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CHAPTER 1  
GENERAL PROVISIONS

ORDINANCE NO. 189  
TOWN OF RIVERSIDE

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATION FOR THE TOWN OF RIVERSIDE, WYOMING, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith, IS HEREBY ORDAINED BY THE GOVERNING BODY OF THE TOWN OF RIVERSIDE, WYOMING TO AMEND THE EXISTING ZONING ORDINANCE OF RIVERSIDE, WYOMING AS FOLLOWS:

Section 1. AUTHORITY.

This ordinance is adopted pursuant to Sections 15-1-601 through 15-1-611, Wyoming State Statutes, empowering Wyoming municipalities to enact a zoning ordinance and to provide for its administration, enforcement and amendment.

Section 2. SHORT TITLE.

This ordinance shall be known, cited, and referred to as the Zoning Ordinance of Riverside, Wyoming.

Section 3. PURPOSE.

The Riverside Town Council deems it necessary, for the purpose of promoting the health, safety, and general welfare of the residents of Riverside to enact an ordinance regulating the use of land and structures within its boundaries.

Section 4. METHOD.

A. Pursuant to the provisions of Chapter 15-1-604, Wyoming State Statutes, the Town Council has appointed a Zoning Commission to recommend the boundaries of the various districts and appropriate regulation to be enforced therein.

B. The Zoning Commission has divided the Town into district and has prepared regulation pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare;

to provide adequate light and air; to prevent overcrowding of the land; to avoid undue concentration of the population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks , and other public requirements.

C. The Zoning Commission has given reasonable consideration, among other things, to the character of districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality.

D. The Zoning Commission has made a preliminary report and held public hearings thereon, and submitted its final report to the Town Council.

E. The Town Council has given due public notice of hearings related to zoning districts, regulations, and restrictions, and has held such public hearings.

#### Section 4. APPLICATION

A. These regulations shall apply to all private lands within the corporate limits of the Town of Riverside, Wyoming, as those limits may from time to time be amended, and to all public lands within the same area that are legally subject to these provisions.

B. After the effective date of these regulations, no land shall be used or occupied and no structure shall be erected, altered, used or occupied except in conformance with the provisions of these regulations.

C. The enactment of this Ordinance shall not prohibit the continuance of the use of any land, building or structure for its current purpose, and it shall not be necessary to secure any permit or certificate permitting such continuance. However, any existing use which does not conform to the use regulations of this title, shall be deemed a nonconforming use. No significant alteration of , or addition to, any nonconforming use shall be allowed after the effective date of this ordinance.

D. The existence of restrictive covenants or agreements shall not be a substitute for these zoning regulations.

#### Section 6. SEPARABILITY

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

## CHAPTER 2

### DEFINITIONS

For the purpose of this Ordinance certain words and phrases used herein shall be defined or interpreted as follows:

The word "person" includes a corporation as well as an individual.

The word "lot" includes "plot" or "parcel".

"Occupied" or "used" shall be construed to also include intended, arranged or designed to be used or occupied.

The word "structure" includes the word "building".

The word "use" and the word "used" refer to any purpose for which a lot of land or part thereof is arranged, intended or designed to be used, occupied, maintained, made available or offered for use, or erected, reconstructed, altered, enlarged, moved or rebuilt with the intention or design of using the same.

The word "shall" is always mandatory. The word "may" is permissive. Words used in the present tense shall include the future tense and words used in the singular shall include the plural. Terms not herein defined shall have the meaning customarily assigned to them.

**ACCESSORY USE OR STRUCTURE:** A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

**ALLEY:** A public or private thoroughfare which provides only a secondary means of access to abutting property.

**BLOCK:** A tract of land or a lot or group of lots, bounded by streets, public parks, or parkways, railroads rights-of-way, water course or body of water, unsubdivided land, or a boundary line or lines of the county or any combination thereof.

**BUILDING:** Any permanently affixed, covered structure intended for the shelter, housing, or enclosure of person, animals or goods.

**BUILDABLE AREA:** The portion of a lot remaining after required setbacks have been provided.

**BUILDING HEIGHT:** The vertical dimension, measured from the average elevation of the finished lot grade to the highest point of the top story.

**BUILDING, MAIN:** A building, or buildings, in which is conducted the principal use of the lot on

which it is situated. In any residential district, any dwelling shall be deemed to be the main building of the lot on which the same is situated.

**BUILDING PERMIT:** A permit required for the erection, construction, modification, addition to or moving of any building, structure or use in the incorporated area of the Town of Riverside.

**BUILDING SETBACK LINE:** The minimum distance as prescribed by this Ordinance between any property line and the closest point of the foundation or any supporting post or pillar of any building or structure related thereto.

**COMBINED PARK:** An area specifically designed for and occupied by two (2) or more mobile homes and independent or dependent travel units or any combination thereof.

**COMMISSION:** The Planning and Zoning Commission of the Town of Riverside, Wyoming.

**CORNER LOT:** A lot situated at the intersection of two or more streets.

**COUNCIL:** The Town Council of the Town of Riverside, Wyoming.

**DISTRICTS:** Any section or area of the Town of Riverside for which the regulations governing the use of the land and the use density, bulk, height and coverage of building and other structures are uniform.

**DISTRICT BOUNDARY:** The limit and extent of each district classification as shown on the Official Zoning Map.

**DWELLING:** A building or portion thereof designed exclusively for residential purposes, including one-family, two-family, and multiple family dwellings; but not including hotels, boarding and lodging houses, fraternity and sorority houses, rest homes and nursing homes, or child care nurseries.

**DWELLING, SINGLE-FAMILY:** A detached residential dwelling unit designed for and occupied by one family only.

**DWELLING, MULTI-FAMILY:** A residential building designed for or occupied by two or more families.

**FAMILY:** One or more persons, occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a boarding house, lodging house, hotel or motel.

**FLOODPLAIN:** Those areas subject to flooding as identified by the federal government.

**FRONT LINE:** Any boundary line of a lot parallel to and abutting the right-of-way line of an officially approved street or highway.

**GRADE (ground level):** The average of the finished ground level at the center of all walls of a building.

In case walls are parallel to and within five feet of sidewalks, the above ground level shall be measured at the sidewalks.

**GROSS FLOOR AREA:** The total horizontal area of a building measured on the outside walls of each story, excluding any floor area used exclusively as parking for motor vehicles.

**HOME OCCUPATION:** An incidental and secondary use of a dwelling for financial gain or support carried on within a residential district. It may be located within the principal building or in an accessory building. There shall be not outside storage of materials, and the exterior of the building containing the home occupation shall not be altered to change the residential character of the neighborhood. Employment shall be limited to persons who reside at the dwelling where the home occupation is located.

**HOSPITAL:** An institution intended primarily for the medical diagnosis, treatment, and care of patients being given medical treatment. A hospital shall be distinguished from a clinic by virtue of providing for bed and patient care.

**INDUSTRIAL DEVELOPMENT STANDARDS:** Those requirements contained in the Industrial District of the Ordinance which regulate and control various types of environmental hazards generally associated with industrial development.

**JUNK YARD:** A lot, structure or portion thereof, used primarily for the collection, storage, or sale of waste paper, rags, scrap metal, or other scrap or discarded material; or for the collection, dismantling, storage or salvaging of machinery or two (2) or more vehicles not in running condition, or for the sale of parts thereof.

**LOADING SPACE, OFF-STREET:** Area designated for loading which does not block traffic and which is in addition to required off street parking.

**LOT:** For purpose of the Ordinance, a lot is a parcel of land at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yard and other open spaces as are herein required. Such lot shall have frontage on a public street, or on an approved private street. A lot shall be identified by a lot of record.

**LOT DEPTH:** The mean distance between the front lot line and the rear lot line. The greater frontage of a corner lot is its depth and the lessor frontage is its width.

**LOT AREA, MINIMUM:** The total horizontal area within the boundaries of a lot.

**LOT FRONTAGE:** The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and throughlots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "YARDS" in this section.

**LOT LINE, CORNER:** The lot line on a corner lot which is not designated as the front lot line.

**LOT LINE, FRONT:** The property line of a lot which abuts a street. On a corner lot, the owner may specify the front lot line on the site plan.

**LOT LINE, REAR:** The lot line which is opposite to the front lot line.

**LOT LINE, SIDE:** Any lot property line other than a front, rear or corner lot line.

**LOT, THROUGH:** A lot extending from one street to another, uninterrupted by a public right-of-way.

**LOT WIDTH:** The mean distance between the side lot lines.

**LOT OF RECORD:** A lot which is part of a subdivision recorded in the office of the County Clerk, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

**MEMBERSHIP CLUB:** An organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics or the like whose facilities are available only to a limited number of members and guests.

**MOBILE HOME :** A portable unit or structure designed and constructed in such a manner as to permit permanent occupancy as a dwelling unit, designed and constructed to be towed on its own chassis. Such a structure shall be considered to be a mobile home whether or not the wheels originally mounted have been removed and whether or not the structure has been placed upon a foundation. A mobile home unit or dwelling may contain parts that may be folded, collapsed or telescoped when being towed, or two or more separately towable components designed to be jointed into one integral unit. Said definition shall not include recreational vehicles or camping trailers.

**MOBILE HOME PARK:** A parcel of land which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

**MOBILE HOME SUBDIVISION:** A subdivision consisting of three or more lots and meeting all of the requirements of the subdivision ordinance of Riverside, the lots of which are intended to be sold, leased or assigned for use by mobile homes to create a suitable environment for long-term residential occupancy.

**MODULAR HOMES:** (Also including prefabricated and/or factory built homes.) A modular structure, or prefabricated structure as referred to in this ordinance shall mean a structure whose component parts and/or sections are fabricated in one area and assembled as a completed building or structure upon permanent location, or a building or structure whose component parts and/or section are fabricated and assembled as a completed unit at a central plant and moved to a permanent site.

**MOTEL/HOTEL:** A building or series of building in which lodging is offered for compensation.

**NONCONFORMING USE:** Any use of a building, structure, lot or land, or part thereof, lawfully existing at the effective date of the ordinance codified in this title, which does not conform to the use regulations of this title for the district in which it is situated.

**OFF-STREET PARKING SPACE:** A space adequate for parking a automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room.

**OPEN SPACE:** That portion of a lot not occupied by a structure, not utilized for parking and not otherwise used in the operation of the permitted use. Setback areas meeting this definition shall be considered as open space.

**PERMITTED USE:** A use allowed in a given zoning district.

**PUBLIC NOTICE:** Notice of the time and place of a hearing, meeting or proceeding posted as required by Wyoming State Statutes.

**PUBLIC UTILITY:** Any person, firm, corporation, municipal department or board duly authorized to furnish and furnishing under state or municipal regulations to the public electricity, gas, steam, communication, telegraph, transportation or water.

**RECREATIONAL FACILITIES:** Land and structures, along with accessory equipment, designed and utilized for leisure time activities of more specific purpose than passive park-like open spaces.

**RV PARK:** Any place, area or tract of land upon which are located two or more campers, trailers coaches, or other similar camping outfits for overnight sleeping purposes of a generally short duration.

