by reference.

Section 22. Planned Unit Development.

The Planned Unit Development Resolution for unincorporated areas of Sheridan County, adopted October 18, 1988, is herewith made a part of the Zoning Rules by reference.

Section 23. Non-Conforming Uses.

Except as hereinafter prohibited, the lawful use of a building or land existing on the effective date of these Zoning Rules may be continued. A building which has been damaged by fire or other causes may be rebuilt. Nonconforming lots on record at the time of passage of the Zoning Rules may be built upon, providing that all other relevant district requirements are met. A nonconforming residential dwelling may be extended.

Section 24. Development Standards.

This new section shall apply to all new buildings and structures (and subdivisions where noted).

A. Off Street Parking Requirements

<u>USE</u>	<u>SPACE</u>	<u>UNIT</u>
Residential	2	Per dwelling unit
Commercial	1	Per 350 sq. ft. of gross floor area
Industrial	1	Per 1000 sq. ft. of gross floor area
Quasi-Public		
Elementary and Jr. High Schools	4	Per classroom

High Schools	8	Per classroom
Churches	1	Per 5 seats
Nursing Homes	1	Per bed

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.)

Section 25. Home Occupation.

A home occupation business is permitted in a dwelling provided:

- A. No person other than members of the family residing on the premises shall be engaged in such operation.
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupations other than one sign, not

exceeding six (6) square feet in area, non-illuminated, and mounted flat against the wall of the principal building or located in accordance with the yard setback requirements, twenty-five (25) foot front yard, twenty (20) foot rear yard, and five (5) foot side yards. A height limit shall be imposed for the sign located in accordance with the yard setback requirements, and that height limitation shall be five (5) feet from the natural ground level to the top of the sign.

- D. No excessive traffic shall be generated by such home occupation in greater volumes than would normally be expected in residential neighborhoods.
- E. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses of the lot, if the occupation is conducted in a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuation in line voltage off the premises.

Section 26. Exemption for Solar Energy Facilities.

A permit issued by the Board under the Sheridan County Rules and Regulations Governing Solar Energy Facilities shall fully satisfy the zoning requirements of these Rules and Regulations, thus no application for a permit under these rules and regulation shall be required.

Section 27. Quarry Permits.

A. Purpose. This section is intended to balance the County's need for quarry products against the impacts generated by the extraction of such materials, in that the County has discretion with consideration for the health, safety, and welfare of the public, to approve or deny a Quarry Permit, or to apply conditions of approval which would mitigate any anticipated impacts to the surrounding area.

B. Definition. "Quarry" shall be defined for the purpose of this section as any process by which sand, gravel, shale, stone, or similar product is removed from the ground for commercial or industrial purposes, and shall include excavation, crushing, processing, stockpiling, sale, and on and off-site hauling of the product by the quarry operator and/or contract hauler.

C. Quarry Permit Required. A quarry may be established in Sheridan County upon the granting of a Quarry Permit. In the case of a quarry with an expired or expiring permit, continued operation shall require a new permit issued pursuant to the procedures established in this section. The Board, upon written request to the Public Works Department, may grant temporary permit extensions not to exceed six (6) months. Quarry permits shall be issued to the owner of the property on which the quarry will operate. Public roadway projects by Governmental Agencies will be exempt from this section for "borrow" excavation material sources where no processing of material is required to excavate and haul material off site.

D. Procedure. The landowner of the property which will contain the quarry shall make application for a quarry permit with the Planning and Zoning Commission and the Board of County Commissioners on a form prepared by the Public Works Department. Quarry Permits, if approved, shall be issued to the owner of the property on which the quarry will operate. The application shall be submitted at least forty (40) days prior to the public hearing before the Planning and Zoning Commission. Staff shall publish a notice at least fourteen (14) days before the day of the public hearing by the Planning and Zoning Commission. A public notice shall be published at least fourteen (14) days before the day of the County Commissioners' meeting, at

which time the application for quarry permit will be considered. Property owners within one-half (1/2) mile of the proposed quarry permit boundary shall be notified by mail of the public hearing by staff. For any proposed quarry within one-half (1/2) mile of any residence, notification shall include a copy of the applicant's mitigation plan.

E. Quarry Permit Application. A complete application for a Quarry Permit shall include the following:

- (1) An official application form completed and signed by the landowner(s) requesting the Quarry Permit. If owned by two or more parties, all must sign the application and include contact information for each;
- (2) All applications shall be accompanied by the applicable fee(s) as set by the Board of County Commissioners. These fees may be revised periodically by the Board of County Commissioners;
- (3) A legal description of the property;
- (4) A written description of the proposal with an operations plan. At a minimum, this shall include the types of materials being quarried and produced, time frame, hours of operation, and specific processes/machinery;
- (5) A list of all property owners (including mailing information) located within one-half (1/2) mile of the proposed quarry permit boundary;
- (6) A stamped (non-metered), pre-addressed business-sized envelope for each property owner within one-half (1/2) mile of the proposed quarry permit boundary with Sheridan County Public Works as the return address;
- (7) A U.S.G.S. topographic map indicating the boundaries of the quarry operation, the location of surrounding residences, and the location and length of roadways to be used for haul to or from the proposed quarry;
- (8) Duration of Quarry Permit requested;
- (9) Proof of ownership of property (recorded document such as a deed);
- (10) Evidence of authority to execute the application, if the property is owned by an entity other than a natural person (trust, LLC, corporation, etc.); and
- (11) An approved access permit for change-of-use, issued by the responsible public road management entity (state, county, or municipality), for any haul road approach.
- (12) A written mitigation plan (only if within one-half (1/2) mile of any residence.)
- (13) An approved control plan for noxious weeds, agreed upon by and between the applicant and the Sheridan County Weed and Pest Control District.

