

**Section 4.4 RANCHING, AGRICULTURE AND MINING ZONE (RAM)**

The purpose of this District is to preserve historic uses and open space areas of the County while at the same time permit ranching, agriculture, animal husbandry, forestry, and mining in a manner that attains this purpose. All of the unincorporated area of the County not otherwise zoned is designated as the Ranching, Agriculture and Mining Zone.

Residential uses accessory to a preexisting Commercial or General Agricultural operation are permitted in this zone. If residential uses not covered above are desired, a conditional use permit or a zone change should be sought. The Carbon County Land Use Plan contains land use policies which encourage the development of new residential development and commercial sites in close proximity to municipalities and developed areas. The purpose of this policy is to ensure that future land development is fiscally responsible, to strengthen existing communities and to make maximum use of the services already established for police and fire protection, trash collection, snow removal and other public services. A criterion used in deciding whether or not to grant a zone change or a conditional use permit for residential uses will be considerations as to whether the establishment of a new zoning district is unavoidable because of the remote location of new employment.

**A. Principally Permitted Uses:**

1. Commercial or General Agriculture including ranching and farming, their related uses and facilities and animal husbandry relative to above activities.
2. Residential uses that are accessory to a preexisting Commercial or General Agricultural operation, as defined in Chapter III including accessory dwelling unit, bed & breakfast facility, home occupation, and cottage industries.
3. Public parks and playgrounds, including public rest rooms.
4. Cemeteries.
5. Ore beneficiation, milling and quarrying with proof of state permit. Said operations if above ground are not permitted within 1,000 feet of a residential district. Ore processing is principally permitted only if directly associated with an adjacent extraction operation.
6. Extraction or production of mineral resources.
7. Timberland and Timber Production, but not including wood pulp mills or paper processing.
8. Timber Products, Non-Commercial.
9. Highway Construction Facilities.
10. Gravel mines and accessory facilities.
11. Habitat management.
12. Kennels on parcels 35 acres or greater.
13. Animal Crematorium-when located on-site and accessory to an agricultural operation.
14. Meteorological (MET) Tower with tower height being less than 300 feet.
15. Non-commercial nurseries and greenhouses.

**B. Conditionally Permitted Uses:**

The following uses are permitted subject to the review and approval pursuant to Chapter 5 – General Regulations Applying to all Districts and Uses:

1. Residential uses if accessory to a commercial or general agricultural operation if the operation is not preexisting.
2. Public Uses and Civic Use(s).
3. Public facilities and utilities limited to above ground structures including sewage treatment and water supply facilities, municipal solid waste landfill, all conforming to Wyoming Department of Environmental Quality requirements.

4. Compressor, regulator, distribution stations and gas processing plants.
5. Oilfield Wastewater Disposal Facilities (OWDF).
6. Commercial Storage Yards.
7. Industrial Uses, processing plants and related uses.
8. Agriculture Industrial Uses.
9. Guest Ranch or Resort.
10. Commercial recreation areas and facilities, including campgrounds.
11. Boarding house and recreation lodge.
12. Recreational Vehicle Park and Trailer Camp.
13. Churches and Sunday schools.
14. Labor camps including agricultural or farm labor camps.
15. Temporary Living Facilities.
16. Recycling Center and Recycling Plant.
17. Kennels on parcels less than 35 acres.
18. Roadside Stand.
19. Commercial Nurseries and Greenhouses.
20. Pulp and paper processing, related facilities and accessory uses.
21. Timber Products Processing Plants.
22. Radio transmitting stations.
23. Crematorium. See Chapter 5.
24. Animal Crematorium-when not located on-site of an agricultural operation and not accessory to an agricultural operation. See Chapter 5.
25. Telecommunication Towers and Facilities. See Chapter 5.
26. Electrical Substations and Transmission Lines. See Chapter 5.
27. Non-Commercial Wind Energy Collection Systems. See Chapter 5.
28. Commercial Scale Energy Facilities. See Chapter 6.
29. Low Hazard-Low Volume Treatment, Processing, Storage and Transfer Facility. See Chapter 5.

**C. Accessory Uses:**

1. Customary accessory structures and uses.
2. Signs, pursuant to Chapter 5-General Regulations Applying to all Districts and Uses.
3. Parking, pursuant to Chapter 5-General Regulations Applying to all Districts and Uses.

**D. Building Setbacks:**

See Chapter 5-General Regulations Applying to all Districts and Uses.

**E. Minimum Lot Area:**

1. Minimum Lot Area is 35 Acres – See Chapter 5-General Regulations Applying to all Districts and Uses.

**F. Other Regulations:**

1. Lot of Record\Pre-Existing Parcels. Any Lot of Record, less than 35 acres in size, created by any legal means prior to July 01, 2001, may continue to be used in accordance with Chapter 2, Application of Regulations, Non-conforming uses, building and structures. See Section 2.1.
2. Exemptions from Minimum Parcel Size:
  - A. The division of land into smaller than 35 acres parcels in accordance with W.S. §18-5-303 Exemption From Provisions and the exemption provisions contained within the Carbon County Subdivision Regulations may not require a zone change when the division is not the beginning of a subdivision or it is

not the beginning of the general conversion of the use of the subject lands. The purpose of the minimum parcel\lot size exception is to retain ranching and agriculture as the preferred land use in rural area of the county and as further provided for in W.S. §18-5-303 and the Carbon County Subdivision Regulations.

The above exemptions do not apply when the intent of the creation of smaller parcel(s) is to evade the purpose of this Section.