**RECREATIONAL VEHICLE (RV):** A portable unit or structure designed and constructed in such a manner as to permit residential occupancy designed and constructed to be towed on its own chassis, or by a motor vehicle, and which can be operated independently of utility connections for short durations. Said, shall not be considered as a *permanent* dwelling nor occupied as such.

**SCHEDULE OF DISTRICT REGULATIONS:** The sections of this ordinance which describe the permitted uses, lot area, width, depth, and height requirements, etc. for each of the specific zoning districts enumerated herein.

**SETBACK LINES:** The lines defining the buildable area of the lot and the inside limits of the required yards.

**SIGN:** Any device or display of letters, words, models, banners, flags, pennants, symbols or other representations which are in the nature of an announcement or advertisement or calls attention to a product, service, organization, person or event. The word "sign" does not include the flag, pennant, or insignia of any nations, state, city or other political unit.

**SIGN, ON SITE:** A sign relating in its subject matter to the premises which it is located, or to products,



accommodations, services or activities on the premises. On-site signs do not include signs erected by the outdoor advertising industry in the conduct of outdoor advertising business.

**SIGN, OFF-SITE:** Any sign other than an on-site sign.

**SIGN, IDENTIFICATION:** A sign displayed to indicate the name or nature of buildings or uses other than commercial or industrial uses located upon the premises.

**SITE PLAN:** A map indicating the location and dimensions of prominent existing and proposed features of a lot or lots and the general layout of the surrounding street.

**SPECIAL USE PERMIT:** A use specified in one or more districts, which is allowed only under specific conditions and which involves a public hearing.

**SUBDIVISION:** The division of a lot, tract, parcel, or other unit of land into two (2) or more lots for the immediate or future purpose of sale, building development or redevelopment, for residential, recreational, industrial, commercial or public uses. The word, "subdivide" or any derivative thereof shall have reference to the term subdivision, including mobilehome courts, the creation of which constitutes a subdivision of land.

**VARIANCE:** A deviation from the strict application of the ordinance, granted on the grounds of practical difficulties or unnecessary hardship, not self imposed, pursuant to the provisions of this ordinance and Wyoming State Statutes.

**YARD:** A required open space, unoccupied and unobstructed by any structure or portion of a structure, from 30 inches above the general ground level of the lot upward, provided however that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

**YARD, FRONT:** The required open space extending across the full width of a lot between the front line and an authorized structure.

**YARD, REAR:** The required open space between the rear lot line and a structure containing a permitted or an accessory use.

**YARD, SIDE:** The required open space between the side line of the lot and an authorized structure on the zone lot.

**ZONING OFFICER:** The person designated by the Riverside Town Council to administer and enforce this zoning ordinance.

## CHAPTER 3

### ESTABLISHMENT OF ZONING DISTRICTS

In order to effectively carry out the provisions of these regulations, the lands within the corporate limits of the Town of Riverside shall be divided into the following zoning districts:

- A. RI - General Residential
- B. RII - Restricted Residential
- C. M - Multiple Use
- D. I - Industrial
- E. L - Limited Use

## CHAPTER 4

### OFFICIAL ZONING MAP

A. The boundaries of each district or zone are established as shown on the official zoning map of the Town of Riverside, which accompanies the ordinance codified in this title and is declared to be a part of this title. The official zoning map shall be identified by the signature of the mayor, attested by the town clerk.

If, in accordance with the provisions of this ordinance and Wyoming State Statutes, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning map promptly after the amendment has been approved by the Town Council.

B. Unless otherwise defined, district boundary lines are intended to be lot lines; the centerline of street, alleys, channeled waterways or other similar right-of-way; the centerline of blocks; section or township lines; municipal corporate lines; or other lines shown on the zoning map.

C. In case of uncertainty as to the true location of a district boundary line in a particular instance, the determination thereof shall be made by the zoning officer. An appeal of this decision may be taken to the board of adjustment.

D. It is the intent of this ordinance that all lands lying within the jurisdictional boundaries of the Town of Riverside shall be within one of the enumerated zoning districts. If any such land is determined not to be within one of the enumerated districts for whatever reason or cause, then no permits shall be issued for the use of the land or for the erection or alteration of any structures on the land until the area has been examined by the Planning and Zoning Commission and a zoning classification has been established within a reasonable period of time.

E. All territory which shall hereafter be annexed to the Town of Riverside shall be approved by the Town Council as a part of the annexation and zoning process. A zone district classification, once established, may be amended pursuant to the procedures established by this ordinance.

## CHAPTER 4

### OFFICIAL ZONING MAP

A. The boundaries of each district or zone are established as shown on the official zoning map of the Town of Riverside, which accompanies the ordinance codified in this title and is declared to be a part of this title. The official zoning map shall be identified by the signature of the mayor, attested by the town clerk.

If, in accordance with the provisions of this ordinance and Wyoming State Statutes, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Town Council.

B. Unless otherwise defined, district boundary lines are intended to be lot lines; the centerline of street, alleys, channeled waterways or other similar right-of-way; the centerline of blocks; section or township lines; municipal corporate lines; or other lines shown on the zoning map.

C. In case of uncertainty as to the true location of a district boundary line in a particular instance, the determination thereof shall be made by the zoning officer. An appeal of this decision may be taken to the board of adjustment.

D. It is the intent of this ordinance that all lands lying within the jurisdictional boundaries of the Town of Riverside shall be within one of the enumerated zoning districts. If any such land is determined not to be within one of the enumerated districts for whatever reason or cause, then no permits shall be issued for the use of the land or for the erection or alteration of any structures on the land until the area has been examined by the Planning and Zoning Commission and a zoning classification has been established within a reasonable period of time.

E. All territory which shall hereafter be annexed to the Town of Riverside shall be approved by the Town Council as a part of the annexation and zoning process. A zone district classification, once established, may be amended pursuant to the procedures established by this ordinance.

## CHAPTER 5

### SCHEDULE OF DISTRICT REGULATIONS

The provisions of this ordinance shall apply uniformly within all zoning districts bearing the same classification as designated on the Official Zoning Map, provided however, that:

1. Where an ownership of record is divided by a district boundary line, each parcel thus created equal to or exceeding the minimum lot size as established by this ordinance shall conform to the regulations pertaining to the zoning district in which each parcel is located.
2. Where an ownership of record is divided by a district boundary line, any parcel thus created which is smaller than the minimum zone lot size for the district in which it is located, may be combined with the larger parcel and used for a permitted use in the zone district in which the larger of the two parcel is located.
3. Where an ownership of record is divided by a district boundary line and both parcels thus created are smaller than the minimum zone lot size for the districts in which they are located, then the parcel may be combined and used for a permitted use in the most restrictive of the zoning districts.
4. **Non-Permitted Uses of Land**  
The following uses of land within the boundaries of the town shall not be permitted:
  - A. Feed Lots
  - B. Hog Farms
  - C. Junk Yards
  - D. Nuclear Waste Storage

## CHAPTER 5.1

### DISTRICT R-I - GENERAL RESIDENTIAL

This district provides area within the town for residential development. Residential development shall be limited in height and ground coverage to encourage mixed density (i.e.

single-family and multi-family residences.) This district shall allow the placement of individual mobile homes outside of established mobile home parks on a permanent basis.

The district should not be spotted with commercial and industrial enterprises or any other use of land not compatible with the residential intent of this district.

Only areas of the town service or capable of being served by adequate public facilities including streets, a sanitary sewer system and a water system of sufficient size to accommodate a more intense use of land shall be zoned for this district.

#### Section 1. Permitted Uses

The following uses are permitted in the R-I zone, subject to all provisions of this ordinance:

- A. Detached single-family dwellings, but not including recreational vehicles.
- B. Multi-family dwellings.
- C. Churches and Sunday Schools, provided the minimum off-street parking requirements are met.
- D. Public park, playground or athletic field.
- E. Public or parochial school.
- F. Museums and libraries.
- G. Buried underground utility lines and overhead electrical transmission lines.

#### Section 2. Accessory Uses

The following buildings, structures and uses are permitted when clearly incidental and accessory to the primary permitted uses:

- A. Customary accessory structures and uses.
- B. Signs pursuant to Chapter 6.1.
- C. Private swimming pool.
- D. Home Occupation as identified in Chapter 2.

Requirements for accessory buildings:

1. Accessory buildings shall be located at least twenty feet from the front lot line and at least five feet from any alley or rear lot line in a residential district.
2. An accessory building may be erected prior to the construction of the main building upon approval of site plan.
3. Nothing contained herein shall prevent the construction of a private garage as a structural part of main dwelling, provided that when so

constructed, the exterior garage walls shall be regarded as walls of the main dwelling applying to the front, rear, and side yard regulations.

4. No private garage or other accessory building shall be within a required front, side, or rear setback. Said garage shall be located so as to permit parking for the primary vehicle off the street.
5. No detached garage or other accessory building in a residential district shall exceed twenty-five (25) feet in height (at the eave height of the finished ground level, graded).
6. Any access driveway may be located within a required side yard or required front yard.
7. No required accessory parking area or off-street loading space shall be encroached upon by buildings, open storage, or any other use.
8. No paved driveway and walkways may extend past property line.

### Section 3. Special Permit Use

The following uses may be permitted within this district only after review and approval by the Planning Commission in accordance with provisions of this ordinance. The Planning Commission may place reasonable requirements upon the use prior to granting approval to ensure that such a special use will not have detrimental effect on the area in which it may be located:

- A. Day Care Centers.
- B. Public utility building, structure or facility, and overhead electrical transmission lines of over 69,000 volts.
- C. Home Occupation with non-residing employees.

### Section 4. Residential development Standards

- A. Lot size requirements.

Where a district line divides a lot into two districts, it shall be treated as a lot line for purposes of the setback provisions of this ordinance.

Minimum Lot Area (square feet) = 6,000

Minimum Lot Width = 60'

Minimum Corner Lot Width = 75'

Minimum Lot Depth = 100'

B. Minimum yards.

Each residential lot shall have front, side, and rear yards of not less than the depth and width indicated below. The setback for main and accessory building are measured from the property line.

Main Buildings:

Front Yard Setback = 15'

Side Yard Setback = 10'

Rear Yard Setback = 10'

On corner lots the side yard abutting the street shall be not less than 15' in width.

Accessory Buildings:

Front Yard Setback = 20'

Side Yard Setback = 10'

Rear Yard Setback = 5'

On a corner lot the side yard abutting the street shall be not less than 15' in width.

Section 5. Mobile Home Locational Requirements

*SEE CHAPTER 7.*

Section 6. Open Space

A minimum area of not less than twenty-five (25%) percent of a multiple-family resident site shall be reserved as open space for the use of residents. Open space shall not include private streets, driveways, parking or loading spaces of utility easements where the ground surface cannot be used appropriately for active or passive recreation, nor other areas primarily designed for other operational functions.



Section 7. Maximum Building Height

The maximum building height for the residence in the residential district shall be 35'.

Section 8. Off-Street Parking

Use of land in this district shall also conform to the off-street parking and other general provisions of chapter 6.2.