F. Requirements for Approval. The following items are required considerations for approval of a quarry permit.

- (1) Impacts to Adjacent Residences. This section deals with the health, safety, and welfare of the public as it relates to noise, light, and air quality caused by quarry operations, including hauling materials to or from the quarry. To ameliorate the impact to adjacent residences and neighborhoods through which quarry materials may be hauled, the County sets the following requirements:
 - a. All permit applications for quarry operations (except haul on public roadways) sited less than one-half (1/2) mile from any residence shall provide proposed mitigation measures to ameliorate impacts to noise, light, and air quality caused by the quarry. In some areas, the County may impose restrictions beyond one-half (1/2) mile for any quarry operation.
 - b. The Board reserves the authority to cite impacts to residences located within one-half (1/2) mile of the proposed quarry as a reason for denying the permit application if

the proposed mitigation measures are considered insufficient to protect residents from noise, light, and air impacts. Factors to consider may include, but are not limited to: size of quarry, duration of the permit, distance to residences, prevailing wind direction, subdivision roads and topography.

c. The Board of County Commissioners reserves authority to limit hours of operations to reduce impacts to adjacent residences.

d. Dust control measures shall be required on all haul roads, stockpiles, work areas, and access roadways. Dust prevention/suppression shall be done in accordance with the recommendations of the County Engineer and at the County Engineer's direction.

e. The County Engineer may make recommendations on typical dust prevention/suppression measures. The County Engineer also has the authority to direct specific application should the typical recommendations not be adequate. Should the applicant not comply with the direction of the County Engineer, the County Engineer may issue a Cease and Desist Order for quarry operations. Any operation of the quarry following the issuance of the Cease and Desist Order shall be considered a violation of the Zoning Rules and subject to **Section 32. Violations** of the Zoning Rules. The Cease and Desist Order shall remain in effect until the permit holder meets the recommendation/direction of the County Engineer or the Cease and Desist Order is removed upon appeal. Appeals shall be conducted in accordance with **Section 30. Appeals and Variances.** of the Zoning Rules.

(2) Impacts to Roadways. This section deals with the health, safety, and welfare of the public as it relates to the use of public roadways. Public roads shall be defined as any public roadway not under the jurisdiction of other governmental agencies. This section addresses several issues related to the impact on public roadways.

a. Safety Issues. The permit holder may be required to upgrade public roadways intended for haul. The intent is not for the reconstruction of the entire roadway, rather these upgrades will be site specific and relate to the safety of the traveling public. At the discretion of the County Engineer, a traffic study may be required depending on the anticipated volume of additional traffic generated by the quarry. Cost of a traffic study will be the responsibility of the applicant.

b. Preservation of Public Roadway Integrity. The preservation of Sheridan County's roads is of paramount importance. It is not the intent of the County to improve its roadways at the expense of quarry development, but it is the County's intent that its roadways not be abused or degraded. At the discretion of the County Engineer, a roadway structural capacity report may be required to be completed by an engineer, mutually acceptable to the County and the applicant, licensed in the State of Wyoming to determine the roadway's initial structural condition. The data gathered and analyzed for the structural capacity report shall be approved by the County Engineer. Subsequent structural analysis may be required, at the discretion of the County Engineer during the life of the quarry. All costs for the initial or subsequent capacity reports will be the responsibility of the applicant.

Should visual inspection and/or structural capacity analysis indicate excessive deterioration due to quarry operations, the County shall immediately notify the permit holder. The permit holder shall be responsible for all expenses to reestablish the roadway to its initial condition.

If the public roadways used for haul have a history of deterioration during the life of an operation, or the operation is to be of a short, intense nature; a bond may be required to insure the permit holder's ability to rectify any damage done to the roadway during quarry operations.

c. Maintenance. The primary concerns are the increased need for riding surface maintenance and dust control due to hauling materials to or from the quarry operations. The applicant may choose to decrease the need for additional maintenance by providing, at the applicant's expense, a high-type (asphalt, recycled asphalt surfacing, etc.) driving surface. Any additional maintenance of public roads required by the increased traffic generated by vehicles hauling materials to or from a quarry operation shall be the sole responsibility of the applicant. Maintenance shall be done in accordance with recommendations of the County Engineer and at the County Engineer's direction.

Dust control shall be required on public roadways used by vehicles hauling materials from a quarry operation. Dust prevention/suppression shall be done in accordance with the recommendations of the County Engineer and at the County Engineer's direction.

