

ORDINANCE 1198 (J)

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) TO DELETE SECTIONS 4.4.2, 6.1.4.H, AND 7.1.3 AND DIVISION 7.3; TO AMEND SECTIONS 2.2.10.D, 2.2.11.D, 2.2.12.C.1, 2.2.12.D, 2.2.14.C.1, 2.2.14.D, 2.3.1.D, 2.3.2.D, 2.3.10.B.1, 2.3.10.C.1, 2.3.10.C.3, 2.3.10.D, 2.3.13.D, 3.3.1.D, 4.2.1.D, 4.2.2.D, 4.4.1.G, 4.4.1.H, 6.1.1.F, 6.2.2.A, 7.1.1, 9.3.2, 9.4.6, 9.5.L, 9.5.O AND 9.5.U OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO REMOVE THE LIVE/WORK USE AND THE PLANNED UNIT DEVELOPMENT - TOWN (PUD-TOJ) AND URBAN CLUSTER DEVELOPMENT (UCD) DEVELOPMENT OPTIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section II of Town of Jackson Ordinance No. 1074 as amended (part) is hereby amended and reenacted to delete Sections 4.4.2, 6.1.4.H, and 7.1.3, and Division 7.3; and amend Sections 2.2.10.D, 2.2.11.D, 2.2.12.C.1, 2.2.12.D, 2.2.14.C.1, 2.2.14.D, 2.3.1.D, 2.3.2.D, 2.3.10.B.1, 2.3.10.C.1, 2.3.10.C.3, 2.3.10.D, 2.3.13.D, 3.3.1.D, 4.2.1.D, 4.2.2.D, 4.4.1.G, 4.4.1.H, 6.1.1.F, 6.2.2.A, 7.1.1, 9.3.2, 9.4.6, 9.5.L, 9.5.O, and 9.5.U of the Town of Jackson Land Development Regulations to read as on the following pages:

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#) are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Option Standards		
Allowed Subdivision Options				
Land Division	5,000 sf	Sec. 7.2.3.		
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.		
2. Residential Subdivision Requirements				
Affordable Housing				
Required Affordable Housing				
Schools and Parks Exaction				
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access		required		
Right-of-way for Minor Local Road (min)		60'		
Paved travel way for Minor Local Road (min)		20'		
Required Utilities				
Water		public		
Sewer		public		
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#) are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option		Lot Size (min)	Option Standards	
Allowed Subdivision Options				
Land Division		7,500 sf	Sec. 7.2.3.	
Townhouse Condominium Subdivision		n/a	Sec. 7.2.4.	
2. Residential Subdivision Requirements				
Affordable Housing				
Required Affordable Housing				
Schools and Parks Exaction				
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities				
Access			required	
Right-of-way for Minor Local Road (min)			60'	
Paved travel way for Minor Local Road (min)			20'	
Required Utilities				
Water			public	
Sewer			public	
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B	n/a	n/a	0.25/bed	n/a
Dormitory (6.1.4.F.)	C	n/a	n/a	0.5/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a		
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	6,000 sf	n/a	3.37/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B	excluding basement	n/a	2.25/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/73 sf dining area + 1/40 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	independent calculation

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	
Minor	B	n/a	n/a		independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	Sec. 6.4.1.
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	Sec. 6.4.2.
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	Sec. 6.4.3.
Sound level at property line (max)	65 DBA
Vibration	Sec. 6.4.4.
Electrical Disturbances	Sec. 6.4.5.
Fire and Explosive Hazards	Sec. 6.4.6.

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#) are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options					
Option	Lot Size (min)	Option Standards			
Allowed Subdivision Options					
Land Division	7,500 sf	Sec. 7.2.3.			
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.			
2. Residential Subdivision Requirements					
Affordable Housing					
Required Affordable Housing					
Schools and Parks Exaction					
Schools exaction					
Parks exaction					
3. Infrastructure					
Transportation Facilities (Div. 7.6.)					
Access		required			
Right-of-way for Minor Local Road (min)	60'				
Paved travel way for Minor Local Road (min)	20'				
Required Utilities (Div. 7.7.)					
Water		public			
Sewer		public			
4. Required Subdivision and Development Option Permits					
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)	
Land Division					
≤ 10 Lots		X		X	
> 10 Lots	X	X		X	
Condominium/Townhouse				X	

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.) (E.3.)	B	2,000 sf excluding basement	E.3..	exempt	156 sf/1,000 sf
Service (6.1.6.D.) (E.3.)	B	basement storage	E.3..	exempt	56 sf/1,000 sf
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	
Minor	B	n/a	n/a		independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/ drop-off	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards

Outdoor Storage

Sec. 6.4.1.

Outdoor Storage	Prohibited
Refuse and Recycling	<u>Sec. 6.4.2.</u>
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	<u>Sec. 6.4.3.</u>
Sound level at property line (max)	65 DBA
Vibration	<u>Sec. 6.4.4.</u>
Electrical Disturbances	<u>Sec. 6.4.5.</u>
Fire and Explosive Hazards	<u>Sec. 6.4.6.</u>

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	<u>Sec. 7.2.3.</u>
Townhouse Condominium Subdivision	n/a	<u>Sec. 7.2.4.</u>
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits

Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

- a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:
 - i. Residential Uses ([Sec. 6.1.4.](#));
 - ii. Lodging Uses ([Sec. 6.1.5.](#)); and
 - iii. Accessory Residential Unit ([6.1.11.B.](#)).
- b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.
- c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.
 - i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	18'
90°	9'

- ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.
- iii. The on-street parking shall follow the established configuration of existing on-street parking.
- iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

4. Operational Standards

Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the TS zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the TS zone, however, all standards in [Article 7](#). are applicable in the TS zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	5,000 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)

2. Residential Subdivision Requirements**Affordable Housing**

Required Affordable Housing	1 affordable unit per 4 market units
-----------------------------	--------------------------------------

Schools and Parks Exaction

Schools exaction

Parks exaction

3. Infrastructure**Transportation Facilities**

Access

Right-of-way for Minor Local Road (min)

Paved travel way for Minor Local Road (min)

Required Utilities

Water

Sewer

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the TS zone.

1. **Pedestrian Facilities.** All new development, redevelopment and infill development in the TS zone and Lodging Overlay zones shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.
2. **Provision of Nonresidential, Nonlodging Parking**
 - a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:
 - i. Residential Uses (Sec. 6.1.4.);
 - ii. Lodging Uses (Sec. 6.1.5.); and
 - iii. Accessory Residential Unit (6.1.11.B.).
 - b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.
 - c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the UC zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the UC zone, however, all standards in Article 7. are applicable in the UC zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	5,000 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
Allowed Development Options		
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing	1 affordable unit per 4 market units	
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		
Access		
Right-of-way for Minor Local Road (min)		
Paved travel way for Minor Local Road (min)		
Required Utilities		
Water		
Sewer		

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the UC zone.