CHAPTER 5.2

DISTRICT R-II - RESTRICTED RESIDENTIAL

This district provides area within the town for traditional single family residential development. Residential development in this zone shall be limited in height and ground coverage to encourage single-family residences. This district shall prohibit the placement of individual mobile homes and established mobile home parks.

This district will not be spotted with commercial and industrial enterprises or any other use of land not compatible with the residential intent of this district.

Only areas of the town served or capable of being served by adequate public facilities including streets, a sanitary sewer system, and a water system of sufficient size to accommodate a more intense use of land shall be zoned for this district.

Section 1. Permitted Uses

The following uses are permitted in the R-II zone, subject to all provisions of this ordinance:

- A. Detached single-family dwelling, with the exception of mobile homes or recreational vehicles.
- B. Churches and Sunday Schools, provided the minimum off-street parking requirements are met.
- C. Public park, playground or athletic field.
- D. Public or parochial school.

- E. Museums and libraries.
- F. Buried underground utility lines and overhead electrical transmission lines.

Section 2. Accessory Uses

The following buildings, structures and uses are permitted when clearly incidental and accessory to the primary permitted uses:

- A. Customary accessory structures and uses.
- B. Signs pursuant to Chapter 6.1.
- C. Private swimming pool.
- D. Home Occupation as identified in Chapter 2.

Requirements for accessory buildings:

1. Accessory buildings shall be located at least twenty (20) feet from the front lot line and at least five (5) feet from any alley or rear lot line in a residential district.
2. A. An accessory building may be erected prior to the construction of the main building upon approval of site plan.  
B. Completion of the main building within two years from the date of issuance of the permit for the accessory building.
3. Nothing contained herein shall prevent the construction of a private garage as a structural part of main dwelling, provided that when so constructed, the exterior garage walls shall be regarded as walls of the main dwelling in applying to the front, rear, and side yard regulations.
4. No private garage or other accessory building shall be within a required front, side or rear setback. Said garage shall be located so as to permit the parking of primary vehicle off the street.
5. No detached private garage or other accessory building in a residential district shall exceed twenty (20) feet in height (at eve height of the finished ground level, graded.)
6. Any access driveway may be located within a required side yard or required front yard.
7. No required accessory parking area or off-street loading space

shall be encroached upon by buildings, open storage, or any other use.

8. No paved driveways or walkways may extend past property line.

### Section 3. Special Permit Use

The following uses may be permitted within this district only after review and approval by the Planning Commission in accordance with provisions of this ordinance. The Planning Commission may place reasonable requirements upon the use prior to granting approval to ensure that such a special use will not have detrimental effect on the area in which it may be located:

- A. Day Care Centers.
- B. Public utility buildings, structure or facility, and overhead electrical transmission lines of over 69,000 volts.
- C. Home Occupation with non-residing employees.

### Section 4. Residential Development Standards

- A. Lot Size Requirements.

Where a district line divides a lot into two districts, it shall be treated as a lot line for purposes of the setback provisions of this ordinance.

Minimum Lot Area (square feet) = 6,000

Minimum Lot Width = 60'

Minimum Corner Lot Width = 75'

Minimum Lot Depth = 100'

- B. Minimum Yards

Each residential lot shall have front, side, and rear yards of not less than the depth and width indicated below. The setback for main and accessory buildings are measured from the property line.

Main Buildings:

Front Yard Setbacks = 15'

Side Yard Setbacks = 10'

Rear Yard Setbacks = 10'

On corner lot the side yard abutting the street shall be not less than 15' in width.

Accessory Buildings:

Front Yard Setback = 20'

Side Yard Setbacks = 10'

Rear Yard Setback = 5'

On corner lot the side yard abutting the street shall be not less than 15' in width.

Section 5. Maximum Building Height

The maximum building height for a residence in the restricted residential district shall be 35 feet.

Section 6. Off-Street Parking

Use of land in this district shall also conform to the off-street parking and other general provisions of chapter 6.2.

## CHAPTER 5.3

### DISTRICT M - MULTIPLE USE

This district is intended to permit both residential and commercial activities and includes the sale of commodities or performance of services. Industrial uses are prohibited in this zone. This district shall prohibit the placement of mobile homes and established mobile home parks.

Section 1. Permitted Uses

All uses shall be conducted wholly within the confines of a building except product display, and outdoor storage. Out door storage shall only be allowed within the confines of a six

foot solid fence and neither outdoor display or storage shall be allowed within required setbacks.

- A. All uses permitted in the residential zone.
- B. Retail store or shop.
- C. General appliance servicing and repair shop.
- D. Restaurant, cafe or tavern or other establishment serving food or drink.
- E. Hotels, motels, lodges, and RV parks.
- F. Automotive filling station, repair shop, and similar type uses.
- G. Hospitals for animals including boarding and lodging; provided that no facility violates the nuisance ordinance including excessive noise or offensive odors.
- H. Uses customarily incidental and accessory to the permitted uses including the repair of goods of the type sold in stores in the district.
- I. Buried underground utility lines and overhead electrical transmission lines of up to 69,000 volts.
- J. The preceding specified uses shall be permitted only under the following conditions:
  - 1. Such uses, operations, or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.
  - 2. All repair garages, filling stations, and gasoline pumps shall be so placed, as to permit all services to be rendered entirely within the lot lines. No gasoline or oil pump shall be placed within fifteen (15) feet of any residential district boundary line.

Section 2. Accessory Uses

- A. Customary accessory uses and structures.
- B. Accessory off-street parking and loading.
- C. Signs, pursuant to chapter 6.1.

Section 3. Special Permit Uses

The following uses may be permitted within this district only after review and approval by the Planning Commission accordance with provisions of this ordinance. The Planning Commission may place reasonable requirements upon the use prior to granting approval to insure that such special use will not have a detrimental effect on the area in which it may be located:

- A. Public utility structure or facility, and overhead electrical transmission lines of over 69,000 volts.
- B. Public utility transmission lines not serving the Town of Riverside.
- C. Light manufacturing that does not violate provisions of Sec. 1J. (1).
- D. Hospitals and clinics.
- E. Professional office building.
- F. Planned unit development.

- G. Fire and police stations.
- H. Membership Clubs.

Section 4. Multiple Use Development Standards

A. Lot Size Requirements

Minimum lot area shall be designated and maintained at three times the total building floor space area (foundation at ground level) to provide for parking, loading, circulation, and pedestrian walk. Where a district line divides a lot into two districts, it shall be treated as a lot line for purposes of the setback provisions of this ordinance.

Minimum Lot Area (square feet) = 6,000

Minimum Lot Width = 60'

Minimum Corner Lot Width = 75'

Minimum Lot Depth = 100'

B. Minimum Yard Requirements

Each lot shall have front, side, and rear yards of not less than the depth and width indicated below. The setback for main and accessory buildings are measured from the property line.

Main Buildings:

Front Yard Setbacks = 15'

Side Yard Setbacks = 10'

Rear Yard Setbacks = 10'

On a corner lot the side yard abutting the street shall be not less than 15' in width.

Accessory Buildings:

Front Yard Setback = 20'

Side Yard Setback = 10'

Rear Yard Setback = 5'

On a corner lot the side yard abutting the street shall be not less than 15' in width.

- C. Set back areas specified above may be used for the following purposes:
  - 1. Off-street parking and loading and traffic circulation.
  - 2. Signs necessary to direct and control vehicular traffic.
  - 3. The permitted signs identifying the business.
- D. Use of land in this district shall also conform to the off-street parking, sign requirements and other provisions of the Supplemental Regulations.

Section 5. Maximum Building Height

The maximum building height in the multi-use district shall be 35'.

CHAPTER 5.4

DISTRICT I - INDUSTRIAL

This district is intended to provide for the orderly development of industries in appropriate locations. the provisions of this district are also intended to protect adjacent non-industrial areas from the potential hazards of industrial development.

Section 1. Permitted Uses

- A. Any industrial or manufacturing use or industrial park which is not obnoxious, toxic, hazardous or offensive by reason of the emission of dust, smoke, fumes, gas, odors, liquids, or noise; which is not in conflict with the Nuisance Ordinance of the Town of Riverside; and which does not create any danger to the health and safety of the general public; beyond the Industrial district boundaries.
- B. Other uses with approved permit not allowed by right in any other district.

Section 2. Accessory Uses

- A. Customary accessory uses and structures.
- B. Accessory off-street parking and loading.
- C. Signs, pursuant to chapter 6.1.

**Section 3. Special Permit Uses**

- A. Any residential use for caretaker or security housing.
- B. Any use which does not meet the criteria listed in Chapter 5.3, Section 1.A.

**Section 4. Industrial Development Standards**

- A. Minimum Lot Area: 4 lots equal to 15,360 sq. ft.
- B. Minimum Lot width: 128 feet
- C. Minimum yard requirements: at least 25% of the total lot area shall be maintained as open space to provide for parking, loading, circulation, and pedestrian walk.
- D. Set back areas specified above may be used for the following purposes:
  - 1. Off street parking and loading and traffic circulation.
  - 2. Signs necessary to direct and control vehicular traffic.
  - 3. The permitted signs identifying the business.
- E. Use of land in this district shall also conform to the off-street parking, sign requirements and other provisions of the Supplemental Regulations.
- F. Building Height: No building shall exceed a maximum height of 60 feet.
- G. Distance between buildings = 20'.

**CHAPTER 5.5  
DISTRICT L - LIMITED USE**

This district is intended to carefully limit development in appropriate locations which should be preserved for esthetic or flood related reasons.

**Section 1. Permitted Uses**

- A. Low density residential development.
- B. Low density recreational development.

**Section 2. Accessory Uses**

- A. Customary accessory uses and structures.

**Section 3. Special Permit Uses**

- A. Any residential or recreational development which does not meet the development standards in Chapter 5.4, Section 4. No other uses shall be allowed.



**Section 4. Limited Use Development Standards**

- A. Minimum lot area : 10,000 square feet.**
- B. Minimum lot width : 100'**
- C. Minimum yard requirements:  
Front yard setback = 50'  
Side yard setback = 15'  
Rear yard setback = 25'**
- D. Building height: no building shall exceed 35 feet in height.**
- E. Every effort should be made to preserve natural vegetation, topography and other natural features of this zone.**
- F. Access shall be determined through evaluation of site planing relation to zone visibility.**

**Section 5. Performance Standards**

- A. Visual: No development which substantially alters the natural appearance of the zone or the natural flow of the river shall be allowed.**
- B. Waste Disposal: The discharge of any wast material into any water course, ditch or pit, including septic tank or agricultural waste such as feed lot runoffs shall be prohibited.**
- C. The permanent storage or abandonment of any vehicle, farm machinery, heavy equipment, building material, salvage material, logs or any other processed material except within a permanent building shall be prohibited. Permanent storage in this case shall be interpreted as more than two (2) weeks in the same location.**
- D. Use of building or road rubble for fill purposes is prohibited.**

## CHAPTER 6

### SUPPLEMENTAL REGULATIONS

The regulations hereinafter set forth in this article qualify or supplement, as the case may be, the district regulations appearing elsewhere in this ordinance.

