

AN ORDINANCE TO AMEND § 15-25-100 OF THE BIG PINEY MUNICIPAL CODE, TO ESTABLISH USE REQUIREMENTS IN THE R-2 DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BIG PINEY:

Section 1. Big Piney Municipal Code § 15-25-100 is amended to read as follows:

15-25-100. Permitted Uses. In R-2, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other or more of the following uses:

- (a) Any use permitted in R-1.
- (b) Two-family dwellings.
- (c) Dormitories, fraternity, or sorority houses for the housing of faculty or students, provided such uses are directly supervised by officials of an educational institution.
- (d) Boarding houses.
- (e) The office of a professional person when located in a dwelling, provided such office is used only by the inhabitants thereof and in connection with which no person shall be employed for hire; also customary incidental home occupations engaged in by individuals within their dwelling.
- (f) Accessory uses customarily incident to the above dwellings, including:
 - (1) A lighted nameplate not exceeding one and one-half square feet in area.
 - (2) A private garage designed to accommodate not more than three automobiles.
- (g) Public, philanthropic or ecclesiastical hospitals and accessory uses, provided the interest of the area is fully safeguarded and after a public hearing has been held thereon.
- (h) Animals and fowls, except household pets shall be prohibited in R-2.
- (i) A single **mobile home** permanently affixed on a concrete or concrete block-mortar foundation, to an otherwise vacant lot in such a manner as to comply with the Building Code, Fire Code and other Town Ordinances, so as to receive a building permit and Certificate of Occupancy from the Building Inspector, shall be permitted in Zoning District R-2, so long as the same person or persons own the **mobile home** and the lot upon which the **mobile home** is located.

SECTION 2: If any sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 3: This Ordinance shall be in full force and effect from and after passage on three readings and posting according to law.

Passed on first reading on _____,
2007.

Passed on second reading on _____,
2007.

Passed approved and adopted on the third reading on
_____, 2007.

TOWN OF BIG PINEY, WYOMING

By: _____
Mayor

ATTEST:
By: _____
Town Clerk

ATTESTATION BY TOWN CLERK

STATE OF WYOMING)
COUNTY OF SUBLETTE : ss.
TOWN OF BIG PINEY)

I hereby certify that the foregoing Ordinance No. _____ was duly posted
for ten (10) days in the office of the Town Clerk, Big Piney, Wyoming, beginning on
the _____ day of _____ 2007.

I further certify that the foregoing Ordinance was duly recorded on Page
_____ of Book _____ of Ordinances of the Town of Big Piney, Wyoming.

Town Clerk