- 1. LSR Surfaces.** The Town Council may substitute on-site hardscape improvements to satisfy the LSR requirement in the UC zone if the application for development can incorporate one or more of the following design elements: pervious or decorative pavers, sidewalks, boardwalks or similar amenity.
- 2. Attached Single-Family and Apartment Units.** Attached single-family and apartment units shall be located on the second or third floor.
- 3. Open Storage**
 - The open storage of vehicles and equipment is prohibited.
 - No use shall be permitted to include any freestanding storage units of any kind, including but not limited to trailers, sheds, "Bully Barns," tarpaulin structures, or any other contrivance not made a permanent part of the principal structure as that term is defined in these LDRs.
- 4. Pedestrian Facilities.** All new development, redevelopment and infill development in the Lodging Overlay and UC zone shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.
- 5. Provision of Nonresidential, Nonlodging Parking**
 - Applicability.** The following options for providing required parking shall apply to allowed uses except:
 - Residential Uses (Sec. 6.1.4.);

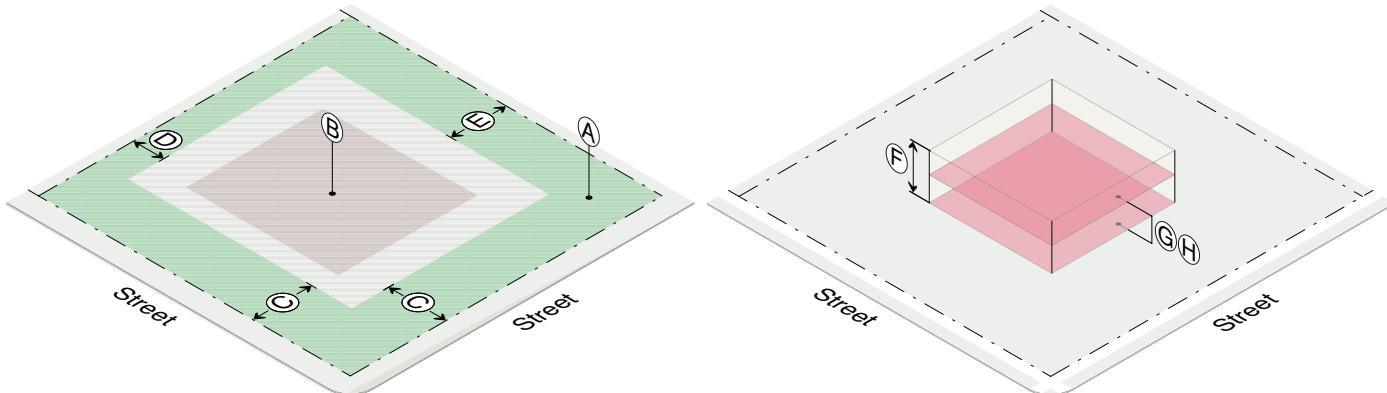
2.3.10. Business Park-Town (BP-ToJ)

A. Intent

The purpose of the Business Park-Town (BP-ToJ) Zone is to provide suitable locations and environs for a variety of industrial, wholesaling, distribution, and service commercial types of uses to meet general community needs.

B. Physical Development

Standards applicable to physical development in the BP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the BP-ToJ zone, however, all standards in Article 5. are applicable in the BP-ToJ zone, unless stated otherwise.



1. Structure Location and Mass																
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)								
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)								
Other principal use	.15	n/a	20'	10'	20'	35'	2	.41								
Accessory use	See standards for primary use with which associated															
Exceptions																
Street/Side Yard - U.S. Highway 26-89-189-191. No structure shall be located within 20 feet of the highway right-of-way of U.S. Highway 26-89-189-191. The design, development, and operation of the proposed building or structure shall minimize or mitigate adverse effect, including visual impact of the proposed building or structure on adjacent properties.																
FAR. A 25% increase in FAR is allowed in all nonresidential zones, provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.																
Detached Accessory Structure Separation. 10'																

C. Allowed Uses and Use Standards

Standards applicable to uses in the BP-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the BP-ToJ zone, however, all standards in Article 6. are applicable in the BP-ToJ zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Commercial					
Heavy Retail/Service (6.1.6.F.)	B	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	B	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	C	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Developed Recreation (6.1.7.D.)	C	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Adult Entertainment Business (6.1.7.F.)	C	0 sf	n/a	1/30 sf seating area	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	B	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Heavy Industry (6.1.9.C.)	C	0 sf	n/a	2/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Disposal (6.1.9.D.)	C	0 sf	n/a	1/employee	8 sf/1,000 sf
Transportation/Infrastructure					

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

2.3.10. Business Park-Town (BP-ToJ)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing Floor Area (min) (Div. 6.3.)
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Major	C	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	C	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.).

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Accessory residential unit	800 sf habitable
4. Operational Standards	
Outdoor Storage	
(Sec. 6.4.1.) (E.3.b.)	
Refuse and Recycling	
(Sec. 6.4.2.)	
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	
(Sec. 6.4.3.)	
Sound level at property line (max)	65 DBA
Vibration	
(Sec. 6.4.4.)	
Electrical Disturbances	
(Sec. 6.4.5.)	
Fire and Explosive Hazards	
(Sec. 6.4.6.)	

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the BP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the BP-ToJ zone, however, all standards in Article 7. are applicable in the BP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options						
Option	Lot Size (min)	Option Standards				
Allowed Subdivision Options						
Land Division	10,000 sf	(Sec. 7.2.3.)				
Condominium/Townhouse	n/a	(Sec. 7.2.4.)				
2. Residential Subdivision Requirements						
Affordable Housing						
Required Affordable Housing	1 affordable unit per 4 market units					
Schools and Parks Exaction						
Schools exaction						
Parks exaction						
3. Infrastructure						
Transportation Facilities						
Access (E.3.a.)						
Right-of-way for Minor Local Road (min)						
Paved travel way for Minor Local Road (min)						
Required Utilities						
Water						
Sewer						
4. Required Subdivision and Development Option Permits						
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)		
Land Division						
≤ 10 Lots	X			X		
> 10 Lots	X	X				
Condominium/Townhouse				X		

3. Maximum Scale of Use

not applicable

4. Operational Standards**Outside Storage**

(Sec. 6.4.1.)

Refuse and Recycling

(Sec. 6.4.2.)