#### Section 1. Height Regulations

The height limits contained in this ordinance shall not apply to a church spire, cupola, dome, mast belfry, clock tower, radio transmission line, tower, flag-pole, chimney flue, water tank, elevator or stair bulkhead, stage tower, scenery loft, or similar structure. The above mentioned structures shall not:

- A. Have a lot coverage at the base in excess of ten percent (10%) of the lot area.
- B. Be used for residence or tenancy purposes.
- C. Have any advertising sign or device inscribed upon or attached to such structure.

#### Section 2. Fences and Walls

- A. Fences and walls may be erected, altered, by permit, within the yards, provided that any such fence or wall shall not exceed six feet (6') in height.
- B. Wood, chain link, stone, block or masonry, and wrought iron are considered acceptable fencing materials in residential district. Barbed wire, chicken wire, or hog-fence may be acceptable or permitted as fencing material in a residential district with the grant of a variance from the Board of Adjustment. As a general rule, the type of fencing material shall reflect the esthetics of the neighborhood and shall be in keeping with already established fences in the area.
- C. Height Limitations on Fences, hedges and Shrubbery on Corner Lots: As an aid to freer safe movement of vehicles at and near street intersections and in order to promote more adequate protection for the safety of children, pedestrians, operators of vehicles and foe property, for proposed construction hereafter there shall be limitations on the height of fences, walls, gateways, ornamental structures, hedges, shrubbery and other fixture construction and planting on corner lots in all districts where front yards are required.
  1. Such barriers to clear unobstructed vision at corner of intersecting streets shall be limited to a height of not over three and one-half feet above the established elevation of the nearest street line, for a distance of twenty-five feet (25') along both the front and side lot

lines, measured from the point of intersection of the said intersecting lot lines.

2. In cases where front yards are terraced, the ground elevation of such front yards shall not exceed three and one-half feet above the established street line elevation at said intersecting streets.

Should any person violate the part of this ordinance which prohibits hedges or plantings from obstruction visibility at intersections and point of ingress and egress to the public right-of-way (hedges and plantings in excess of three and one-half feet in height), then in addition to any other penalties provided for in this ordinance, the Town may, after ten days written notice to the property owner responsible for such violations, enter upon the property where such violation is taking place and cut and trim the hedges or plantings causing such violation to a height to conform with the provisions of this ordinance, and upon performing such labor, shall bill said property owner for the actual cost thereof; it being determined by the Town Council that such hedges or plantings in violation of this ordinance constitute a direct danger to vehicular traffic on the streets of the town, and as such, are within the police power of the Town to abate.

**Section 3. Projection Into Required Yards**

- A. Architectural features including sills, chimneys, cornices, eaves, and canopies may extend into a required side yard or a space between structures not more than two feet and may extend into a required front or rear yard not more than six (6) feet.
- B. No building, or projections thereof, may extend into an easement, public rights-of-way or beyond the property line.
- C. Fire escapes, ramps or stairways may project into any required yard or space between buildings not more than four (4) feet.

**Section 4. Open Spaces**

No lot, yard court or other open space already containing the minimum required area or less than the minimum required under this ordinance shall be further divided or reduced.

**Section 5. Streets and Sidewalks**

In keeping with the rural aesthetics of the Town of Riverside, no paving of streets and alley shall be allowed with the exception of State Highway 70 and State Highway 230, and no combination curb, gutter and sidewalk shall be built.

**Section 6. Sanitation and Water Supply**

No building permit shall be issued for the erection, alteration or relocation of a building for human use or occupancy within the corporate limits of Riverside until sewer and water taps have been obtained.

**Section 7. Exterior Lighting**

All lighting for parking areas or for the external illumination of buildings or grounds or for the illumination of signs shall be directed away from and shall be shielded from adjacent residential districts and shall be so arranged as to not affect driver visibility adversely on adjacent thoroughfares.

**Section 8. Use Restriction**

No portion of a lot or parcel once used in complying with the provisions of this ordinance for yards, or lot area, in connection with an existing or proposed building or structure, shall again be used as part of the lot or parcel required in connection with any other building or structure existing or intended to exist at the same time.

**Section 9. Required Street Access**

Except where otherwise provided for in this ordinance, every dwelling, required accessory parking area and truck loading space shall face and/or have frontage upon a street or have permanent means of access to a street by the way of a public or private easement other than an alley.

**Section 10. Through Lots**

Through lots fronting on two street shall be considered as having frontage on both for set-back purposes.

**Section 11. Abandoned or Junk Vehicles, Recreational Vehicles, and Mobile Home Trailers.**

All abandoned or junk vehicles, or vehicles being restored or under major repair shall be stored in a enclosed area by the owner or occupant of the property upon which such vehicle is located, in such a manner as to not be visible from any point lying without the property upon which abandoned or junk vehicle is stored or parked. All other ordinances of the Town of Riverside shall also be complied with.

For the purpose of this section:

"Abandoned or Junk Vehicles" means a vehicle or any major portion thereof, which is incapable of movement under its own power and will remain so without major repair or reconstruction.

"Major Repair" means the removal from any vehicle or a major portion thereof including, but not limited to, the differential, transmission, head, engine block or oil pan.

**"Vehicle" means any self-propelled device in, upon, or by which any person or property is or may be transported, excepting devices moved by human power or used exclusively upon stationary rails or tracks.**

**Section 12. Recreation Vehicles**

**All recreation vehicles must be parked off - street.**

**Section 13. Lot Drainage**

**No lot owner shall begin any grading without approved site plan. No lot owner shall grade his lot in such a way as to interfere with natural draining of adjoining lots or to divert the drainage of his lot onto adjoining nor to interfere with the natural drainage of any lot, alley, or street. All fill will be graded and contoured within forty-five (45) days.**

**Section 14. Private Swimming Pool**

- A. A private swimming pool accessory to a residential use, which is designed to contain a water depth of twenty-four (24) inches or more shall not be located, constructed or maintained on any lot or land area, except in conformity with the requirements of these regulations. A building permit shall be required to locate, construct, or maintain a private swimming pool.**
- B. Such pool shall be located in a rear yard only.**
- C. Such pool shall be not less than fifteen (15) feet from side and rear lot lines.**
- D. Such pool shall be enclosed by a fence, no less than six (6) feet in height, equipped with self-locking gates.**
- E. The construction of any pool for the use by the public (municipal pool, a pool contained in a public or private school, hotel, motel, resort or lodge pool) shall conform to the regulations prepared by the Wyoming Department of Health and Social Services Division of Health and Medical Services entitled "Minimum Standards Governing Public Swimming Pools and Beaches".**

## CHAPTER 6.1

### OFF-STREET PARKING

Off-street parking spaces for the parking of passenger vehicles shall be provided pursuant to the provisions of this section.

A. **Design Standards**

1. All off-street automobile parking facilities shall be designed with appropriate means of vehicular access to a street or alley as well as maneuvering areas.
2. If lighting is provided, it shall be arranged to reflect away from any residential area.

B. **Minimum Requirements for Accessory Garages or Parking Areas, as indicated in the following schedule:**

1. Boarding or lodging house, tourist home, 1 for each guest bedroom and resident family.
2. Hotel, motel, 1 for each guest bedroom plus 1 space for 3 employees.
3. Business development, retail store, shop, or bank, 1 for each 200 sq. ft. of gross floor space.

C. **Other Uses Not Specifically Listed.**

The same requirements as for the most similar use listed above.

D. **Fractional Space**

In all districts when the required parking area or number of parking spaces results in the requirement of a fractional space, any fraction under 1/2 space may be disregarded, and any fraction 1/2 and over shall be construed as requiring a full space.

Section 1. **Required Off-Street Truck Loading Spaces**

- A. Every building or structure, lot or land hereafter put into use for business or industrial purposes or for a hospital, and which has a total floor area of 4,800 square feet or more in any non-residential district or 15,000 square feet or more in any residential district where such uses are permitted, shall be provided with off-street truck loading spaces in accordance with the

following schedule:

1. 4,800 to 25,000 sq. ft. in any industrial district requires 1 truck loading space.
2. 15,000 to 25,000 sq. ft. in residential districts requires 1 truck loading space.
3. 25,000 to 40,000 sq. ft. in all districts requires 2 truck loading spaces.
4. 40,001 to 100,000 sq. ft. in all districts requires 3 truck loading spaces.
5. Each additional 60,000 sq. ft. in all districts requires 1 additional truck loading space.

## Section 2. Access Driveways

All access driveways for a public garage, public parking area, filling stations, service station or car washing stations, located on the same lot may be used for separate or combined entrance and exit. Every separate entrance or exit access driveway shall have a minimum unobstructed width of ten (10) feet. Every combined entrance and exit access driveway shall have a minimum total unobstructed width of twenty (20) feet.

### A. Non-applicability to Existing Buildings and Uses.

The provisions of this ordinance shall not apply to any building, structure or use lawfully in existence at the effective date of this ordinance, whether continued as a permitted use or nonconforming use. *See attached section of inventoried uses.*

## CHAPTER 6.2

### SIGNS

The erection and maintenance of the following signs shall be permitted in any district:

- A. Flags and insignia of the United States, State, and local government.
- B. Legal notices, information traffic or directional signs erected or required by governmental bodies.
- C. Memorial tablet or tablets containing the name, date, of erection and use of the building when such tables are built into the walls or the building and constructed of bronze, brass, marble, stone, or other incombustible materials.

## Section 1. General Sign Regulations

### A. Projection:

**No sign shall project more than thirty-six (36) inches (with the exception of home professional or announcement signs) from the building facade to which it is attached, and no private sign shall project over public property.**

**B. Height:**

**In no case shall the total height of any sign exceed thirty (30) feet above the average ground level at the base of such sign.**

**C. Clearance:**

**No sign structure erected directly upon the ground shall have less than six (6) feet of clear space between such sign and the ground, provided that necessary supports may extend through such open space.**

**D. Length:**

**No sign structure erected directly upon the ground shall have an unbroken length of more than thirty (30) feet.**

**E. Relationship to Street Intersection:**

**No sign shall be erected, attached, or displayed within twenty-five (25) feet of the point of intersection of the street lines at a street corner, and shall otherwise conform to the corner clearance requirements of Chapter 6.2, Section 1.C. No sign or other advertising structures regulated by this article shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision or at any location whereby reason of the position, shape, color, or illumination, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, device, or flashing beacons; or, which makes use of the words: "stop", "look", "drive-in", "danger", or any other word or phrases, symbol, or character in such manner as to interfere with, mislead, or confuse traffic.**

**F. Setbacks:**

**Except where otherwise stated in this section all signs shall meet the setback requirements of the zone in which it will be located.**

**G. A real estate "For Sale" or "For Rent" sign shall be allowed without a permit, provided such sign does not exceed six (6) square feet in area and is unlighted. Not more than two such signs shall be allowed on any one property or premises. A vacant lot shall have a minimum setback of ten (10) feet from the front lot line for all signs.**



- H. An identification or announcement sign or signs, not over six (6) square feet in area, fixed to the main wall of a club, school, public or semi-public building shall be permitted, or may be erected in the front yard, but not within ten (10) feet of a street line. Such signs may be interior lighted. Not more than two such signs shall be permitted on a lot.
- I. No business or advertising sign shall be erected, hung, attached, or displayed until a permit has been issued by the zoning officer. Business or advertising signs shall require a \$25.00 sign permit fee for each sign installed on a business or site within a period of thirty (30) days of the initial application.

