



Appendix F: Definitions

This section includes definitions for terms used in the Sheridan County Comprehensive Plan. Where applicable, it uses the same or like terminology as County resolutions to avoid duplicative terms.

Agriculture:

Farmland and/or ranchland used for the production of food, feed, and domestic animal grazing.

Big Horn Foothills Resource Conservation Area

An area proposed for greater level of conservation and protection because of its scenic, natural resource, and wildlife values, which location is based on the 1982 Comprehensive Plan.

Cluster Development:

Development that conserves open space on a parcel and clusters lots on another portion of the parcel. Cluster development is sometimes referred to as an Open Space or Conservation Subdivision. A cluster development maximizes open space conservation without reducing overall building density. Generally half or more of the buildable land area is designated as undivided, permanent open space.

Clustering/Conservation Development Areas

The Clustering/Conservation Development Areas designate locations within the county near urban areas where property owners are eligible to cluster developments and conserve open space or resources and for a higher density bonus than in more remote locations of the county.

Common Open Space:

A lot or portion of a platted subdivision on which development is prohibited or restricted and ownership is held in common by all the lot owners in the subdivision.

Community Growth Area:

The proposed planning and growth areas for the communities of Dayton, Ranchester, and Clearmont where the county will coordinate with incorporated communities to refine joint policies and plan for future growth.

Community Planning Area:

The proposed planning areas for the unincorporated places of Big Horn, Story, and Arvada where the county will work with local residents and business to prepare community plans to address land use and utilities.

Density:

The number of dwelling units per acre of land. The land use categories in this Plan identify a maximum number of units. Each zone district of the Sheridan County has prescribed (allowed) uses and a minimum lot area, which affects density.

Develop, Development:

To divide land for purposes other than agriculture; to prepare land for division, building, or improvements, including grading, fencing for planned residential lots, road building, or utility placement, or to place structures or utilities or fencing (other than for agriculture), or roads. Includes change of existing structure or land.

Floodplain (100-Year)

An area susceptible to flooding, as designated by the Army Corps of Engineers on Flood Insurance Rate Maps, published by the Federal Emergency Management Agency. The 100-Year floodplain is mapped by the Federal Emergency Management Agency (FEMA) and is characterized as an area subject to a one percent probability of a flood occurring in any year.

Groundwater

Water below the earth's surface in an aquifer which saturates the pores and fractures of sand, gravel, and rock formations. Most people in Sheridan County depend on groundwater for their drinking water.

Groundwater Vulnerability Area (Class 5)

Groundwater vulnerability refers to the relative speed that substances on the surface can reach and pollute the groundwater supply. The Class 5 Groundwater Vulnerability Area is intended for greater management of potential groundwater contamination sources (including septic systems and stormwater runoff) and development density.

Home Occupation:

An occupational use within a home or dwelling, employing the occupants and no more than one additional person.

Homeowner's Association:

An association of homeowners and lot owners having responsibilities for the management and upkeep of common property and improvements in a specific subdivision. Such associations may also be formed to include a specific area or combination of subdivisions.

Incorporated Area:

Lands within a city or town's jurisdiction by virtue of being within its legal boundaries.

Intergovernmental Agreement:

An agreement reached by County officials and City and Town officials which prescribes which entity's ordinances will apply in the designated growth area boundaries, and how development applications are processed. An agreement is enacted by resolutions by the County and City, the result of which is a resolution or ordinance by both governments.

Lot:

The contiguous land in the same ownership which is not divided by a public road right of way.

Planning & Zoning Commission:

Planning and zoning citizen planning body, which is appointed by the Board to make land use decisions and recommendations.

Planned Unit Development (PUD):

A development of land which is under unified control and is planned and developed as a whole in a single development operation or a programmed series of stages of development. Subdivision and zoning resolutions are applied to the project as a whole rather than to individual lots. Underlying densities are calculated for the entire development, allowing trade off between clustering of housing and provision of open space. The PUD may include some non-residential development. They can give a developer flexibility to be creative and do good design, but should not weaken environmental standards.

Riparian Area, Riparian Corridor:

All lands within and adjacent to areas of groundwater discharge, or standing and flowing surface waters where the vegetation community is temporarily or seasonally affected by the temporary, seasonal, or permanent presence of water. Examples including springs, seeps, cracks, streams, rivers, ponds, and lakes and their margins. Riparian corridors are connected riparian areas, usually serves as a movement route for fish or wildlife.

River:

The natural path of surface water flow above ground.

Road (or Street):

A public or private thoroughfare which affords principal means of access to abutting property.

Septic System:

An on-site system designed to treat and dispose of domestic sewage that is generally allowed to infiltrate into the ground.

Sewer, Central:

A sewage or effluent pre-treatment facility serving more than one structure, and owned privately or in common by other than a governmental entity.

Sewer, Municipal:

A system of sewer lines and treatment facilities to deliver and treat sewage, developed, serviced, and managed by a governmental entity or agency.

Slope:

The variation of terrain from the horizontal rise or fall to the vertical, expressed as a percentage.

Urban Development:

Development of or relating to a city that is closely tied to the density (i.e., greater than one unit per acre) and the nature of the services required for that development. Services include municipal water and sewer, an extensive road network, and services, such as public transit and parks.

Urban Service Area (Boundary):

A boundary delineating existing and planned municipal water and sewer service areas for the City of Sheridan, outside of which such urban services will not be extended. (Note: The Sheridan Urban Service Area boundary is generally based on the 201 sewer boundary).

Wildfire:

Uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

Wildland:

The area in which development is essentially non-existent, except for roads, railroads, power lines, and similar facilities.

Wildlife:

Any form of animal life, living in a natural state and under the authority of Wyoming Game and Fish or U.S. Fish and Wildlife Service.

Wildlife Habitat (Crucial Winter Habitat)

Lands where wildlife breed, feed, migrate, or seek shelter. "Important habitat" is determined by Wyoming Game and Fish.

Zone District:

Sheridan County has nine zone districts, plus the Power Horn P.U.D. Zoning standards are prescribed by the Zoning and Subdivision Resolutions of Sheridan County.