Trash and recycling enclosure required

>4 DUs and all nonresidential

Noise

(Sec. 6.4.3.)

Max sound level at property line

55 DBA

Vibration

(Sec. 6.4.4.)

Electrical Disturbances

(Sec. 6.4.5.)

Fire and Explosive Hazards

(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the MHP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the MHP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the MHP-ToJ zone, however, all standards in Article 7. are applicable in the MHP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	BSA (min)	Lot Size (min)	Density (max)	FAR (max)	Height (max)	Option Standards
Allowed Subdivision Options				subdivision prohibited		
Allowed Development Options						
Mobile Home Park	n/a		see Sec. 7.1.4. for standards	18'		(Sec. 7.1.4.)

2. Residential Subdivision Requirements**Affordable Housing**

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

Schools and Parks Exactions

(Div. 7.5.)

School Exaction

.020 acres per 1- or 2-family unit
.015 acres per multi-family unit

Park Exaction

9 acres per 1,000 resident

3. Infrastructure**Transportation Facilities**

(Div. 7.6.)

Access

required

Right-of-way for a Minor Local Road (min)

60'

Paved travel way for a Minor Local Road (min)

20'

Required Utilities

(Div. 7.7.)

Water

public

Sewer

public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Mobile Home Park				
0 - 4 units			X	n/a
5 - 10 units		X		n/a
> 10 units	X	X		n/a

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the MHP-ToJ zone.

1. **Mobile Homes.** A mobile home shall be located within a mobile home park.
 - a. A new mobile home park shall be developed pursuant to the standards of Sec. 7.1.4.
 - b. Existing Mobile Home Parks. Existing mobile home parks within the MHP-ToJ zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.
 - i. **Density.** The number of units in an existing mobile home park in the MHP-ToJ zone shall not be limited.
 - ii. **Area.** Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be included in the existing land area per individual mobile homes, unless the area between 2 particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.
 - iii. **Impervious Surface.** The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the average amount of impervious coverage per mobile home lot or pad in the existing park.
 - iv. **Yards.** Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the R-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the R-ToJ zone, however, all standards in Article 7 are applicable in the R-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Option Standards		
Allowed Subdivision Options				
Land Division	12,000 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Affordable Housing				
Required Affordable Housing				
Schools and Parks Exaction				
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities				
Access				
Right-of-way for Minor Local Road (min)				
Paved travel way for Minor Local Road (min)				
Required Utilities				
Water				
Sewer				
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Town-house				X

4. Nuisance Standards

Outside Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Max sound level at property line	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the P/SP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P/SP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the P/SP-ToJ zone, however, all standards in Article 7. are applicable in the P/SP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	n/a	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)

2. Residential Subdivision Requirements**Affordable Housing**

Required Affordable Housing	1 affordable unit per 4 market units
-----------------------------	---

Schools and Parks Exactions

Schools exaction

Parks exaction

3. Infrastructure**Transportation Facilities**

Access

Required Utilities

Water	Connection to public supply required
Sewer	

4. Required Subdivision and Development Option Permits

Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				

3. Maximum Scale of Use

not applicable

4. Nuisance Standards**Outside Storage**

(Sec. 6.4.1.)

Refuse and Recycling

(Sec. 6.4.2.)

Trash and recycling enclosure required

>4 DUs and all nonresidential

Noise

(Sec. 6.4.3.)

Max sound level at property line

65 DBA

Vibration

(Sec. 6.4.4.)

Electrical Disturbances

(Sec. 6.4.5.)

Fire and Explosive Hazards

(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the P-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the P-ToJ zone, however, all standards in Article 7. are applicable in the P-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	BSA (min)	Lot Size (min)	Density (max)	FAR (max)	Height (max)	Option Standards
Allowed Subdivision Options						
Land Division	n/a	n/a	n/a	determined by physical development	(Sec. 7.2.3.)	
Condominium/Townhouse	n/a	n/a	n/a	determined by physical development		Sec. 7.2.4.

2. Residential Subdivision Requirements**Affordable Housing**

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

Schools and Parks Exactions

(Div. 7.5.)

Schools exaction

0.02 acres per 1- or 2-family unit

0.015 acres per multi-family unit

Parks exaction

3. Infrastructure**Transportation Facilities**

(Div. 7.6.)

Access

required

Required Utilities

(Div. 7.7.)

Water

Connection to public supply required

Sewer

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Town-house				X

E. Establishment of a New PUD

Establishment of PUD zoning shall be achieved through an application for approval of a PUD development option established in this Division. PUD applications shall be reviewed pursuant to Sec. 8.7.3.

F. Amendment of an Existing PUD or Other Special Project

An amendment to an existing PUD or other special project listed in 1.8.2.C. shall be reviewed and approved pursuant to 8.2.13.D.

G. PUD Option Schedule

The below table establishes the PUD options allowed in each zoning district and references the standards for each option. Any PUD option not specifically established in this Division is prohibited.

PUD Option Schedule: Character Zones														Rural Area Zones
	Complete Neighborhood Zones													n/a
	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	
	No PUD options are allowed in the Town													

PUD Option Schedule: Legacy Zones							
	Complete Neighborhood Zones			Rural Area Zones	Civic Zones		
	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ
	No PUD Options are allowed in the Town						

H. List of Approved Planned Unit Development Zones - Town (PUD-ToJ)

The following PUD-ToJ Zones have been approved by the Town. The approved physical development, use, development option, and subdivision standards are hereby adopted by reference into the LDRs and are on file for public review with the Town Clerk and Planning Department. A copy of the approved development plan for each PUD-ToJ is also on file for review with the Town Clerk and Planning Department.

1. Planned Unit Development - Urban Residential (P15-029) (PUD-UR (P15-029))
(135 West Kelly Avenue)
2. Planned Unit Development - Urban Residential (P16-017) (PUD-UR (P16-017))
(1255 West Highway 22)
3. Planned Unit Development - Urban Residential (P16-019) (PUD-UR (P16-019))
(655 Powderhorn Lane)
4. Planned Unit Development - Auto-Urban Residential (P16-061) (PUD-AR (P16-061)) (335 Redmond Street)

5. Planned Unit Development – Urban Residential (P16-079) (PUD-UR-(P16-079))
(60 Rosencrans)
6. Planned Unit Development - Urban Residential (P17-021) (PUD-UR-(P17-021))
(550 W. Broadway)

Div. 6.1. Allowed Uses

6.1.1. Use Schedule (P17-077)

The Use Schedule establishes the principal, accessory, and temporary uses allowed in each zone. The definitions and standards for each use are established in Sec. 6.1.2.-Sec. 6.1.12. and referenced in the table. Additional uses may be allowed in a zone as part of an allowed development option as specified in Div. 7.1. The permit required for each allowed use is designated using the following symbols.