The County Engineer shall make recommendations on typical maintenance procedures and dust prevention/suppression measures. The County Engineer also has the authority to direct specific application on public roadways should the typical recommendations not be adequate. Should the applicant not comply with the direction of the County Engineer, the County Engineer may issue a Cease and Desist Order for quarry operations. Any operation of the quarry following the issuance of the Cease and Desist Order shall be considered a violation of the Zoning Rules and subject to **Section 32. Violations.** of the Zoning Rules. The Cease and Desist Order shall remain in effect until the permit holder meets the recommendation/direction of the County Engineer or the Cease and Desist order is removed upon appeal. Appeals shall be conducted in accordance with **Section 30. Appeals and Variances.** of the Zoning Rules.

G. Waiver From Requirements.

- (1) Pre-permit waivers. Requests for a waiver from any rule, regulation, or standard in this section shall be made by the applicant at the time of application. Any request for a waiver shall be in writing with documentation to justify the applicant's request for a waiver. The request for a waiver will be considered at the time of hearing for the quarry permit.
- (2) Post-permit waivers. Waivers from the provisions of this section or from permit conditions issued for quarries already permitted shall be granted only to relieve or prevent hardship to the permit holder. No waiver, however, shall be considered to alter the original permit's boundary, nor extend the expiration date. The Board of County Commissioners shall hear the request. Application for a waiver shall be made to the Public Works Department for placement on the next available agenda allowing for proper public notice, and shall include the following:
 - a. A signed written request, citing the permit condition or regulation from which relief is being sought; and specifying the hardship and detailing the reason(s) the permit holder is seeking a waiver;

- b. A list of all property owners (including mailing information) located within one-half (½) mile of the quarry permit boundary; and
- c. A stamped (non-metered), pre-addressed business-sized envelope for each property owner within one-half (½) mile of the quarry permit boundary with Sheridan County Public Works as the return address.

The Public Works Department shall publish public notice in a newspaper of general circulation once within thirty (30) days of, but not later than seven (7) days prior to the Board meeting date. The public notice shall state who has applied for the waiver, the nature of the waiver request, and the time and place of hearing of the waiver request. The permit holder shall make arrangements with the newspaper for payment of any cost associated with the publication of the notice. Property owners within one-half (½) mile of the quarry shall be notified by mail of the public hearing by the Public Works Department. The Board shall promptly investigate the request, consider the views of the persons affected by the waiver request, and make a decision within thirty (30) days from the date the hearing for waiver is held.

- (3) General considerations for all waivers. In considering any waiver, the Board must consider the health, safety and welfare of the citizens in the vicinity of the request. Each waiver request shall be considered on a case-by-case basis. A waiver may be granted on terms and conditions deemed appropriate, and failure to comply with the conditions imposed on any waiver shall be cause for modification or termination of the waiver by the Board.

Section 28. Conditional Use Permits.

A. Purpose. The purpose of the Conditional Use Permit (CUP) is to allow for the review of uses which are not permitted throughout a Zoning District. Through the use of controls on the number, area, location, or relation to the area, these non-permitted uses may be found to be compatible with the health, safety, and general welfare of the community. As the character of the neighborhood containing the request is an issue, the procedure is intended to allow and encourage broad public review and evaluation of the use and to insure adequate mitigation of potentially unfavorable impacts.

B. Conditional Use Permit (CUP) Required. Any use not shown as permitted in the Zoning District in which the use is being requested, as per **Section 19. Zoning Use Chart**, shall require a CUP prior to initiation of the use. As **Section 27. Quarry Permits** has specific requirements for quarries, quarries will not require a CUP under this section.

As a Conditional Use Permit is issued relative to the use of a property, any change in ownership of the property shall require notification to the Zoning Administrator. The Zoning Administrator shall then notify the new owner of the requirements of the CUP under which the property is operating.

C. Procedure. The landowner of the property which will contain the use shall make application for a CUP with the Board of County Commissioners and the Planning and Zoning Commission on a form prepared by the Planning Office. The application shall be submitted at least forty (40) days prior to the public hearing before the Planning and Zoning Commission. A stamped, pre-addressed business-sized envelope shall be submitted with the application for each property owner within one-half (½) mile of the proposed use when proposed in an A-Agricultural District, or within five-hundred (500) feet when proposed in any other zoning district. These property owners shall be notified by mail of the public hearing by the Planning Office. The Planning Office shall publish a notice at least fourteen (14) days before the day of the public hearing by

the Planning and Zoning Commission. The Planning and Zoning Commission shall hold a hearing on the request and make a recommendation to the Board of County Commissioners. A public notice will be published at least fourteen (14) days before the County Commissioners' meeting at which time the request will be considered. The Board of County Commissioners, upon receipt of the recommendation of the Planning and Zoning Commission, shall hold a hearing and shall have discretion in the consideration of the health, safety, and welfare of the public to approve or deny a CUP or to apply conditions of approval which would mitigate potentially unfavorable impacts.

