

Section 4. Exceptions.

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

(A) any land, building, or other non-residential structures used in farming or ranching operations greater than 40 acres: ~~Also, for~~

(B) remodeling, when no change in use or structure size is being made

~~— No certificate is needed for~~

(C) fences

(D) detached accessory structures used as tool and storage sheds, playhouses, keeping animals and similar uses, provided the floor area is not greater than 120 square feet and less than 10 feet in height

(E) Accessory uses which are clearly incidental to a permitted use

(F) Except for quarries, uses or occupancies reasonably necessary to the extraction or production of mineral resources

Section 17. TNO Traditional Neighborhood Overlay Zone.¹

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

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

C. Minimum yard requirements.

Residential Dwelling, Interior Lot

¹ Renumber subsequent sections accordingly

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

Residential Dwelling, Corner Lot

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

Detached Garage, Interior Lot, Rear or Alley Load

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

Detached Garage, Corner Lot, Rear or Alley Load

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

Detached Garage, Interior Lot, Front or Street Load

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

Detached Garage, Corner Lot, Front or Street Load

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

Accessory Structure, Interior Lot

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

Accessory Structure, Corner Lot

- (1) Principal Street Yard 15'

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

Detached Accessory Dwelling, Interior Lot

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

Detached Accessory Dwelling, Corner Lot

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

Section 27. Administration, Enforcement, and Fees.

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

B. Zoning Compliance Certificate. Except as provided for in Section 4 ~~pertaining to farming and ranching and for remodeling when no change in use or structure is being made;~~ the following will apply.

Prior to construction, reconstruction, alteration or change of use of a structure or lot, a Zoning Permit shall be obtained from the Zoning Administrator on a form provided, certifying that the proposed use of structure complies with all the provisions of the Zoning Rules. ~~Accessory uses which are clearly incidental to a permitted use within a zoning district shall not require such a permit.~~

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

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

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

~~D. Farms and Ranches. No Zoning Compliance Certificate shall be required for any building or other structure used in farming and ranching operations.~~

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