- A. "Y" denotes an allowed use that does not require a use permit. Physical development permits are still required as applicable.
- B. "B" denotes an allowed use that requires a Basic Use Permit to be obtained pursuant to Sec. 8.4.1.
- C. "C" denotes an allowed use that requires a Conditional Use Permit to be obtained pursuant to Sec. 8.4.2. A conditional use is generally compatible with the character of a zone but requires individual review of its configuration, density, and intensity in order to mitigate effects that may be adverse to the desired character of the zone.
- D. "S" denotes an allowed use that requires a Special Use Permit to be obtained pursuant to Sec. 8.4.3. Special uses are inherently incompatible with the character of the zone, but essential to the community; and therefore some provision must be made for their existence and operation. Special uses require specified locations due to common neighborhood opposition. These locations shall be determined by a comprehensive community-wide selection process designed to identify locations that best serve the special use while minimizing the negative impacts and obtrusiveness. Special uses also require individual review of their configuration, density, and intensity in order to mitigate effects that are adverse to the desired character of the zone.

E. **Permit Exemption for Emergency Response**

From time to time, a use may be a necessary part of an emergency response under the Comprehensive Emergency Management Plan, implemented by Teton County Emergency Management. In such instances, the requirement for a use permit shall be waived.

EXAMPLE: A heliport is an aviation use requiring a Conditional Use Permit. Temporary heliports are sometimes established in proximity to a forest fire for purposes of helicopter fire suppression. In the case of an emergency response, the requirement for a CUP is waived.

F. Use Schedule

The use schedule is established in the following tables.

Town Character Zones															Rural Area Zones	Def/ Stds		
USE CATEGORY	Complete Neighborhood Zones																	
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a				
Open Space																<u>6.1.2.</u>		
Agriculture	B	B	B	B	B	B	--	--	--	--	--	--	--	--		<u>6.1.3.B.</u>		
Outdoor Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--		<u>6.1.3.C.</u>		
Residential																<u>6.1.4.</u>		
Detached Single-Family Unit	Y	Y	Y	Y	Y	Y	Y	Y	--	--	--	--	--	--		<u>6.1.4.B.</u>		
Attached Single-Family Unit	--	--	--	--	--	B	B	B	B	B	B	B	B	B		<u>6.1.4.C.</u>		
Apartment	--	--	--	--	B	B	B	B	B	B	B	B	B	B		<u>6.1.4.D.</u>		
Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--		<u>6.1.4.E.</u>		
Dormitory	--	--	--	--	C	C	B	C	C	C	C	B	C	--		<u>6.1.4.F.</u>		
Group Home	C	C	--	--	C	C	B	C	C	C	C	C	C	--		<u>6.1.4.G.</u>		
Lodging																<u>6.1.5.</u>		
Conventional Lodging	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--		<u>6.1.5.B.</u>		
Short-Term Rental Unit	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--		<u>6.1.5.C.</u>		
Commercial																<u>6.1.6.</u>		
Office	--	--	--	--	--	--	--	--	B	B	B	B	B	--		<u>6.1.6.B.</u>		
Retail	--	--	--	--	--	--	--	--	B	B	B	B	B ^z	--		<u>6.1.6.C.</u>		
Service	--	--	--	--	--	--	--	--	B	B	B	B	B ^z	--		<u>6.1.6.D.</u>		
Restaurant/Bar	--	--	--	--	--	--	--	--	B	B	B	B	--	--		<u>6.1.6.E.</u>		
Heavy Retail/Service	--	--	--	--	--	--	--	--	--	--	--	B	--	--		<u>6.1.6.F.</u>		
Mini-Storage Warehouse	--	--	--	--	--	--	--	--	--	--	--	B	--	--		<u>6.1.6.G.</u>		
Nursery	--	--	--	--	--	--	--	--	--	--	--	--	--	--		<u>6.1.6.H.</u>		
Amusement/Recreation																<u>6.1.7.</u>		
Amusement	--	--	--	--	--	--	--	--	B	B	B	B	--	--		<u>6.1.7.B.</u>		
Developed Recreation	--	--	--	--	--	--	--	--	B	B	B	B	--	--		<u>6.1.7.D.</u>		
Outfitter/Tour Operator	--	--	--	--	--	--	--	--	C	B	B	B	--	--		<u>6.1.7.E.</u>		
Adult Entertainment Business	--	--	--	--	--	--	--	--	--	--	--	--	--	--		<u>6.1.7.F.</u>		
Institutional																<u>6.1.8.</u>		

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required ^z = Use subject to zone specific standards

Town Character Zones															Rural Area Zones	Def/Std		
Use Category	Complete Neighborhood Zones																	
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a				
Assembly	C	C	--	--	C	--	C	C	C	C	C	C	C	--	6.1.8.B.	6.1.8.C.		
Daycare/Education	--	--	--	--	--	--	--	--	B	B	B	B	B	--				
Industrial																6.1.9.		
Light Industry	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.9.B.	6.1.9.C.		
Heavy Industry	--	--	--	--	--	--	--	--	--	--	--	--	--	--				
Disposal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.9.D.	6.1.10.		
Transportation/Infrastructure																		
Parking	--	--	--	--	--	--	--	--	C	C	C	C	--	--	6.1.10.B.	6.1.10.C.		
Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	--				
Wireless Communication Facilities																6.1.10.D.		
Minor	B	B	B	B	B	B	B	B	B	B	B	B	B	--				
Major	--	--	--	--	--	--	--	--	--	--	--	--	--	--				
Heliport	--	--	--	--	--	--	--	--	--	--	--	C	--	--	6.1.10.E.	6.1.11.		
Accessory Uses																		
Accessory Residential Unit	B	B	B	B	--	B	--	--	B	B	B	B	B	--	6.1.11.B.	6.1.11.C.		
Bed and Breakfast	--	--	--	--	--	--	--	--	--	--	--	--	--	--				
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	B	B	--	6.1.11.D.	6.1.11.E.		
Home Business	C	C	C	C	C	C	C	C	--	--	--	--	--	--				
Family Home Daycare	B	B	B	B	B	B	B	B	B	B	B	B	B	--	6.1.11.F.	6.1.11.G.		
Home Daycare Center	C	C	--	--	C	--	C	C	--	--	--	--	--	--				
Drive-In Facility	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.11.H.	6.1.12.		
Temporary Uses																		
Christmas Tree Sales	--	--	--	--	--	--	--	--	Y	Y	Y	Y	--	--	6.1.12.B.	6.1.12.C.		
Real Estate Sales Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--				
Temporary Shelter	B	B	B	B	B	B	B	B	--	--	--	--	--	--	6.1.12.D.	6.1.12.E.		
Farm Stand	--	--	--	--	--	--	--	--	B	B	B	B	--	--				
Temp. Gravel Extraction and Processing	B	B	B	B	B	B	B	B	--	--	--	--	--	--	6.1.12.F.	6.1.12.G.		