**Section 2. Signs in a Residential District**

The following signs may be permitted in any of the residential districts:

- A. Identification signs not exceeding two square feet in area and bearing only property numbers, mailbox number, name of occupants, or similar identification of premises.
- B. A professional or announcement sign of a home professional office or home occupation to exceed two square feet in area. It may be erected in the front yard, but not within ten feet of a street line. Such sign may be interior lighted.

**Section 3. Signs in a Multiple Use District**

The following sign regulations shall apply in the Multiple Use District:

- A. Advertising Signs. (Those signs which direct attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than the property) to be no more than 250 square feet in area.
- B. Unilluminated and non-floodlighted signs which do not exceed thirty-six (36) square feet in area, announcing the construction, remodeling, or demolition of a building, the name of the enterprise to be located therein, the new location of the enterprise formerly located therein, and the names of the architect and the contractor; provided, however, that only one such sign may be erected at the site of such work on each street frontage.

**Section 4. Signs in an Industrial District**

The following sign regulations shall apply in the Industrial District:

- A. **Advertising Signs.** (Those signs which direct attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the property) to be no more than 250 square feet in area.
- B. **No individual sign shall exceed 125 square feet.**
- C. **Unilluminated and non-floodlighted signs which do not exceed thirty-six (36) square feet in area, announcing the construction, remodeling, or demolition of a building, the name of the enterprise to be located therein, the new location of the enterprise formerly located therein, and the name of the architect and the contractor: provided, however, that only one such sign may be erected at the site of such work on each street frontage.**

## CHAPTER 7

### MOBILE HOME REGULATIONS

1. Any mobile home eighteen feet or more in width requires a foundation of cement or stone masonry.
2. Anchors or tie-downs, such as cast-in-place concrete "dead-men", eyelets imbedded in concrete, screw augers or arrowhead anchors shall be placed at least at each corner of the mobile home stand and each device shall be able to sustain a minimum load of four thousand eight hundred (4800) pounds.
3. The structure shall have a pitched roof, with a slope of not less than a nominal three (3) inch vertical rise for each twelve (12) inches of horizontal run.
4. Roof material shall consist of non-reflective material customarily used for conventional dwelling including, but not limited to, asbestos shingles, fiberglass shingles, shake shingles, wood shingles, composition shingles, or tile materials. Roof material shall not include flat or corrugated sheet metal, except for metal roof panels designed specifically for roofs.
5. The mobile home shall have a roof overhang of not less than eight (8) inches measured from the vertical side of the home.
6. The tongue, towing devices and wheels shall be removed.
7. The structure must have a means of access to the undercarriage of the home by an opening of not less than five (5) square feet, through the exterior enclosure or foundation which meets the exterior design or trim of the mobile home.
8. All mobile homes and any accessory structures shall be securely fastened to the ground, at least at all four corners. Mobile homes, once in their permanent location, shall be fully skirted within thirty (30) days. Any material used to enclose the lower perimeter must be designed and constructed to withstand the effects of winds, soil pressures, decay, termites, and to prevent entry by rodents. Material used for skirting shall be that normally associated with the exterior development (ie. treated lumber, metal, masonry, etc.), and shall be pretreated for weathering and fire retardation. Materials such as hay bales, cardboard, or untreated plywood shall be prohibited for use as skirting.
9. No mobile home shall be occupied unless connected to the town water supply system and the town sewerage system.

10. **No mobile home may be parked on a roadway for more than twenty four (24) hours.**
11. **No mobile home shall be used to conduct business from. Mobile homes shall be allowed for residential single family dwellings only or such temporary dwellings as found in a licensed combination park.**
12. **All gas hookups must be tested at fifty (50) pounds for not less than twenty four (24) hours. This must be done by a licensed professional or the homeowner may do his own work. However, their work must pass the test and comply with all codes. All hookups must comply with NEC.**
13. **The facade of the dwelling unit shall incorporate window styles, including but not limited to double hung, casement, fixed, sliding, basement, awning, bay bow, gothic and palladia. Exterior siding material shall include but not be limited to wood shingles, wood shakes, vinyl TIII plywood, clapboard, aluminum typically used in residential construction, brick veneer, stone veneer, stucco, brick-face stucco or half timbering.**
14. **Mobile homes must be in compliance with these regulation within six (6) months.**
15. **All mobile homes must meet zoning code setbacks.**

#### **Recreational Vehicle (RV) Parks and Combined Parks**

**A recreational vehicle park, or combined park, in any district where permitted, shall be subject to the terms and conditions as set forth in the applicable regulation of the State of Wyoming unless otherwise noted herein.**

- A. **Each RV Park or Combined Park shall provide recreational and open area, exclusive of the travel trailer parking areas and mobile home spaces, amounting to no less than 10% of the total park site.**
- B. **Notwithstanding full compliance with all setbacks, the minimum interval distance between mobile homes, trailers or recreational vehicles, or a combination of same on adjacent spaces shall in no case be less than twenty (20) feet. Said distance shall include steps, porches, decks, awnings, or any other permanent projected objects and structures from such vehicle or trailer.**
- C. **All mobile homes and any accessory structures shall be securely fastened to the ground, at least at all four corners. Mobile homes, once in their permanent location, shall be fully skirted within thirty (30) days. Panels shall be required within the skirting to allow reasonable access to utility connections. Material used for skirting shall be that normally associated**

with exterior development (i.e. treated lumber, metal, masonry, etc.) and shall be of a finished nature. Any wooden skirting shall be pretreated for weathering and fire retardation. materials such as hay bales, cardboard, or untreated plywood shall be prohibited for use as skirting purposes.

- D. Each mobile home space shall be connected to a water supply system and sewage treatment system which meets the state health standards.
- E. Said recreational vehicles and travel trailers shall not be considered as a permanent dwelling nor occupied as such within the confines of established parks.

## CHAPTER 8

### SITE PLAN

- A. All permitted uses as well as uses requiring a special permit shall require a site plan approval. Said site plan shall be submitted with the building permit application in adequate detail to permit the zoning officer and/or planning commission to evaluate the plan to determine its conformance with the provisions of this ordinance. Building permits shall not be issued until said plan is certified as to conformance with this ordinance.
- B. The site plan shall include the following information:
1. The boundary lines of the area included in the site plan, and arrow pointing north and lot area of the land included in the site plan.
  2. The shape, size, location and height of all proposed structures, signs, and fences.
  3. Natural features such as woodlands and lakes, and manmade features such as existing roads and structure, with indication as to which are to be retained and which removed or altered.
  4. A layout of the proposed streets, driveways, parking spaces, and sidewalks. The width of streets, driveways, and sidewalks and the total number of parking spaces shall be shown.
  5. A layout of the proposed lots, parks and open spaces.
  6. A vicinity sketch showing the location of the site in relation to the surrounding street system, and adjacent zoning.
  7. A legal description of the land included in the site plan and of the lot; the name, address and telephone number of the owner; developer, and designer.
  8. Proposed and existing direction of drainage. (see chapter 6, section 13)
  9. Any other information necessary to establish compliance with this and other ordinances or the availability of adequate utility capacity.
  10. Identify existing and proposed water and sewer services.
  11. Copy of ownership. (i.e. deed)
  12. Site plan for signs shall include only items 1, 2, 6, 7, & 9.

## CHAPTER 9

### NON-CONFORMING USES

#### Section 1. Purpose and Intent

It is recognized that there exists within the district established by this ordinance and subsequent amendments, lots structures and uses of land which were lawful before this ordinance was adopted, which would be prohibited, regulated, or restricted under the terms of this ordinance or future amendments.

Such uses are declared by this ordinance to be incompatible with permitted uses in the districts involved. It is further the intent of this ordinance that nonconforming uses shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

#### A. Non-Conforming Lots.

In any district in which single-family dwelling are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this chapter. This provision may apply even though such lots fail to meet the requirements for area or width, or both, that are generally applicable in the district; provided that yard dimensions and other requirements not involving area or width, or both, of the lot, shall conform to the regulations for the district in which such lot is located. Yard requirement variances may be obtained through approval of the Board of Adjustment.

#### B. Non-Conforming Uses of Land

Where, at the effective date of adoption or amendment of this chapter,

lawful use of land exists that is made no longer permissible under the terms of this ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance.
2. No such non-conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this ordinance.
3. If such non-conforming use of land ceases for any reason for a period of more than six (6) months, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.

**C. Non-Conforming Structures**

Where a lawful structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this ordinance by reason of restriction on area lot coverage, height, yards or other characteristics of the structure or location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such structure may be enlarged or altered in a way which increases its nonconformity; for example, existing residences on lots of a width less than required herein may add a rear porch, provided that other requirements relative to yard space are met.
2. Should such structure be destroyed by any means to an extent of more than sixty percent (60%) of its existing area, exclusive of the foundation at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.
3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

**D. Non-Conforming Mobile Homes**

Where a lawful mobile home exists at the effective date of adoption or amendment of the chapter that could not be built under the terms of this



ordinance by reason of restriction of the characteristics of the structure, such structure may be continued so long as it remains otherwise lawful, and may be replaced subject to the following provisions:

1. Replacement of such structure shall result in an upgrade of said structure and be located upon the same site as the original structure.
2. Replacement of such structure shall not be allowed on non-conforming lots or where a non-conforming use of land would result at the effective date of adoption or amendment of this chapter.

E. Repairs and Maintenance

On any building devoted in whole or in part to any non-conforming use, work may be done on ordinary repairs, or on repair of, fixtures, or the building, provided that the cubic content of the building as it existed at the time of adoption of this ordinance shall not be increased. Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to safe condition of any building or part thereof declared to be unsafe by any official charged with protection the public safety, upon order of such official, provided as such strengthening or restoring does not exceed sixty percent (60%) of the floor space.

F. Change of Tenancy of Ownership

There may be a change of tenancy, ownership or management of any existing non-conforming uses of land, structures and premises, provided there is no change in the nature or character of such non-conforming uses.

## CHAPTER 10

### ADMINISTRATION AND ENFORCEMENT

#### Section 1. Enforcement Responsibility

- A. It shall be the responsibility of the Riverside Town Council, the Planning Commission, and its authorized agent to be known as the Zoning Officer, to administer this Zoning Ordinance.
- B. It shall be unlawful to locate, erect, construct, reconstruct or enlarge, any building within the incorporated area of Riverside without first obtaining authorization from the Planning Commission and Riverside Town Council. No such authorization shall be issued unless the plans for the proposed building or structure, fully comply with this zoning ordinance. The Riverside Planning Commission and Riverside Town Council shall act upon any application filed with it. They shall consider authorization in all cases where the proposed construction or use complies with the requirements of the Zoning Ordinance, and if it denies the authorization shall specify the reasons for such denial.

