

NUISANCE REGULATIONS

A nuisance may be obvious to the person who sees it. It may not be seen by the landowner. What may not affect the landowner can negatively impact surrounding neighbors.

The purpose of Nuisance Regulations is to promote and encourage the maintenance of properties within Laramie County and to protect and provide for the highest level of health, safety, and welfare of Laramie County citizens.

To resolve nuisance problems, cooperation and assistance is necessary. Laramie County Planning staff are willing and able to assist. No one wants to be negatively impacted by unhealthy, unsanitary, or dangerous land use activities. The nuisance regulations are designed to uphold the public health safety and general welfare of all Laramie County citizens.

This public information handout shows the Nuisance Regulations which are in effect across all unincorporated Laramie County.

For assistance, questions, help or a complaint contact Planning at 307-633-4303 or send an email to: planning@laramiecountygov.wy

Your concerns are appreciated.

FROM LARAMIE COUNTY LAND USE REGULATIONS

2-3-100 NUISANCE

a. Purpose and Applicability

The purpose of this regulation is to promote and encourage the maintenance of properties within Laramie County and to protect and provide for the highest level of health, safety, and welfare of County citizens.

This regulation shall not regulate any permitted industrial facility or oil and gas or mining operations necessary to the extraction, production, or exploration of the mineral resources, nor shall this regulation be construed to impair or modify any rights afforded to farm or ranch operations pursuant to the Wyoming Right to Farm and Ranch Act. A farm or ranch operation shall not be found to be a public or private nuisance by reason of that operation if that farm or ranch operation:

- i. Conforms to generally accepted agricultural management practices; and,
- ii. Existed before a change in the land use adjacent to the farm or ranch land and the farm or ranch operation would not have been a nuisance before the change in land use or occupancy occurred (§11-44-103).

b. General

- i. A site, property, tract, lot, building, building grounds, area or other property is declared a nuisance when in conformance with Wyoming State Statute §18-2-115 et seq., if a nuisance as listed in this article exists on said site, property, tract, lot, building grounds, area, or other property.
- ii. The Board of Laramie County Commissioners authorizes and designates the Planning Director or designee to investigate and determine the existence of a nuisance and to issue orders declaring a property a nuisance in conformance with Wyoming State Statute §18-2-101(a)(viii) and allows the Planning Director to seek assistance from other County agencies and departments to assist in investigations as needed.

c. Procedures and Process

- i. All investigations will be carried out or managed by the Laramie County Planning and Development Office for determination of validity and compliance with this and other pertinent regulations. State and local agencies with specific expertise shall be consulted with by Laramie County as appropriate with an investigation.
- ii. If during an investigation a nuisance is found, the property owner shall be notified, except as described below, by certified mail within ten (10) days of determination that the County is declaring a nuisance and that an order may be issued to the owner in conformance with §18-2-115 within fourteen (14) days of the certified mailing date.
- iii. If a nuisance is determined to be an immediate threat to the health, safety, and welfare of the citizens of Laramie County, the County shall immediately issue an order in conformance with §18-2-115 without prior notice as described above.
- iv. A reasonable time frame to abate said nuisance as determined by Laramie County in consultation with the property owner shall be provided in any order.
- v. The following uses of property constitute violations of these regulations:
 - a. The unscreened and/or unlicensed accumulation of garbage, scrap, or salvage materials, debris, waste recyclables, or other junk material.
 - b. Failure to keep material, debris, waste, scrap, or salvage materials, refuse or garbage properly contained and/or screened.
 - c. The outside, unscreened storage or keeping of four or more inoperable or unregistered vehicles.
 - d. The active or passive discharge into the environment of toxic or noxious materials in such concentrations as to endanger the public health from a primary property or source.

- e. Failure to maintain a structure designed and built for human habitation to avoid health, life safety and welfare hazards as determined by the Chief Building Official.
- f. Maintaining, creating, or allowing to exist any condition or situation which renders a structure designed and constructed for human habitation or any part thereof unsanitary, unhealthy or unfit for human habitation, occupancy or use, or which renders any property unsanitary or unhealthy; and/or fails to comply with any applicable health or sanitation law of regulation.
- g. The accumulation of decayed or decaying matter, trash, rubbish, garbage, scrap or salvage or junk materials or any substance, organic or inorganic, which is demonstrated and determined to be a fire hazard by the Laramie County Fire Warden or a health hazard by the Cheyenne/Laramie County Department of Health, other governmental agency, or other licensed health professional.
- h. The active or passive contamination of any well, cistern, stream, lake, groundwater, or other body of water by sewage, waste or other materials or substances from a primary property or source; the active or passive discharge of effluent from any cesspool, septic tank, drain field or sewage disposal system upon the surface of the ground from a primary property or source.
- i. Accumulation of manure from domestic animals and fowl that are handled, stored, or disposed of in a manner which creates a health hazard.
- j. Any violation of the Laramie County Building Codes, including but not limited to a failure to comply with a stop work order or “red tag” issued by the Chief Building Official or his designee.
- k. The storage of five (5) or more unlicensed or inoperable vehicles within any zoning district which are not related to a commercial operation located on the property, except that any amount of five (5) or more shall not constitute a safety hazard or a threat to public health by ground water contamination, and that the vehicles are located on the property in such a manner as not to be visible from the roadway serving the property as well as properties which are within visible sight from the road which serves the property on which the vehicles are located.

D. Violations

Violations of the foregoing provisions may be enforced through any method authorized for enforcement of this regulation, through the provisions of W.S. § 18-2-115 et seq., through injunction, mandamus or other form of judicial action and any other applicable method under law including, but not limited to, criminal citations. The selection of one remedy for enforcement shall not prohibit the implementation of any other remedies available under law. All remedies available may be used individually or cumulatively.

It is up to all of us to prevent unhealthy, unsafe, or dangerous land use activities.

Safe land use, no abuse.