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required Z = Use subject to zone specific standards

Town Legacy Zones							
USE CATEGORY	Complete Neighborhood Zones			Rural Area Zones	Civic Zones		Def/ Stds
Specific Use	TS	UC	BP- ToJ	MHP- ToJ	R-ToJ	P/SP- ToJ	P-ToJ
Open Space						<u>6.1.2.</u>	
Agriculture	--	--	--	--	B	Y	Y
Outdoor Recreation	--	--	C	--	C	C	<u>6.1.3.C.</u>
Residential						<u>6.1.4.</u>	
Detached Single-Family Unit	--	Y	--	--	Y	--	<u>6.1.4.B.</u>
Attached Single-Family Unit	--	B ^z	--	--	--	--	<u>6.1.4.C.</u>
Apartment	--	B ^z	--	--	--	--	<u>6.1.4.D.</u>
Mobile Home	--	--	--	B ^z	--	--	<u>6.1.4.E.</u>
Dormitory	--	C	--	--	C	C	<u>6.1.4.F.</u>
Group Home	--	C	--	--	C ^z	C	<u>6.1.4.G.</u>
Lodging						<u>6.1.5.</u>	
Conventional Lodging	C(LO)	B(LO)	--	--	--	--	<u>6.1.5.B.</u>
Short-Term Rental Unit	C(LO)	B(LO)	--	--	--	--	<u>6.1.5.C.</u>
Commercial						<u>6.1.6.</u>	
Office	B	B	--	--	--	C	<u>6.1.6.B.</u>
Retail	B	B	--	--	--	--	<u>6.1.6.C.</u>
Service	B	B	--	--	--	C	<u>6.1.6.D.</u>
Restaurant/Bar	B	B	--	--	--	--	<u>6.1.6.E.</u>
Heavy Retail/Service	--	--	B	--	--	C	<u>6.1.6.F.</u>
Mini-Storage Warehouse	--	--	B	--	--	C	<u>6.1.6.G.</u>
Nursery	--	--	C	--	C	--	<u>6.1.6.H.</u>
Amusement/Recreation						<u>6.1.7.</u>	
Amusement	C	C	--	--	--	--	<u>6.1.7.B.</u>
Developed Recreation	--	B	C	--	--	C	<u>6.1.7.D.</u>
Outfitter/Tour Operator	--	C	C	--	--	--	<u>6.1.7.E.</u>
Adult Entertainment Business	--	--	C	--	--	--	<u>6.1.7.F.</u>
Institutional						<u>6.1.8.</u>	
Assembly	--	C	C	--	C	C	<u>6.1.8.B.</u>
Daycare/Education	--	B	C	--	--	C	<u>6.1.8.C.</u>

Key: Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay
 (OF) = Only allowed in Office Overlay -- = Use not allowed

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required ^z = Use subject to zone specific standards

Town Legacy Zones								
USE CATEGORY	Complete Neighborhood Zones			Rural Area Zones	Civic Zones		Def/ Stds	
Specific Use	TS	UC	BP- ToJ	MHP- ToJ	R-ToJ	P/SP- ToJ	P-ToJ	
Industrial							<u>6.1.9.</u>	
Light Industry	--	--	B	--	--	C	--	<u>6.1.9.B.</u>
Heavy Industry	--	--	C	--	--	C	--	<u>6.1.9.C.</u>
Disposal	--	--	C	--	--	C	--	<u>6.1.9.D.</u>
Transportation/Infrastructure							<u>6.1.10.</u>	
Parking	--	--	--	--	--	C	--	<u>6.1.10.B.</u>
Utility Facility	--	C	C	C	C	C	C	<u>6.1.10.C.</u>
Wireless Communication Facilities								<u>6.1.10.D.</u>
Minor	B	B	B	B	B	B	B	
Major	--	--	C	--	--	C	C	
Heliport	--	--	C	--	--	C	--	<u>6.1.10.E.</u>
Accessory Uses							<u>6.1.11.</u>	
Accessory Residential Unit	B	B	C	--	B	B	--	<u>6.1.11.B.</u>
Bed and Breakfast	--	B(LO)	--	--	--	--	--	<u>6.1.11.C.</u>
Home Occupation	B	B	B	B	B	B	--	<u>6.1.11.D.</u>
Home Business	--	B	--	--	C	--	--	<u>6.1.11.E.</u>
Family Home Daycare	--	B	B	--	B	--	--	<u>6.1.11.F.</u>
Home Daycare Center	--	B	C	--	--	B	--	<u>6.1.11.G.</u>
Drive-In Facility	--	B	--	--	--	--	--	<u>6.1.11.H.</u>
Temporary Uses							<u>6.1.12.</u>	
Christmas Tree Sales	--	Y	Y	--	Y	Y	Y	<u>6.1.12.B.</u>
Real Estate Sales Office	--	--	B	--	B	--	--	<u>6.1.12.C.</u>
Temporary Shelter	--	B	--	B	B	--	--	<u>6.1.12.D.</u>
Farm Stand	--	B	--	--	B	B	--	<u>6.1.12.E.</u>
Temp. Gravel Extraction and Processing	--	B	B	B	B	B	B	<u>6.1.12.F.</u>

Key: Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay
 (OF) = Only allowed in Office Overlay -- = Use not allowed

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use
 Permit required Z = Use subject to zone specific standards

Div. 6.2. Parking and Loading Standards

6.2.1. Purpose (P17-077)

This Division establishes parking and loading standards for various uses. The standards are intended to lessen congestion on streets and to ensure an adequate supply of parking and loading spaces within a reasonable distance of development.