D. Conditional Use Permit Application. A complete application for a CUP shall include, at a minimum, the following:

- (1) The name, address, and telephone number of the property owner;
- (2) All applications shall be accompanied by the applicable fee(s) as set by the Board of County Commissioners. These fees may be revised periodically by the Board of County Commissioners.;
- (3) A legal description of the property;
- (4) A written description of the proposed use and how the request will meet the requirements of Section E. Evaluation Criteria; and
- (5) A stamped, pre-addressed business-sized envelope for each property owner within one-half (½) mile of the boundary of the property containing the request.

E. Evaluation Criteria. The CUP application shall be reviewed relative to the following criteria;

- (1) Conformance with land use regulations adopted by Sheridan County;
- (2) Compatibility with existing or permitted uses in the area of the request, considerations may include but not be limited to building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features;
- (3) Potential impacts to permitted uses in the area;
- (4) Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties; and
- (5) Safety and convenience of vehicular and pedestrian circulation, considering traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area.

F. Conditional Approval Process. The Planning and Zoning Commission may make recommendations of conditions under which the CUP may be approved. The Board of County Commissioners shall have discretion in the consideration of the health, safety, and welfare of the public to accept, modify, or reject the recommendation of the Planning and Zoning Commission.

Conditional approval of a request to ensure compliance with the goals of the land use documents of Sheridan County may include, but are not limited to the following considerations:

- (1) Limits on length of approval for use;
- (2) Limits on the hours of operation of a use;
- (3) Limits on activities within a use;
- (4) Approval of building elevation designs;
- (5) Approval of accessory uses to the primary use;
- (6) Site ingress and egress;
- (7) Approval of vehicular and pedestrian site circulation;
- (8) Location of parking;
- (9) Location of loading and docking facilities;

- (10) Need for fencing and type of required fencing or other screening devices;
- (11) Location height and dimensions of signs; and
- (12) Other conditions which may be appropriate to ensure compatibility with land uses and traffic patterns in the area.

G. Lapse of Approval. A CUP shall be valid for one year from the date of approval unless prior to the expiration date, the use has begun or building or zoning permit is issued and construction is commenced and diligently pursued towards completion.

H. Modification of Conditional Use Permit. Minor modifications of a CUP may be made provided the Zoning Administrator determines such conditions will not change the intent and affect of the approval by the Board of County Commissioners.

I. Revocation. Should the conditions of approval for a Conditional Use Permit not be met or should the use increase beyond what was originally presented, the Zoning Administrator may bring the matter before the Board of County commissioners for revocation of the Conditional Use Permit.

Section 29. Administration, Enforcement, and Fees.

A. Zoning Administrator. It shall be the duty of the Zoning Administrator, which shall be appointed by the Board of County Commissioners, to enforce the provisions of the Zoning Rules and to refuse to issue any zoning compliance certificate for any building or structure which would violate any of the provisions hereof. The Zoning Administrator is hereby authorized to prosecute or bring any proceedings in a proper court in the name of the County of Sheridan against any person, firm or corporation violating any of the provisions of the Zoning Rules, and in case any building or structure is erected, constructed, reconstructed, altered or converted; or any building, structure or land is used in violation of the Zoning rules, said Zoning Administrator is hereby authorized and directed to institute any appropriate action or proceeding to prevent such unlawful erection, construction, alteration, conversion or use; to restrain, correct or abate such violation and to prevent any illegal conduct or use on or about the premises. No oversight or failure on the part of the Zoning Administrator or his authorized assistants or on the part of any official or employee of the County of Sheridan, shall legalize, authorize, or excuse the violation of any of the provisions hereof.

B. Zoning Compliance Certificate. Except as provided for in **Section 4** the following will apply.

Prior to construction, reconstruction, alteration or change of use of a structure or lot, a Zoning Permit shall be obtained from the Zoning Administrator on a form provided, certifying that the proposed use of structure complies with all the provisions of the Zoning Rules.

Prior to the occupancy of a structure or the use of a lot for which a Zoning Compliance Certificate has been issued, the designated Zoning Administrator shall make an on-site inspection to certify that the lot complies with all of the provisions of the Zoning Rules. This inspection and certification shall be made on the same form as the Zoning Certificate.

If the Zoning Administrator denies the application, he/she shall specify the reasons for such denial. The decision of the Zoning Administrator may be reviewed and amended or reversed by the Board of County Commissioners. The decision of the Board of County Commissioners may be reviewed by the District Court and by the Supreme Court upon appeal in the same manner as provided in Wyoming State Statute §15-1-608.

C. Plot Plans. All applications for the Zoning Compliance Certificate shall be accompanied by a plot plan in duplicate, showing the lot to be built upon, the location of the building or structure on the lot, proposed use, if residential, the number of families to be housed, accurate dimensions of the information as may be necessary to provide for the enforcement of the Zoning Rules. A careful record of the original copy of such application and plot plan shall be kept in the office of the Zoning Administrator. At the time the application is made for the Zoning Compliance Certificate, the lot lines of the lot or property to be built upon must be established adequately to allow the Zoning Administrator to determine if the building setback is correct. Plot plans do not have to be prepared by an architect or engineer.

D. Fees. All applications shall be accompanied by the applicable fee(s) as set by the Board of County Commissioners. These fees may be revised periodically by the Board of County Commissioners.