#### Section 2. Enforcement Agent - Authority and Responsibilities

- A. The Planning Commission, with the approval of the Town Council, may appoint a zoning enforcement agent for the administration and enforcement of the provisions of this ordinance. This agent shall be designated the Zoning Officer.
- B. The Zoning Officer, upon reasonable cause, or during the approved Building Permit period until completion of the project, shall have the authority and responsibility to enter upon public or private premises and make inspection thereof at any reasonable time, and for any proper purpose of enforcing the ordinance. Further, upon reasonable cause or question as to proper compliance, to revoke any authorization and issue cease and desist orders requiring the cessation of any building, moving alteration or use which is in violation of the provisions of this ordinance.
- C. The Zoning Officer shall review all site plans and confer with the Planning Commission on matters requiring joint approval, and sign permits.
- D. The Town Clerk shall have the following responsibilities:
  - 1. Receive petitions for zone changes, special use permits and appeals;

2. **Collect fees;**
3. **Prepare case files;**
4. **Prepare and have legal notices published;**
5. **Prepare Planning Commission agenda;**
6. **Send agenda to Planning Commission;**
7. **File and maintain all records regarding Certificates of Occupancy, applications and all actions, notes and minutes of the Planning Commission related to this ordinance;**
8. **Prepare a written annual report on the calendar year activities to the Planning Commission.**
9. **Attend all Planning Commission meetings.**

## CHAPTER 10.1

### PERMITS

#### Section 1. Building Permits

- A. **The Zoning Officer shall be responsible for the issuance of building permits. No permit for the erection, location, construction, reconstruction, or enlargement of any building shall be issued unless the proposed development is in conformance with the town building standards and the provision of the ordinance.**
- B. **The owner of a proposed structure, or his agent, shall be responsible for submitting a site plan of the proposed structure prior to any consideration of the issuance of a building permit.**
- C. **It shall be the responsibility of the owner of a proposed structure to provide proof of the property lines at its proposed location prior to any consideration of issuance of a building permit.**
- D. **Building permits shall be good for a period of two (2) years.**

**E. Building Permit Fee**

<b>TOTAL VALUATION</b>	<b>FEE</b>
<b>\$1.00 - \$500.00</b>	<b>\$5.00</b>
<b>\$501.00 - \$2,000.00</b>	<b>\$5.00 for first \$500.00 plus \$1.00 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.</b>
<b>\$2,001.00 - \$25,000.00</b>	<b>\$20.00 for the first \$2,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.</b>
<b>\$25,001.00 - \$50,000.00</b>	<b>\$112.00 for the first \$25,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.</b>
<b>\$50,001.00 - \$100,000.00</b>	<b>\$187. for the first \$50,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.</b>
<b>\$100,001.00 - \$500,000.00</b>	<b>\$287.00 for the first \$100,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.</b>
<b>\$500,001.00 and up</b>	<b>\$887. for the first \$500,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof.</b>
<b>Fence:</b>	<b>\$5.00</b>

**F. All buildings and foundations requiring a Building Permit under this Ordinance must be in compliance with the 1997 Uniform Building Code unless otherwise stated in the Ordinance.**

## **Section 2. Special Use Permits**

**Due to their unusual and unique features, the issuance of special permits shall be subject to the following requirements to insure the best interests of the health, safety and welfare of Riverside citizens. Special permit uses shall be permitted in districts where designated only after review and approval by the Planning Commission.**

### **A. Procedure.**

**Application for a special use permit shall be submitted to the Planning Commission in writing. The application shall include applicable information as required in Chapter 8 (site plan approval) and such other data, information and plans necessary for full evaluation by the Commission. The application must be filed fifteen (15) days prior to a Planning Commission meeting. The applicant shall include a fee in the amount of \$35.00 to cover advertising and processing costs.**

### **B. Public Hearing**

**A public hearing shall be held by the Planning Commission for a special use permit application. Notice of said hearing shall be given in the manner prescribed by Wyoming State Statutes ten (10) days prior to the hearing date. Said notice shall contain at least the following information:**

- 1. General location;**
- 2. Requested use;**
- 3. Time, place and date of hearing;**
- 4. Telephone number to call to ask questions about request.**

### **C. Action on Application**

**Action on application must be taken and a decision must be made by the Planning Commission within sixty five (65) days from date of receipt of the application, unless continuation is agreed upon by the applicant. The Planning Commission shall make the following determinations prior to approval of a special use permit.**

- 1. The proposed use will not detrimental to the surrounding area or to established uses.**
- 2. That adequate and safe access and circulation shall be provided.**
- 3. That any resulting commercial and truck traffice shall not use a residential street and not create a hazard to a developed residential area.**
- 4. That the applicant has taken adequate steps to minimize and control potential environmental problems which may be resulting from the proposed use.**

**D. Records.**

**Records of all applications made and decisions rendered, together with all maps, drawings, descriptions of conditions applied shall be kept and maintained. A copy of the decision rendered and conditions applied shall be transmitted to the applicant.**

**E. Appeals.**

**Appeals of the Planning Commission action shall be made in writing to the Board of Adjustment. The Board of Adjustment shall hold a hearing in the same manner as prescribed above for the Planning Commission on special use permits.**

**Section 3. Structures Not Requiring Permits**

**The following structures shall not require a building permit, however they must conform with the zoning regulations when applicable (i.e. setbacks, open space, etc.) within the district in which they are placed.**

- A. Playhouse, doghouse, or any non-permanent, movable structure 100 square feet or less.**
- B. Uncovered patio, terrace, path, or walkway that is ground level.**
- C. Any project which falls within the scope of normal maintenance to include painting, siding replacement or cosmetic changes which do not change the structural composition of the building, roofing projects that leave the sheathing intact, and window and door replacement.**
- D. Game fencing which is used to protect vegetation from wildlife.**

## CHAPTER 11

### APPEALS AND VARIANCES

#### Section 1. Board of Adjustment

A Board of Adjustment is hereby created. The Board shall consist of five members, each to appointed for a term of three years by the mayor, by and with the advise and consent of the Town Council, and serving at their pleasure. The first appointment may be for one, two, or three years. The Board shall elect a chairman from its membership, shall appoint a secretary, and shall prescribe rules for the conduct of its affairs.

#### Section 2. Appeals of the Planning Commission or its Agent

The decision of the Planning Commission , or its agent, may be appealed to the Board of Adjustment by any person aggrieved or affected by any decision of th Plannign Commission or their authorized representative. The Board of Adjustments shall fix a reasonable time for the hearing of the appeal, and give seven (7) days notice of general circulation within the town. Such appeal shall be made within ten (10) days from the date of the action being appealed by the filing of a notice of appeal with the Town Council. A form for such appeal shall be provided by the Zoning Officer. The Planning Commission shall forthwith transmit to the Board of Adjustment within thirty (30) days of said hearing. The decision of the Board of Adjustment may be reviewed by the District Court and by the Supreme Court upon an appeal thereto as provided in Section 15-1-707, Wyoming State Statutes.

#### Section 3. Stays

An appeal of a decision by the Planning Commission or its authorized representative shall stay all proceedings in furtherance of the action appealed, unless the Planning Commission or its authorized representative shall certify to the Town Council, after notice of appeal has been filed with both of them, that by reason of facts stated in the decision, a stay would cause imminent peril to life or property. In such case, the proceedings shall no te stayed other than by a restraining order, which may be granted by the Town Council or by a court of record on application or notice to the Planning Commission or its authorized representative, and on due cause shown.

#### Section 4. Variances

A. Variances from the strict application of the regulations of this ordinance may be granted where,by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of this ordinance,

or by reason of exceptional topographic conditions or extraordinary and exceptional situation or condition of such piece of property, the strict application of the provisions of this ordinance would result in undue hardships upon the owner of the property. The Board of Adjustment may authorize, upon an appeal relating to said property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment of the public good and without substantially impairing the intent and purpose of this ordinance.

- B. Any variance granted by the Board of Adjustment pursuant to the provisions of this section, shall be construed to be a conforming use.
- C. The fact that an owner could realize a greater financial return by using his property contrary to zoning regulations is not a sufficient reason for granting a variance.
- D. Every variance granted by the Board of Adjustment shall be based on the specific findings, supported by written evidence and a photograph of the specific problem where applicable.
- E. A variance shall be nothing more than a minimal easing of standards or requirements.



## CHAPTER 12

### VIOLATION AND PENALTY

#### Section 1. Legal Action

In any building or structure is, or is proposed to be, erected, constructed, reconstructed, altered, maintained or used, or any land is proposed to be used in violation of any provision of this ordinance, or any amendment thereof, the Town Council of Riverside, Wyoming and the attorney for the Town of Riverside or any owner of real estate within the zoned areas, in addition to other remedies provided by law, may institute injunction, mandates, abatement or any other appropriate action to prevent, enjoin, abate or remove such unlawful erection, construction reconstruction, alteration, maintenance or use. Appeals from judgments rendered in any action instituted to enforce this ordinance shall be permitted and shall be in accordance with the general appeals provisions of Wyoming Rules of Civil Procedure.

#### Section 2. Liability for Damages

This ordinance shall not be construed to hold the Town of Riverside responsible for any damage to persons or property for reason of the inspection or reinspection authorized herein or failure to inspect for reason of issuing authorization in the administration and enforcement of this ordinance.

#### Section 3. Enforcement and Penalties

- A. The zoning officer shall declare each violation a nuisance and order, in writing, corrections of all conditions which are found to be in violation of this ordinance.
- B. Any one person who violates this ordinance may be punishable by fine of not more than \$100.00 for each offense. Each day's continuance of such violation shall be deemed a separate offense.

## CHAPTER 13

### AMENDMENTS

#### Section 1. Amendments

Amendments to this ordinance or map shall be in accordance with the laws of the State of Wyoming and the following general procedure and requirements:

- A. Amendments may be made at any time by the Town Council through an ordinance amending the zoning ordinance. Consideration of a change to the zoning ordinance can be initiated by recommendation from the Planning Commission, or upon the signed petition of any interested person or persons.
- B. An application to amend this ordinance or map shall be submitted to the Planning Commission for review and processing. The application must be filed at least ten (10) days prior to a Planning Commission meeting. The applicant shall include a fee in the amount of \$100.00 to cover advertising and processing costs.
- C. The Planning Commission shall hold a public hearing on all proposed amendments after at least fifteen (15) days notice of the time and place of the public hearing. Publications shall be in the manner prescribed by state statute.
- D. The Planning Commission shall make a written recommendation to the Town Council regarding the proposed zoning amendment.
- E. Before taking official action, the Town Council shall hold a public hearing on all proposed amendments after at least fifteen (15) days notice of time and place of the public hearing. Publication shall be in the manner prescribed by state statute.
- F. If an application to amend this zoning ordinance or map is denied, a new application for the same zone change affecting the same property or use, shall not be eligible for reconsideration for six (6) months from the date of the original application denial.

CHAPTER 14

Ordinance Adoption


A. Repeal

The existing regulations of the Town of Riverside, if in conflict with this ordinance are hereby repealed. The adoption of this ordinance, however, shall not affect nor prevent any pending or future prosecution of, or action to abate, any existing violation of said ordinances if the violation is also a violation of the provisions of this ordinance.