6.2.2. Required Parking and Loading (1/4/17, Ord. 1163)

A. Required Parking

The table below establishes the minimum required parking spaces that shall be provided for each use in these LDRs, unless otherwise specified in Subsection C.2 of a specific zone. Where a minimum requirement is not listed in the table it shall be determined by the Planning Director upon finding the proposed use has need for parking. Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

Required Parking		
Use	Parking Spaces	Queuing Spaces
Open Space Uses		
Agriculture	n/a	
Outdoor recreation	independent calculation	
Residential Uses		
Detached single-family unit	2 per DU	
Attached single-family unit	2 per DU +0.5 per DU if \geq 3 units served by lot	
Apartment	2 per DU +0.5 per DU if \geq 3 units served by lot	
Mobile home	2 per DU	
Dormitory	1 per bed	
Group home	0.5 per bed	
Lodging Uses		
Conventional lodging	0.75 per LU + 1 per 150 sf assembly area	
Short-term rental	2 per LU	
Campground	1 per campsite +1 per 7.5 campsites	
Commercial Uses		
Office	3.3 per 1,000 sf	
Retail	4.5 per 1,000 sf	
Service	3 per 1,000 sf	
Restaurant/Bar	1 per 55 sf dining area + 1 per 30 sf bar area	
Heavy retail/Service	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	2 per wash bay
Mini-storage warehouse	1 per 10 storage units + 1 per employee	

Required Parking		
Use	Parking Spaces	Queuing Spaces
Nursery	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	
Amusement/Recreation Uses		
Amusement	1 per 30 sf seating area or independent calculation	
Developed recreation	4.5 per 1,000 sf	
Outfitter/Tour operator	independent calculation	
Adult Entertainment Business	1 per 30 sf seating area or independent calculation	
Institutional Uses		
Assembly	independent calculation	
Daycare/Education	independent calculation	
Industrial Uses		
Light industry	1 per 1,000 sf + 1 per company vehicle	
Heavy industry	2 per 1,000 sf + 1 per company vehicle	
Disposal	1 per employee	
Infrastructure Uses		
Parking	n/a	
Utility facility	1 per employee + 1 per stored vehicle	
Wireless communication facility	1 per employee + 1 per stored vehicle	
Heliport	7 per daily aircraft movement	
Accessory Uses		
Accessory residential unit	1.25 per DU	
Bed and breakfast	0.75 per LU	
Home occupation	n/a	
Home business	1 per employee	
Family home daycare	1 per employee	1 off-street for pick-up
Home daycare center	1 per employee	2 off-street for pick-up
Drive-in facility	n/a	3 per service lane
Temporary Uses		
Christmas tree sales	1 per 1,000 sf outdoor display area + 1 per employee	
Real estate sales office	3.3 per 1,000 sf	
Temporary shelter	2 per DU	
Farm stand	5 per 1,000 sf display area	
Temporary gravel extraction	1 per employee	

1. **Administrative Adjustment.** The Planning Director may establish a lesser parking requirement pursuant to the procedure of Sec. 8.8.1, based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand and alternative transportation services available.

2. **Change of Use.** An applicant for a change of use shall only be required to additionally provide the difference between the parking requirement of the existing use and proposed use, regardless of the actual parking that exists.

B. Shared Parking

If two or more uses occupy a site or structure, the required parking, queuing and loading shall be the additive total for each individual use unless the Planning Director determines uses are compatible for sharing parking based on the following standards.

1. **Residential and Nonresidential Uses.** A percentage of the parking spaces required for nonresidential uses may be considered shared with on-site residential uses in accordance with the table below, and the extent to which:
 - a. The residential use provides on-site employee housing; and
 - b. The location and design of the development enhances the shared parking function.

Percentage of Nonresidential Parking Spaces that May Be Shared		
Nonresidential Use	Affordable/Employee Housing or ARU	Other Residential Use
Retail	100%	25%
Office	100%	75%
Restaurant/Bar	100%	20%
Service	100%	25%
All Industrial Uses	100%	75%
Other nonresidential uses	100%	20%

2. **Other Compatible Uses.** Notwithstanding the standard percentages established in the table above, reductions in total parking requirements between and among any uses may be granted in one or more of the following circumstances:
 - a. When it is intended that patrons frequent more than one use in a single trip (example: lodging and restaurant)
 - b. When operating hours are substantially different (example: movie theater and office)
 - c. When peak trip generation characteristics are substantially different (example: lodging and retail)

C. Required Disability Parking

Div. 7.1. Development Option Standards

7.1.1. Development Options Schedule (P17-077)

The table below establishes the development options allowed in each zone. The standards for each development option are established in this Division. The density and intensity requirements for each development option are located in the standards for the zone, found in [Article 2](#)-[Article 4](#). The thresholds for permitting allowed development options are also established by zone.

Town Character Zones - Development Options																
		Complete Neighborhood Zones													Rural Area Zones	
Option	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	Stds	
MHP	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	7.1.3.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

Town Legacy Zones - Development Options									
Complete Neighborhood Zones				Rural Area Zones		Civic Zones			
Option	BP- TS	MHP- UC	ToJ	R- ToJ	P/SP- ToJ	P- ToJ	Stds		
MHP	--	--	--	P	--	--	--		7.1.3.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

7.1.2. Planned Residential Development (PRD) (1/1/15, Ord. 1074)

[Section number reserved, standards only apply in County]

7.1.3. [deleted] (P17-077)

[Section number reserved, original Section deleted]

7.1.4. Mobile Home Park (1/1/15, Ord. 1074)

Mobile Home Parks shall meet the following standards. Mobile Home Parks may be proposed in the MHP-ToJ or as an Urban Cluster Development.

A. **Existing Mobile Home Parks in the MHP-ToJ.** Existing mobile home parks within the MHP-ToJ zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.

1. **Density.** The number of units in an existing mobile home park in the MHP-ToJ shall not be limited.

Div. 9.3. Abbreviations

9.3.1. Purpose (1/1/15, Ord. 1074)

The purpose of this Division is to provide abbreviations for terms and phrases that are commonly used in these LDRs.

9.3.2. Common Abbreviations (P17-077)

The abbreviations provided below have the following meanings:

ac	Acre
ARU	Accessory Residential Unit (6.1.11.B.)
ASA	Adjusted Site Area (9.4.4.C.)
BSA	Base Site Area (9.4.4.B.)
BUP	Basic Use Permit (8.4.1.)
CUP	Conditional Use Permit (8.4.2.)
du	Dwelling Unit
EA	Environmental Analysis (8.2.2.)
FA	Floor area (9.4.5.)
FAA	Federal Aviation Administration
FAR	Floor Area Ratio (9.4.6.C.)
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
ft	Feet
GSA	Gross Site Area (9.4.4.A.)
HUD	U.S. Department of Urban Housing and Development
LDRs	Land Development Regulations
LO	Lodging Overlay (6.1.5.A.2.)
lu	Lodging unit
LSR	Landscape Surface Ratio (9.4.6.D.)
max	Maximum
min	Minimum
NRO	Natural Resources Overlay (5.2.1.)
SRO	Scenic Resources Overlay
sq. ft. or sf	Square Feet
SUP	Special Use Permit (8.4.3.)
WYDEQ	Wyoming Department of Environmental Quality
WYDOT	Wyoming Department of Transportation

C. Adjusted Site Area

Adjusted site area is used to calculate maximum site development and lot coverage.