Section 30. Appeals and Variances.

Procedure. Appeals concerning interpretation on administration of the Zoning Rules may be taken to the Planning and Zoning Commission within 60 days by any person aggrieved by a decision of the Zoning Administrator.

Decisions of the Zoning Administrator and the Planning and Zoning Commission can be appealed to the Board of County Commissioners for confirmation, amendment, or reversal upon written request given within sixty (60) days by any person aggrieved by the decision.

A variance is a reduction or waiver from the requirements of a Zoning District (i.e. lot area or yard requirements). Variances may only be issued for uses already allowed within a Zoning District. Application for variance shall be made to the Board of County Commissioners and Planning and Zoning Commission on a form prepared by the Planning Office. The application shall be submitted at least forty (40) days prior to the public hearing before the Planning and Zoning Commission. A stamped, pre-addressed business-sized envelope shall be submitted with the application for each property owner within one-half ($\frac{1}{2}$) mile of the proposed variance site when proposed in an A-Agricultural District, or within five-hundred (500) feet when proposed in any other zoning district. The Planning Office shall notify these landowners by mail of the public hearing held by the Planning and Zoning Commission. The Planning and Zoning Commission shall hold a hearing on the request and make a recommendation to the Board of County Commissioners. The Board of County Commissioners, upon receipt of the recommendation of the Planning and Zoning Commission, shall hold a hearing and shall have authority to authorize in specific cases a variance from the regulation when not contrary to the public welfare. The variance may be granted when special conditions and a literal enforcement of the regulation results in unnecessary hardship.

Section 31. Amendments.

A. Application for amendments to change the district boundary lines or the official zoning maps shall be made to the Board of County Commissioners and the Planning and Zoning Commission on a form prepared by the Planning Office. The application shall be submitted at least forty (40) days prior to the public hearing before the Planning and Zoning Commission. The Planning Office shall publish a notice at least thirty (30) days before the day of the public hearing by the Planning and Zoning Commission. A public notice shall be published at least fourteen (14) days before the County Commissioners' meeting at which time the amendment will be considered. A stamped, pre-addressed business-sized envelope shall be submitted with the application for each property owner within one half ($\frac{1}{2}$) mile of the area of the proposed change in the A-

Agricultural District, or within five-hundred (500) feet when proposed in any other zoning district. The Planning Office shall notify these landowners by mail of the public hearing.

B. Applications for amendments to change the wording or the Zoning Rules shall be made to the Board of County Commissioners and the Planning and Zoning Commission on a form prepared by the Planning Office. The application shall be submitted at least forty (40) days prior to the public hearing before the Planning and Zoning Commission. The Planning Office shall publish a notice at least thirty (30) days before the day of the public hearing by the Planning and Zoning Commission. A public notice will be published at least fourteen (14) days before the County Commissioners' meeting at which time the amendment will be considered.

C. The Board of County Commissioners or the Planning and Zoning Commission may initiate the proceedings for amendments to the official zoning maps or to the wording of the Zoning Rules. Before adopting the amendments, both the Planning and Zoning Commission and the Board of County Commissioners shall hold at least one (1) public hearing as set forth in Wyoming Statute §18-5-202. A Public Notice advertising the Public Hearing for the Planning and Zoning Commission shall be published at least thirty (30) days before the day of the public hearing. A Public Notice advertising the public hearing for the County Commissioners, at which time the amendment will be considered, shall be published by the Planning Office in a newspaper of general circulation in the county at least fourteen (14) days before the day of the public hearing. The Planning Office shall mail a notice of the public hearing to each property owner affected by proposed map amendments, plus each property owner within one-half (½) mile of the affected area if it is currently zoned A-Agricultural, or five-hundred (500) feet if the proposed area to be amended is currently within any other zoning district.

D. Fees. All applications shall be accompanied by the applicable fee(s) as set by the Board of County Commissioners. These fees may be revised periodically by the Board of County Commissioners.

Section 32. Violations.

Any person who violates the Zoning Rules or fails to comply with any of its requirements shall be subject to a \$750.00 fine pursuant to W.S. §18-5-206 for each offense. Each day such violation continues is a separate offense pursuant to W. S. §18-5-204.

Section 33. Severability.

Should any section or provision of the Zoning Rules be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Zoning Rules as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

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SUMMARY TABLE
SHERIDAN COUNTY ZONING RESOLUTION

DISTRICT	PERMITTED USES	MINIMUM LOT AREA*	FRONT YARD SETBACKS	REAR YARD SETBACKS	SIDE YARD SETBACKS
UR Urban residential	Agricultural Residential Mobile Home Parks	Central water/sewer 6,000 sq. ft. per dwelling unit or 2,500 sq. ft. per unit for multiple family dwelling. No central water/sewer- 2 acres per dwelling unit, or as determined by the Rules and Regulations, Governing Division of Land Section 2.12.	25'	20'	5'
RR Rural Residential	Agricultural Residential	2 acres per dwelling, or as determined by the Rules and Regulations, Governing Division of Land Section 2.12.	25'	20'	5'
A Agricultural	Agricultural Residential	80 acres per dwelling, or as determined by the Rules and Regulations, Governing Division of Land Section 2.12.	25'	20'	5'