B. Enactment.

This ordinance shall take effect after being read on three different regular meetings of the Riverside Town Council, and shall be in full force and effect from and after its legal passage and approval.

PASSED AND APPROVED THIS 4TH DAY OF MAY, 1998.

  
MAYOR

ATTEST:

  
TOWN CLERK

ORDINANCE 198

AN ORDINANCE TO ADOPT THE 1997 EDITION OF THE UNIFORM BUILDING CODE, VOLUME ONE, EXCLUDING SECTION 107 ( THE FEE SCHEDULE) AND THE APPENDICES; AND ADOPTING THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS; REPEALING ORDINANCE 193.

**WHEREAS**, Wyoming State Statute 15-1-119 allows municipalities to adopt the Uniform Building Code, 1997 edition, and;

**WHEREAS**, The 1997 edition , volume one, of the Uniform Building Code will enable the Riverside Town Council to more efficiently monitor building within the town limits, and;

**WHEREAS**, The Wyoming Public Works Standards Specifications manual will give the Riverside Town Council specific guidelines to ensure the safety and aesthetic quality of building for the residents of the Town of Riverside;

**NOW THEREFORE**, be it ordained by the Town of Riverside, Wyoming to adopt the 1997 edition, volume one, excluding section 107 and the appendices, of the Uniform Building Code and the Wyoming Public Works Standard Specifications manual by reference.

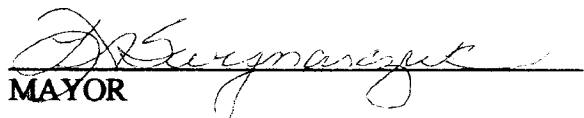
FIRST READING 4-1-99

SECOND READING 5-6-99

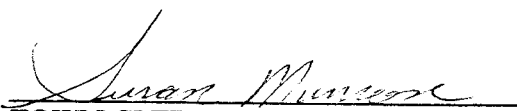
THIRD READING 6-3-99

**APPROVED, PASSED, AND ADOPTED** this 3<sup>rd</sup> day of June 1999.

THE TOWN OF RIVERSIDE

  
MAYOR

ATTEST:

  
TOWN CLERK

ORDINANCE 199

AN ORDINANCE ADOPTING THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS.

**WHEREAS**, It is unlawful to maintain or permit the existence of any dangerous building in the town, and;

**WHEREAS**, It is unlawful for the owner, occupant or person in custody of any dangerous building to permit the same to remain in a dangerous condition or to occupy such building or permit it to be occupied while it is or remains in a dangerous condition,

**THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF RIVERSIDE, WYOMING**, to adopt the Uniform Code for Abatement of Dangerous Buildings.


FIRST READING 5-6-99

SECOND READING 6-3-99


THIRD READING 7-1-99

APPROVED, PASSED, AND ADOPTED this 12 day of July 1999.

THE TOWN OF RIVERSIDE

  
MAYOR

ATTEST:

  
TOWN CLERK

RESOLUTION 0001-7-1999

A RESOLUTION ADDRESSING AND PROVIDING FOR BUILDING PERMITS THAT HAVE EXPIRED.

WHEREAS the Town of Riverside has placed an expiration period on building permits; and

WHEREAS the Town of Riverside wishes to address building permits that have expired;

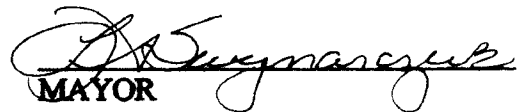
NOW THEREFORE BE IT RESOLVED by the governing body of the Town of Riverside that, upon expiration, a one (1) year extension will be given, provided that work has been started on the project. This extension will be free of charge; and

Be it further resolved that if after the initial two (2) year permit expires and construction or project has not begun, applicant must re-apply at full fee; and

Be it further resolved that if extension expires, applicant must re-apply for work to be completed and pay the fee based on the schedule for only the value of work left to be done.

This resolution shall be in full force and effect on the 7th day of July , 1999.

TOWN OF RIVERSIDE

  
MAYOR

ATTEST:

  
CLERK/TREASURER

AN ORDINANCE AMENDING AND REPLACING IN ITS ENTIRETY ORDINANCE NO. 180 and 183; ESTABLISHING THE OWNERSHIP AND CONTROL OF THE TOWN OF RIVERSIDE'S SEWER SYSTEM; ESTABLISHING THE MAYOR AS THE SUPERINTENDENT OF THE SEWER SYSTEM UNLESS ANOTHER PERSON IS PROPERLY APPOINTED TO THE POSITION; DEFINING A CONSUMER; ESTABLISHING RATES FOR SEWER SERVICE; REQUIRING PAYMENT TO BE MADE TO THE OFFICE OF THE TOWN CLERK FOR SEWERAGE AND HOOK-UP FEES; MAKING IT UNLAWFUL FOR UNAUTHORIZED PERSONS TO CONNECT TO THE SYSTEM; PROVIDING FOR REGULATION OF THE SEWER SYSTEM AND HOOK-UP TO THE SEWER SYSTEM; ESTABLISHING SEWER CONNECTION AND TAP FEES; PROHIBITING THE DISCHARGE OF HARMFUL SUBSTANCES INTO THE SEWER SYSTEM; AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, Ordinance No. 180 and 183 established the ability to set rates for sewer service and established hook-up fees, and

WHEREAS, said Ordinance should be amended to modify such fees for future service;

**BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF RIVERSIDE, CARBON COUNTY, WYOMING:**

SECTION 1: Ordinance No.'s. 180 and 183 shall be and are hereby amended and replaced in their ~~its~~ entirety.

SECTION 2: Ownership and Control of the Town of Riverside Sewer System.

The system of sewer collection, wastewater treatment, and disposal of the Town of Riverside, located within and without the corporate limits of the Town, shall be owned by the Town and maintained and controlled and managed exclusively by the governing body of the Town of Riverside for municipal purposes, the object being to provide the inhabitants of the Town of Riverside with collection and disposal of sewerage within the Town limits.

SECTION 3: Management and Appointment of Public Utilities Commissioner Duties.

In the permitting and maintenance of the sewer services herein provided, the Mayor shall act as the Superintendent of the Sewer Services, unless and until he/she appoints a person to act in his/her stead, which said appointment shall be made with the advice and consent of the Governing Body. The Superintendent shall supervise the installation, operation, and maintenance of the sewer collection, treatment, and disposal systems, and he/she shall be required to give periodic reports of his/her activities to the Governing Body at its regular meetings. The term shall coincide with the term of the Mayor, and until a successor is appointed.

SECTION 4: Consumer.

The term "Consumer" shall be held to mean the legal owner of record for said real property, whether the property owner be an individual, partnership or corporation. The real property owner shall be responsible for the payment for all charges and all bills for sewer services.

SECTION 5: User Rates for Sewer Services.

The Governing Body of the Town of Riverside shall have the authority to set monthly sewer service rates from time to time by resolution passed at any regular meeting. The purpose of the user charge system is to provide an equitable distribution of the costs of operating and maintaining the municipally owned and operated sewer collection and treatment system to all users and to promote self-sufficiency with respect to operation, maintenance, and replacement costs.

*set rates by resolution*

*sewer is to be self sufficient*

- (a) The Town of Riverside shall place users of the sewer facilities into one of three rate categories:
  - 1) Residential users;
  - 2) Commercial, non-significant users;
  - 3) Commercial, significant users.
- (b) Residential classification requires the act or fact of dwelling in a place, the place where one actually lives, a building used as a home. Schools and churches not meeting the criteria for commercial or industrial users may be given residential status as billed as outlined for residential users.
- (c) Commercial classification requires being engaged in commerce, manufacturing, processing, or occupied in acts interpreted as relating to commerce.
- (d) Significant users are those meeting any of the following conditions:
  - 1) Has a discharge of over 15,000 gallons or more per average work day;
  - 2) Has in their waste toxic pollutants as defined pursuant to Section 307 of the Federal Water Pollution Control Act (also known as the Clean Water Act) as amended, 33 U.S.C. 1251, et. Seq.;
  - 3) Is found by the Town, Wyoming Department of Environmental Quality, or the U.S. Environmental Protection Agency to have a significant impact, either singularly or in combination with other users, on the wastewater treatment system, the quality of sludge, or the system's effluent quality.
  - 4) Has average BOD5 concentrations over 250 mg/l or average suspended solids over 250 mg/l
- (e) Non-significant users are those, commercial or industrial, who do not meet any of the conditions for significant users.
- (f) Classifications shall be made by the Mayor or his appointed agent. Users, however, may appeal classification status to the City Council; the council's determination shall be final.
- (g) All payments for sewer services shall be made to the Office of the Town Clerk.

SECTION 6: Non-payment of Sewer Service Fees.

All monthly sewer bills shall be due and payable on or before the tenth (10<sup>th</sup>) day of the month following that in which the service is rendered. Any user who fails to pay his entire sewer bill on or before the 10<sup>th</sup> day of the month following that month in which service was rendered shall be charged a late payment fee in the amount of Ten Dollars (\$10.00). An additional penalty of Five dollars (\$5.00) may be assessed for each month that there is a delinquency on the user's account. In addition, all delinquent accounts will be assessed a ten percent (10%) per annum interest charge, plus all costs of collection, including court costs and attorney's fees, whether or not legal action is instituted. Any user who fails to pay his entire sewer bill within sixty (60) days after the account is delinquent may have their service disconnected. A disconnect fee of Two



Hundred Dollars (\$200.00) shall be charged if said service is discontinued because of delinquency and must be paid before service is restored.”

#### SECTION 7: Tap Fees

The Governing Body of the Town of Riverside shall have the authority to establish or modify sewer tap fees from time to time by resolution passed at any regularly scheduled Town Council meeting.

- (a) The Town of Riverside shall place users of the sewer facilities into one of three rate categories:
  - 1) Residential users;
  - 2) Commercial users;
  - 3) Industrial users.
- (b) In addition to the tap fee, the property owner will be responsible to bear all construction and material costs associated with the actual connection.
- (c) The payment of the tapping fee shall permit the property owner to complete tapping into the Town’s sewer system within six (6) months of payment of the tapping fee. After six months, or as soon as the sewer tap is completed, whichever occurs first, the established monthly user rate will be assessed against the user regardless of occupancy or usage of the sewer system.
- (d) All payments for sewer taps shall be made to the Office of the Town Clerk, and no Hook-ups shall be made by any person, firm, partnership or corporation to the sewer collection system without a permit first having been obtained from the Office of the Town Clerk.

#### SECTION 8 : Mixed-use Facilities, Multiple-user Facilities, and Accessory Buildings

User rates and tap fees for mixed-user facilities, multiple-use faculties, and accessory buildings shall be determined as follows:

- (a) Mixed-use facilities are defined as a commercial facility with residential occupancy. Mixed-use facilities shall be considered a single commercial use for the determination of user charges and tap fees.
- (b) Multiple-use facilities are defined as properties occupied and/or commercially utilized by multiple persons or entities. Separate user rates and tap fees shall be paid for each respective occupant and/or use. Multiple use facilities include but are not limited to apartments, rental units, and leased commercial space.
- (c) No separate user rate or fee will be charged for accessory buildings constructed on single owner-occupied properties provided that such accessory buildings do not constitute a mixed-use or multiple-user facility.

#### SECTION 9 : General Regulations for Connections to the Sewer System.

The following regulations for operation of the Town Sewer Connection and Disposal System shall be adopted:

- (a) It shall be unlawful for any person, firm or corporation, to insert taps on or extend any sewer main owned or served by the Town of Riverside, Wyoming, without a permit

being obtained and the tap fee having been received by the Office of the Town Clerk with the approval of the Town Council.

- (b) Application for sewer connections must be made only in writing on forms prepared by the Governing Body of the Town of Riverside on or before 15 days prior to a regularly scheduled Town Council meeting. If an application is approved, the tap fee shall be paid to the Office of the Town Clerk and authorization will be given for the sewer connection.
- (c) The property owner shall be responsible for labor, equipment and all materials necessary for making the sewer service connection. All costs of the connection, including incidental surface repairs and a reasonable and customary hourly inspection fee for Town personnel, shall be paid by the property owner. These costs are in addition to the tap fee.
- (d) All materials and workmanship must conform with in accordance with Wyoming Department of Environmental Chapter XII Design and Construction Standards, and the Uniform Plumbing Code as adopted by those entities at the time of construction. All materials and workmanship must also conform with construction standards and details as adopted by the Town of Riverside.
- (e) All work shall be inspected and approved by an authorized agent, officer, or employee of the Town of Riverside. In no case shall the connection to the sewer main be backfilled until said inspection and approval has occurred.

SECTION 10 : Grease and Oil Interceptors.

- (a) Grease and oil interceptors meeting the requirements herein shall be provided when required by the Town and as needed for the proper handling of liquid waste containing grease or oil. Facilities required to have grease and oil separators shall include, but not be limited to restaurants, hotels, cafeterias, schools, hospitals, institutional or any commercial building where food is produced and/or served in quantity.
- (b) Gasoline service stations, garages, automobile repair shops, laundries, dry cleaning plants, machine shops and industries employing chemical processing are sources of flammable and volatile wastes which must be removed or treated. These shall be required to install common sump system or a specific type of sump system depending on nature of discharge.
- (c) Machine shops, major vehicle maintenance garages, some service stations, hospitals, medical clinics, dental laboratories, and fish preparation areas contribute solids such as metals, plaster, sand and fish scales. These may be required at the discretion of the Superintendent of Sewer Services or his/her designee to install specific type of treatment system to remove, reduce or control the concentrations of concern in their discharge.
- (d) Hair and lint interceptors may be necessary at the discretion of the Superintendent of Sewer Services or his/her designee in beauty salons, barber shops, surgical preparation rooms and veterinaries.
- (e) Dental laboratories and jewelry manufacturers shall be required to install interceptors for the recovery of precious metals.

(f) Grease and Oil Interceptors shall meet the following requirements:

- 1) They shall be located as to be readily and easily accessible for cleaning and inspection
- 2) They shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperature
- 3) They shall be watertight and equipped with easily removable lids
- 4) They shall be maintained by the property owner at his expense in continuously efficient operation at all times
- 5) All traps and interceptors shall be pumped out or cleaned out completely at least once every 180 days.
- 6) Use of enzymes, chemicals, or bacteria as substitute for maintenance is prohibited
- 7) Addition of emulsifiers into grease removal devices is strictly prohibited
- 8) They shall be repaired as necessary to replace worn, lost or broken fixtures such as elbows and down-turn pipes
- 9) Written records of all cleaning, repair, and maintenance shall be kept on site for at least 3 years and made available to the Town upon request.

SECTION 11: Requirement to Connect / Cesspools, Out Houses, and Septic Tanks Prohibited

- (a) No person may live or reside in any temporary or permanent dwelling within the Town of Riverside without an approved and operational sewer service meeting the requirements of this ordinance.
- (b) It shall be unlawful to construct and maintain a cesspool, out house, or septic tank within the Town of Riverside.

*How?  
Did not provide  
sewer to  
existing  
buildings*

SECTION 12 : Sewer Main Extensions

- (a) All extensions of sewer mains will be constructed at the sole expense of the property owner(s) to be served including incidental surface repairs and a reasonable and customary hourly inspection fee for Town personnel, shall be paid by the property owner. These costs are in addition to the tap fees.
- (b) The Town of Riverside may accept ownership and maintenance responsibility for said mainline extensions provided that:
  - 1) All materials and workmanship must conform with in accordance with Wyoming Department of Environmental Chapter XII Design and Construction Standards, and the Uniform Plumbing Code as adopted by those entities at the time of construction. All materials and workmanship must also conform with construction standards and details as adopted by the Town of Riverside.
  - 2) The new sewer main(s) have All work shall be inspected and approved by an authorized agent, officer, or employee of the Town of Riverside.
  - 3) The new sewer main(s) shall be warrantied for a period of one year after acceptance.
  - 4) Rights-of-way or easements adequate for maintenance purposes have been granted to the Town of Riverside.
  - 5) All roadways and impacted surface features have been property restored and accepted by the associated land-owners or agencies having jurisdiction.

SECTION 13: Sewer line Construction within Town Rights-of-way.

- (a) Sewer main and service line construction within the Town of Riverside rights-of-way will require a permit issued by the Town Clerk. As a condition of permit approval for work within the public right-of-way, the applicant must provide the following:
  - 1) Construction drawings and details for approval by the Town;
  - 2) A certificate of liability insurance in an amount not less than \$1,000,000 per occurrence naming the Town of Riverside as an insured;
  - 3) A cash bond, commercial bond, performance bond, letter of credit, or cash deposit in an amount equal to the cost of construction, as said cost of construction is determined by the Town of Riverside.
  - 4) A non-refundable permit fee in the amount of \$1,000.00 residential and \$2,000.00 for commercial;
- b) Roadways, pavement, and impacted facilities shall be repaired and restored by the applicant in accordance with Town of Riverside standards.

SECTION 14: Out of Town Users.

- (a) The Governing Body of the Town of Riverside reserves the right to enter into any contract to accept or reject applications to provide sewer service to properties located outside the Town limits as believed to be in the best interest of the Town.

SECTION 15: Discharge Prohibitions.

It shall be unlawful to permit or cause the flow of any substance which may cause damage to or interfere with the operation or performance of the sewer-collection and treatment system of the Town of Riverside, and which may be dangerous to the health and welfare or others and including, but not limited to, the following substances:

- (a) General Discharge Prohibitions:
  - 1) Any liquids, solids or gases which by reason of their nature or quantity are or may be sufficient, either alone or by interaction with other substances, to cause fire or explosion or be injurious in any other way.. Prohibited materials include, but are not limited to, gasoline, kerosene, naphtha, benzene, toluene, xylene, ethers, alcohols, ketones, aldehydes, peroxides, chlorates, perchlorates, bromates, carbides, hydrides and sulfides and any other substances which the City, the state or the EPA has notified the user is a fire hazard or a hazard to the system;
  - 2) Solid or viscous substances which may cause obstruction to the flow in a sewer or other interference with the operation of the wastewater treatment facilities, such as, but not limited to: grease, garbage with particles greater than 1/2 inch in any dimension, animal guts or tissues, paunch manure, bones, hair, hides, or fleshings, entrails, whole blood, feathers, ashes, cinders, sand, spent lime, stone or marble dust, metal, glass, straw, shavings, grass clippings, rags, spent grains, spent hops, waste paper, wood plastics, gas, tar, asphalt residues, residues from refining or processing of fuel or lubricating oil, mud, or glass grinding or polishing wastes;
  - 3) Any wastewater having a pH less than 5.5 or greater than 9.0, or wastewater having any other corrosive property capable of causing damage or hazard to

having any other corrosive property capable of causing damage or hazard to structures, equipment and/or personnel;

- 4) Any noxious or malodorous liquids, gases or solids which, either singly or by interaction with other wastes, are sufficient to create a public nuisance or hazard to life, or are sufficient to prevent entry into the sewers for maintenance and repair;
- 5) Any substance which may cause the treatment facility effluent or any other product of the facility, such as residues, sludges or scums, to be unsuitable for reclamation and reuse or to interfere with the reclamation process.
- 6) Any substance which will cause the Town of Riverside to violate its NPDES and/or State Disposal System Permit or the receiving water quality standards;
- 7) Any wastewater with objectionable color not removed in the treatment process, such as, but not limited to, dye wastes and vegetable tanning solutions;
- 8) Any wastewater having a temperature which will inhibit biological activity in the treatment facility resulting in the interference.
- 9) Any wastewater which causes a hazard to human life or creates a public nuisance;
- 10) Any wastewater with concentration of nitrogen as free ammonia over 25 mg/l.

(b) Other Discharge Prohibitions:

- 1) Federal and State Standards - All industrial users will comply with federal and state standards; if these federal and/or state standards are more stringent than the general discharge prohibitions imposed under this article, those standards shall immediately supersede the limitations imposed under this article.

SECTION 16: Penalty for Violations.

- (a) Suspension of Service - The Governing Body of the Town of Riverside may suspend sewer service to any user when such suspension is necessary, in the opinion of the Governing Body of the Town of Riverside, in order to stop an actual or threatened discharge which presents or may present an imminent or substantial endangerment to the health or welfare of persons, to the environment, causes interference of the treatment facilities, or causes the Town to violate the conditions of its NPDES permit.
- (b) Notification of Violation - Whenever the Town finds that any user has violated or is violating the provisions of this ordinance, the Town may serve upon such person a written notice stating the nature of the violation. Within thirty days of the date of notice, a plan for the satisfactory correction thereof shall be submitted to the Town by the user.
- (c) Civil Penalties - Any person or persons, partnership, firm or corporation who violated any of the provisions of this Ordinance shall be fined not more than Seven Hundred Fifty Dollars (\$750.00) in addition to any other penalty contained herein, to which said fine shall be added court costs and attorney's fees incurred on behalf of the Town as a result of prosecution of this action. Each day on which a violation occurs or continues shall be deemed a separate and distinct offense. In addition, sewer services may be suspended to any premises upon which violation of the Ordinance is found to exist and shall not be

returned until this ordinance is fully complied with and all amounts owed, penalties and fines are paid in full. If the Town receives a judgment for non-payment of sewer services, the Town, at its option, may place a record lien on the real property to which the sewer service is provided until the judgment is paid in full.

SECTION 17.

All Ordinances or parts of Ordinances in conflict herewith to the extent of conflict, are hereby repealed.

August 9, 2007  
First Reading

August 23, 2007  
Second Reading

October 11, 2007  
Third Reading

PASSED, ADOPTED AND APPROVED this 11 day of October, 2007

**TOWN OF RIVERSIDE**

By: Sherry L. Flauding  
Mayor

Sherry L.

ATTEST:

Jana C. Cook  
Town Clerk

ZONING AMENDMENT  
SIGNS  
CHAPTER 6.2 SECTION 1.(I)

I. No business or advertising sign shall be erected, hung, attached, or displayed until a permit has been issued by the zoning officer. Business or advertising signs *shall require a \$15.00 sign permit fee for all signs* installed on a business site within a period of thirty (30) days of the initial application.