Adjusted site area is gross site area minus the following:

1. All land within existing vehicular access easements;
2. All land between levees or banks of rivers and streams; and
3. All land within lakes or ponds, when the sum of the surface area of the ponds and/or lakes exceeds one acre.

D. Minimum Site Area

Minimum site area is the minimum gross site area or minimum base site area, as specified, required to permit a use or development option. On sites in more than one zone, the entire site may be used to meet minimum site area requirements in either zone. On sites with multiple uses or development options, the entire site may be used to meet minimum site area requirements for each use or development option.

9.4.5. Floor Area (1/1/15, Ord. 1074)

Floor area is the area of all floors interior to an enclosed building that have at least 5 feet of clearance between floor and ceiling. Floor area shall be measured to the exterior face of the structural members of the wall. Roofed architectural recesses and open covered porches are not considered interior to the building. A building with at least 50% of its perimeter open to the outside shall not be considered enclosed.

9.4.6. Density/Intensity (P17-077)

The following standards shall apply to the calculation of maximum density, maximum floor area, and minimum landscape surface area.

A. General

1. **Split Zoning.** On sites in multiple zones, calculations shall be based on the base site area, or gross site area in Character Zones ([Div. 2.2.](#) & [Div. 3.2..](#)), in each zone.
2. **Mixed Use.** On sites with multiple uses, the base site area, or gross site area in Character Zones ([Div. 2.2.](#) & [Div. 3.2..](#)), shall be prorated to determine the allowed density/intensity each use.

EXAMPLE: On a base site area of 30,000 square feet with an FAR of 0.3 for a single family unit, a 3,000 square foot single family unit would occupy 10,000 square feet of the base site area ($3,000/.3 = 10,000$), leaving 20,000 square feet of base site area left to calculate the remaining maximum floor area for other uses on the property.

B. Maximum Density

Unless stated otherwise for a specific provision of these LDRs, density is calculated by dividing the number of units by the base site area, or gross site area in Character Zones ([Div. 2.2.](#) & [Div. 3.2.](#)).

EXAMPLE: 3 units on 35 acres of base site area is a density of 0.086 units/acre
(3/35 = .086).

C. Floor Area Ratio (FAR)/Maximum Floor Area

1. The maximum floor area (see Sec. 9.4.5. for definition of Floor Area) allowed on a site shall be the maximum habitable floor area not including basement floor area, as defined in Sec. 9.5.B.
2. The site area used to calculate maximum floor area shall be:
 - a. gross site area in Character Zones ([Div. 2.2.](#) & [Div. 3.2.](#)), and
 - b. base site area in Legacy Zones ([Div. 2.3.](#) & [Div. 3.3.](#)).
3. Unless otherwise defined in these LDRs, the maximum allowed floor area above grade is calculated by multiplying the allowed FAR by the applicable site area. Inversely, FAR is calculated by dividing the habitable floor area above grade by the applicable site area.

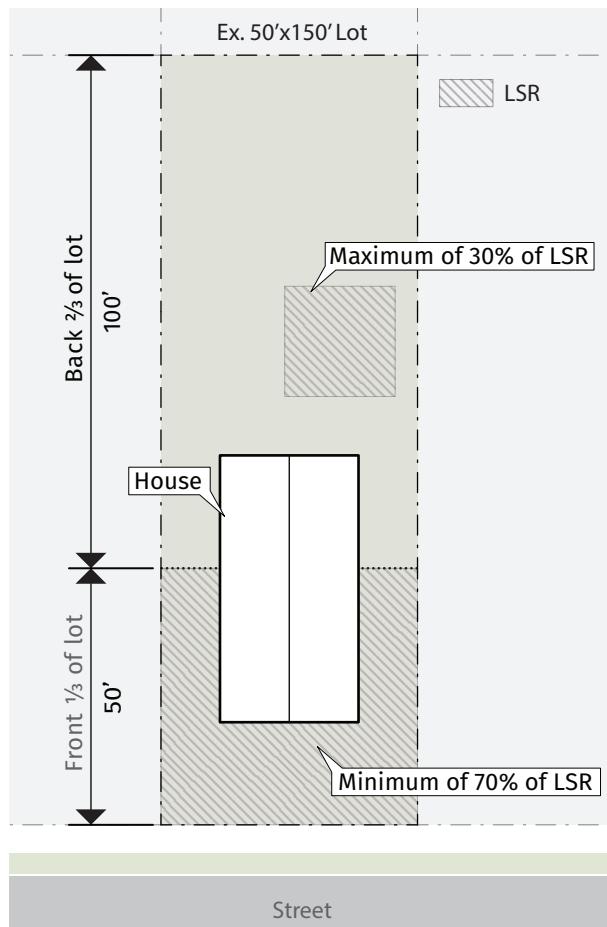
EXAMPLE: On a site area of 24,000 square feet a building with 8,000 square feet of habitable floor area where 2,000 square feet was in the basement would have an FAR of .25 ((8,000-2,000)/24,000 = .25). Alternatively, unless otherwise defined in these LDRs, the maximum allowed floor area is calculated by multiplying the allowed FAR by the base site area (see [Sec. 9.5.E.](#) for definition of Floor Area).

D. Landscape Surface Ratio (LSR)/Minimum Landscape Surface Area

1. The landscape surface ratio (LSR) is calculated by dividing the landscape surface area by the base site area, or gross site area in Character Zones ([Div. 2.2.](#) & [Div. 3.2.](#)).

EXAMPLE: A property that has 6,000 square feet of landscape surface area and a base site area of 24,000 square feet has an LSR of .25 (6,000/24,000 = .25). Unless otherwise defined in these LDRs, the minimum required amount of landscape surface area is calculated by multiplying the required LSR by the base site area (see [Sec. 9.5.L.](#) for definition of Landscape Surface Area).

2. The LSR for Apartments in the NM-2 and NH-1 zones shall be calculated consistent with the graphic below.



E. Lot Coverage

Lot coverage is calculated by dividing the building footprint by the adjusted site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.).

EXAMPLE: A single-family unit with a building footprint of 1,500 square feet on an adjusted site area of 7,500 sf would have a lot coverage of .2 (1,500/7,500 = .2). Unless otherwise defined in these LDRs, the maximum building footprint is calculated by multiplying the maximum lot coverage by the adjusted site area (see Sec. 9.5.F for definition of Footprint, Building). Sites with residential and nonresidential use shall be exempt from any lot coverage requirement.

F. Minimum Lot Size

Minimum lot size means the required minimum gross site area of a newly created lot of record, including remnant parcels.

| (1/1/15, Ord. 1074)

Impervious surface. Impervious surfaces mean a surface which does not absorb water.

