

CHAPTER III - DEVELOPMENT STANDARDS

Section 1. Conformity with Development Standards Required.

All proposed uses and structures including enlargement of existing uses except as provided in Chapter VII hereof, shall conform with the applicable development standards established in this chapter.

Section 2. Water Supply and Distribution Systems. The construction, modification or operation of any private or public water supply or distribution system shall conform to all standards established by the State of Wyoming. All wells shall be constructed so as to prohibit cross contamination of wells by on-site waste disposal systems. A site area of one (1) acre shall be required for the installation of a domestic water well and septic tank-leach field sewage disposal system.

Section 3. Sewage Disposal Systems. All sewage disposal systems shall conform to all standards established by the State of Wyoming in addition to the standards established by this section.

The applicant for a zoning and development permit shall furnish the zoning administrator with sufficient material to document that the proposed sewage system conforms to state and county standards or requirements. Every sewage disposal system shall be inspected by the county after the system has been installed and before any fill or other material has been placed over the system or any part thereof, to ensure that the system is constructed and installed in conformity with state and county requirements.

No septic tank or leach field shall be located within 100 feet of any water well.

No standard leach field shall be installed in any wetland area where the groundwater level is within six feet of the ground surface.

Section 4. Setback Requirements. All buildings and structures shall be located not less than the minimum distances set forth in this section. In the event that a setback from a road right of way exceeds the lot boundary setback, the more strict setback requirements shall apply.

Setbacks from lot boundary lines (in feet):			
ZONING DISTRICT	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
A-1	50	20	50
R	30	10	40
R-R	30	10	40
MH	30	10	40
C-1	10	10	20
CH-1	25	20	20
RS-1	10	10	20
I-L	30	20	20
I-H	30	20	20