C-1 Commercial	Commercial	None if central water/sewer/ otherwise 2 Acres	0	0	0
C-2 Commercial C-3 Commercial	Commercial Residential	Central water/sewer 6,000 sq. ft. (per dwelling unit) No central water/sewer- 2 acres (per dwelling unit for residential)	Commercial-0 Residential-25' front	Commercial-0 Residential-20'	Commercial-0 Residential-5'
I-1 Industrial	I-2, I-1 Industrial C-1 Commercial	None if central water/sewer otherwise 2 acres	0	0	0
I-2 Industrial	I-2 Industrial C-1 Commercial	None if central water/sewer otherwise 2 acres	0	0	0

*Unless affected by Groundwater Protection Area rules.

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Attachment 2

WYOMING SURFACE WATER CLASSIFICATION LIST



Water Quality Division
Surface Water Standards

June 21, 2001

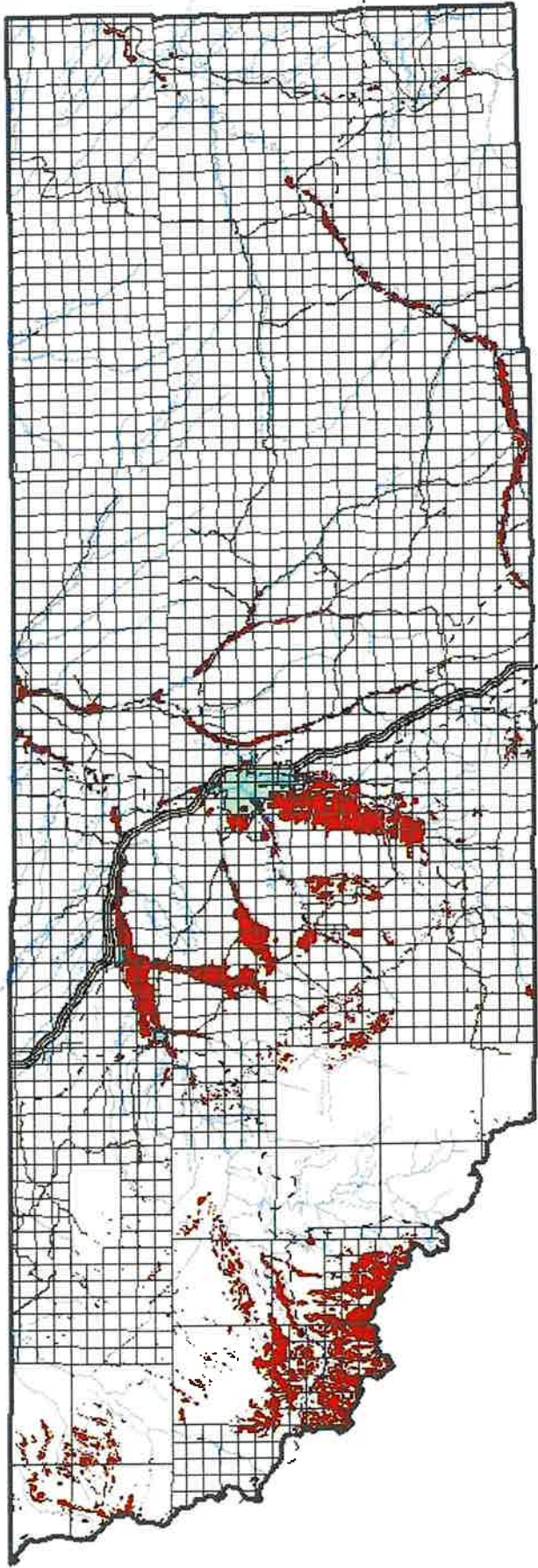
For a complete Stream Classification List
please see the Public Works Office located
at 224 South Main Street, Suite 428,
Sheridan, Wyoming.



Appendix A

Sheridan County, Wyoming

Class 5 Groundwater Vulnerability Areas



Wyoming Ground Water Vulnerability Assessment Handbook
For WYDEQ, By Wyoming Water Resources Center, Univ. of Wyoming and the Wyoming State Geological Survey, 1998.

Class 5 Groundwater Vulnerability Areas

- 1
- 2
- 3
- 4
- 5

1:600,000

Appendix B



Mead & Hunt
Mead & Hunt, Inc.
6601 W. Main Road
Sheridan, WY 82801
phone: 800.273.4380
meadhunt.com

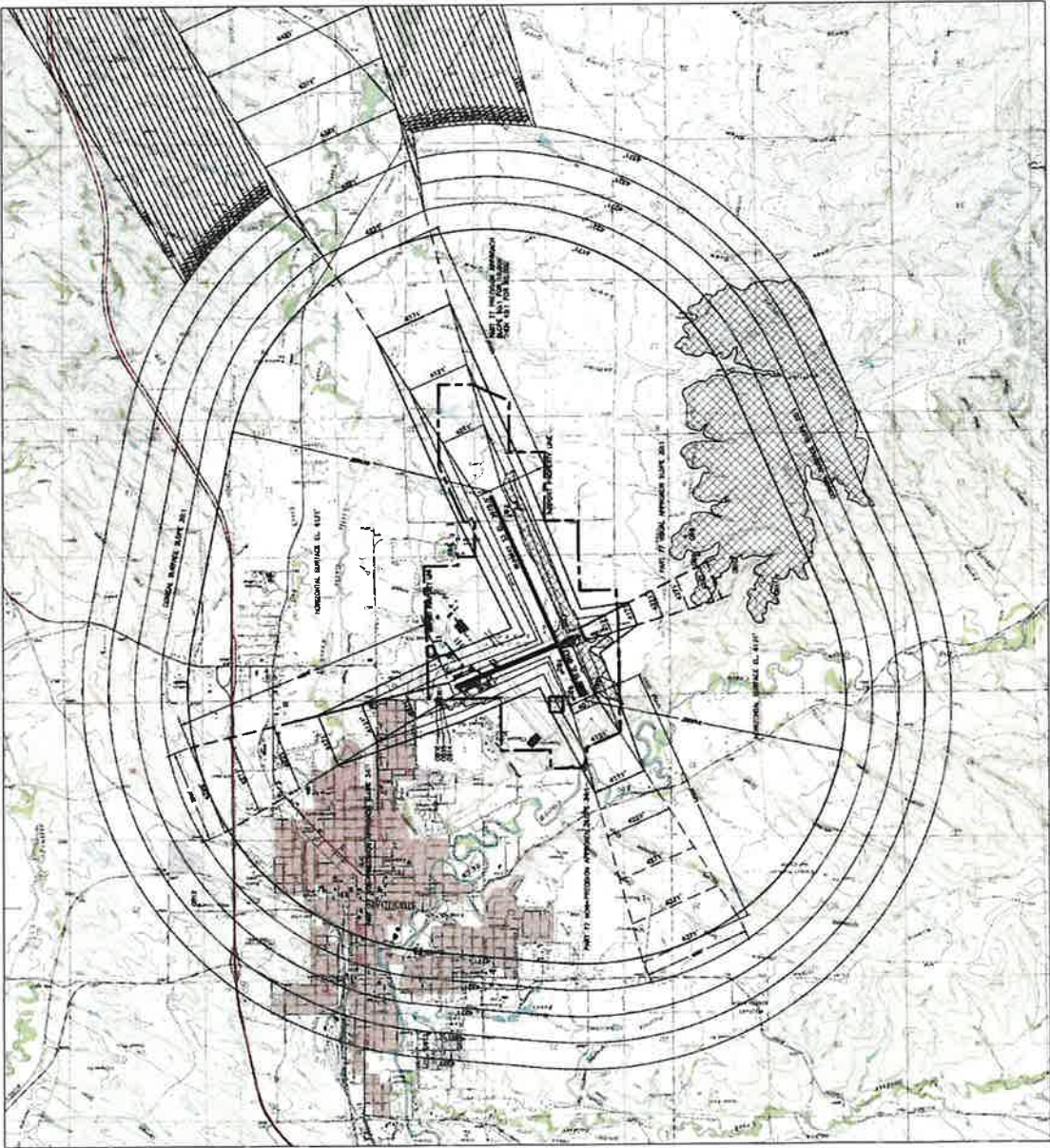
NOT FOR CONSTRUCTION
SHERIDAN COUNTY AIRPORT
AIRPORT AIRSPACE
DRAWING CON CD L
SURFACE
DATE: 08/14/2025

Sheridan County Airport
Airport Master Plan
908 W Brundage Ln
Sheridan, WY 82801

CONSTRUCTIONS		EXISTING	PROPOSED	REMARKS
1	ASPH	ASPH	ASPH	ASPH
2	ASPH	ASPH	ASPH	ASPH
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4	ASPH	ASPH	ASPH	ASPH
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NOTES:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SHERIDAN COUNTY AIRPORT MASTER PLAN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SHERIDAN COUNTY AIRPORT MASTER PLAN.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SHERIDAN COUNTY AIRPORT MASTER PLAN.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SHERIDAN COUNTY AIRPORT MASTER PLAN.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SHERIDAN COUNTY AIRPORT MASTER PLAN.

LEGEND:
CONSTRUCTION



REVISIONS	DATE	DESCRIPTION
1	08/14/2025	INITIAL DESIGN

AIRPORT DATA	
NAME	SHERIDAN COUNTY AIRPORT
LOCATION	SHERIDAN, WY 82801
OWNER	SHERIDAN COUNTY
DESIGNER	MEAD & HUNT, INC.
DATE	08/14/2025
PROJECT NO.	2025-801388
DRAWING NO.	CON CD L
SCALE	AS SHOWN
DATE	08/14/2025
BY	MEAD & HUNT
CHECKED BY	MEAD & HUNT
APPROVED BY	MEAD & HUNT
DATE	08/14/2025



Mead & Hunt
Mead & Hunt, Inc.
1501 West Road
Sheridan, WY 82801
Phone: 307.273.6386
meadhunt.com

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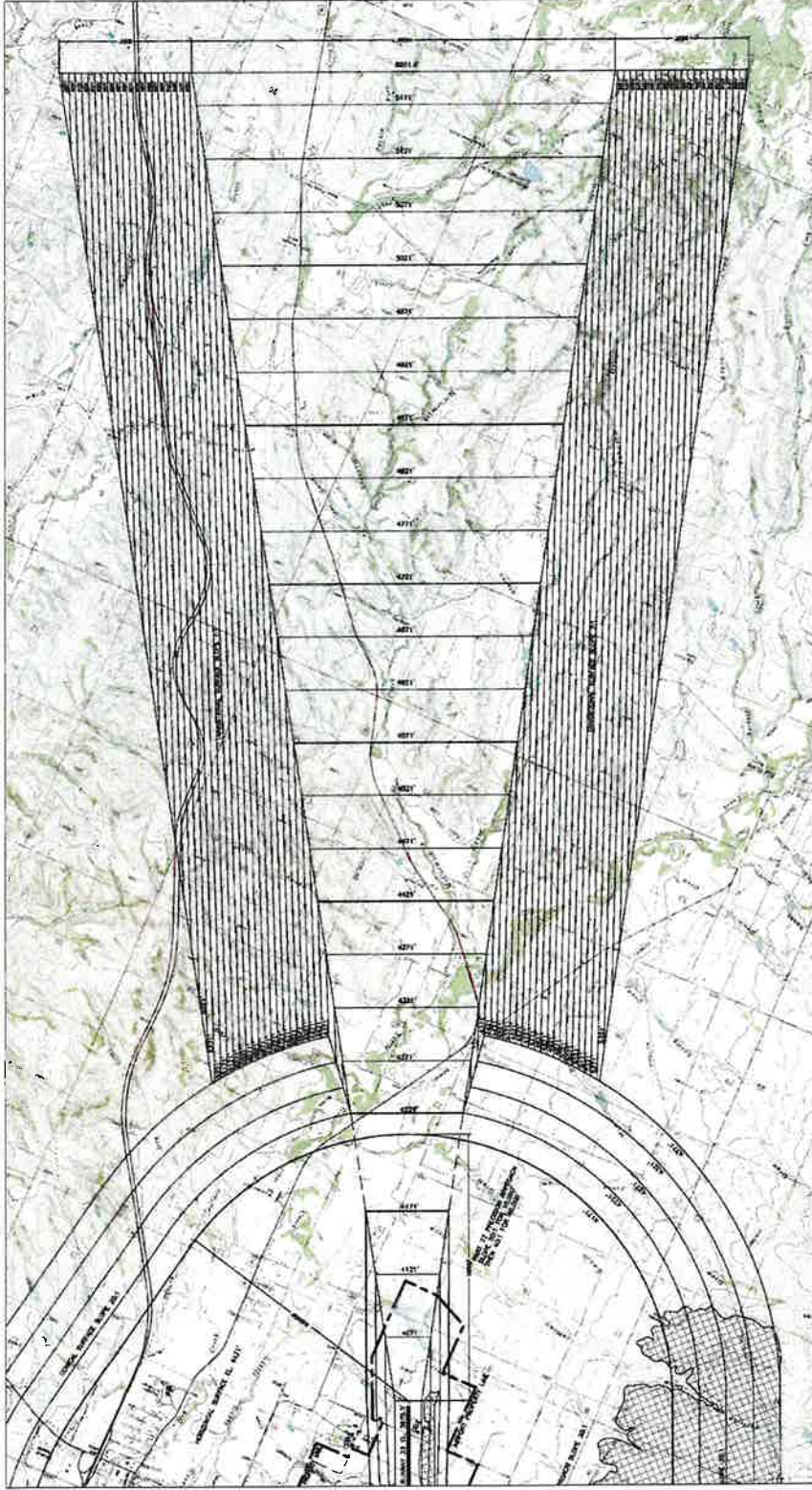
Sheridan County Airport
Airport Master Plan
908 W Brundage Ln
Sheridan, WY 82801

NOT FOR CONSTRUCTION

DATE: JULY 2015
DRAWN BY: JWB
CHECKED BY: NBN
DESIGNED BY: NBN

FIGURE F4
AIRPORT AIRSPACE
DRAWING-EXTENDED
APPROACH

4 OF 13
F.8



REVISIONS	
NO.	DESCRIPTION

AIRPORT DATA	
OWNER	SHERIDAN COUNTY
DESIGNER	MEAD & HUNT, INC.
DATE	JULY 2015
PROJECT NO.	2025-801388
DRAWING NO.	F4
PROJECT NAME	AIRPORT AIRSPACE
PROJECT LOCATION	SHERIDAN COUNTY AIRPORT
PROJECT STATUS	PLANNING
PROJECT FUNDING	FEDERAL, STATE, LOCAL
PROJECT PHASE	PLANNING
PROJECT DESCRIPTION	EXTENDED APPROACH

NO. 2025-801388 RULES & REGULATIONS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY
SHERIDAN WY 82801