EXAMPLE: Examples of impervious surfaces include, but not are not limited to: buildings (including roofed areas but excluding eaves that over-hang a pervious surface), structures, parking areas, loading areas, driveways, roads, sidewalks, and any areas of concrete, asphalt, or significantly compacted material which prevents water absorption.

Industrial Use. See [Sec. 6.1.9.](#)

Industry, Heavy. See [6.1.9.C.](#)

Industry, Light. See [6.1.9.B.](#)

Incidental Use. See [6.1.2.B.2.](#)

Infrastructure. Infrastructure means public facilities necessary to serve development, including, but not limited to roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities and cable television facilities.

Institutional Use. See [Sec. 6.1.8.](#)

Irrigation Ditch. An irrigation ditch is a man-made ditch constructed for the purpose of land irrigation. Irrigation ditches shall not include naturally formed drainageways.

K (1/1/15, Ord. 1074)

Kitchen. A kitchen is a room or portion of a room devoted to the preparation or cooking of food for a person or a family living independently of any other family, which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hook-up. A wet bar, consisting of no more than a refrigerator, sink, and microwave, or similar facility that is a homeowner convenience and is not intended to function as the cooking facility for a separate dwelling unit shall not be considered a kitchen facility.

L (P17-077)

Land Disturbing Activity. A land disturbing activity is any manmade change to the land surface, including removing vegetative cover, excavating, filling, and grading. The tending of gardens and agricultural activities are not land disturbing activity.

Land. Land means all land or water surfaces, whether public or private, including lots of record, or other ownership categories and all rights – surface, subsurface, or air – that may be attached or detached from the land.

Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape. Any area of a site meeting the definition of site development is not landscape surface area.

Landscape Surface Ratio. See 9.4.6.D.

Landscaping, Required. Required landscaping includes required landscape surface area and required plant units.

Light Industry. See 6.1.9.B.

Loading Area or Space. The portion of a site developed for the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and related landscaped areas.

Local Road. See, "Road, Local."

Lodging. See Sec. 6.1.5.

Lot Area. Lot area means the gross site area of a lot of record.

Lot Coverage. See 9.4.6.E.

Lot Line, Front. Front lot line means the street lot line unless no street lot line exists in which case it means the lot line across which access is taken.

Lot Line, Rear. Rear lot line means a lot line opposite a street or front lot line. A non-rectangular lot of record or lot of record with multiple street lot lines may not have a rear lot line or may have multiple rear lot lines. See also Sec. 9.4.10. regarding designation of street and rear lot lines.

Lot Line, Side. Side lot line means any lot line other than a street, front, or rear lot line.

Lot Line, Street. Street lot line means a lot line contiguous with a road right-of-way or roadway. See Sec. 9.4.10. for rules for determining street lot line designation.

Lot Line. A line bounding a lot of record which divides one lot of record from another lot of record or from a street.

Lot of Record. Any validly recorded platted lot, parcel, or tract of land for which the deed is on record with the Teton County Clerk, and which complied with all applicable laws, ordinances, and regulations on the date of its creation.

Lot Size, Minimum. See 9.4.6.F.

Lot. An area of land that is shown on a duly approved and recorded subdivision map.

Lumen. Lumen is a measure of light emission. Lumen measurements are commonly indicated on light bulb packaging. Specifically, a lumen is the amount of light emitted per second in a unit solid angle of one steradian from a uniform source of one candela.

Luminaire. Luminaire means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Nonconforming or Nonconformity. See [Div. 1.9.](#)

Nursery. See [6.1.6.H.](#)

O

(P17-077)

Office. See [6.1.6.B.](#)

Off-Premise Sign. A sign identifying or advertising a business, person, activity, goods, products or services, which is not located on the premises where the business or commercial activity is conducted.

Off-Site. Located neither on the land that is the subject of the application nor on a contiguous portion of a street or other right-of-way.

On-Site. Located on the land that is the subject of the application.

Open Space (Use). See [Sec. 6.1.2.](#)

Outdoor Recreation. See [6.1.3.C.](#)

Outfitter. See [6.1.7.E.](#)

P

(P17-077)

Parcel. Parcel means unplatted property that is described by metes and bounds, or any public land surveys, or aliquot parts, or lot or tract designations not recognized as lawfully platted.

Parking (Use). See [6.1.10.B.](#)

Parking Lot. Parking lot means 4 or more adjacent parking spaces.

Pathway. Pathway means a facility designed for non-motorized travel intended for the use of bicyclists, pedestrians, equestrians, and cross-country skiers.

Pedestrian Access. See [Sec. 9.4.16.](#)

Pedestrian Facility. Pedestrian facility means a sidewalk or other walkway intended primarily for the use of pedestrians.

Performance Bond. Performance bond means a financial guarantee to ensure that all improvements, facilities, or work required by these LDRs will be completed in compliance with these LDRs, and the approved plans and specifications of a development.

Person. Person means an individual or group of individuals, corporation, partnership, association, municipality, or state agency.

Top of Bank. The elevation of the top of bank shall be determined by the observed high water mark, or one foot above the maximum discharge elevation of an outlet control structure that controls the water elevation of a body of water.

Tour Operator. See [6.1.7.E.](#)

Tower. Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Townhouse. Townhouse means a single-family unit, including the ground beneath the unit, with a single unit going from ground to roof.

Transparency. See [Sec. 9.4.14.](#)

U (P17-077)

Unlicensed Wireless Services. Unlicensed wireless service means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services.

Unstable Soil. Unstable soil means soil subject to slippage, creep, landslide, avalanche, bedrock slump, talus, rockfall, colluvium, and lacustrine deposits, either at the surface or overlain by other deposits, or subject to other movements as indicated by the Land Stability Maps of Teton County, site specific geotechnical reconnaissance studies, or any other technically competent source.

Use, Accessory. See [6.1.2.B.3.](#)

Use, Conditional. See [6.1.1.C.](#)

Use, Incidental. See [6.1.2.B.2.](#)

Use, Primary. See [6.1.2.B.4.](#)

Use, Principal. See [6.1.2.B.2.](#)

Use, Special. See [6.1.1.D.](#)

Use, Temporary. See [6.1.2.B.5.](#)

Use. See [6.1.2.A.](#)

Utility Facility. See [6.1.10.C.](#)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, 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 as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 25TH DAY OF JUNE, 2018.

PASSED 2ND READING THE 2ND DAY OF JULY, 2018.

PASSED AND APPROVED THE 16TH DAY OF JULY, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1198 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 18th day of July, 2018. I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk