

SPECIAL TOWN COUNCIL MEETING

if needed

Thursday, May 31, 2018

2:00 PM

Town Council Chambers

NOTICE: The video and audio for this meeting are streamed to the public via the internet and mobile devices with views that may encompass all areas, participants, and audience members. *Please silence all electronic devices during the meeting.*

I. OPENING

I.A. Call to Order / Roll Call

II. PUBLIC HEARINGS, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

II.A. Character Districts 3-6 and Town Parking Standards LDR Update (P17-077)

Documents:

[D3-6SREPORTTC180529.PDF](#)

III. UPCOMING SPECIAL COUNCIL MEETINGS

- A. June 25 1:00 – 3:00 PM Districts 3-6 Zoning/Parking (1st reading)
- B. July 2 Regular 6:00PM Districts 3-6 Zoning/Parking (2nd reading)
- C. July 16 Regular 6:00PM Districts 3-6 Zoning/Parking (3rd reading)

IV. ADJOURN

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.



TOWN COUNCIL MEETING AGENDA DOCUMENTATION

PREPARATION DATE: May 24, 2018
MEETING DATE: May 29, 2018

SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Tyler Sinclair
PRESENTER: Paul Anthony

SUBJECT: P17-077 – Character Districts 3 - 6 and Town Parking Standards LDR Update

STATEMENT/PURPOSE

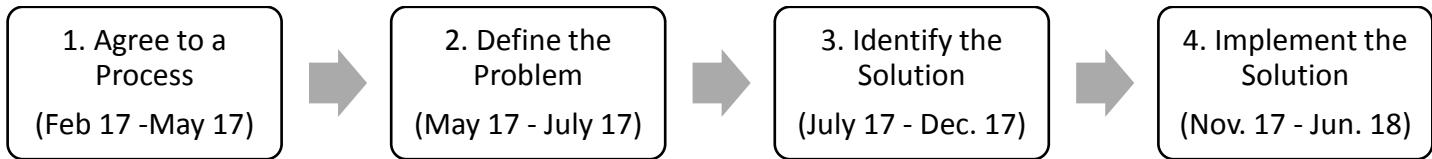
To update and amend the Town of Jackson Land Development Regulations (LDRs) and Official Zoning Map regarding Character Districts 3 – 6 (Districts 3 – 6) and the Town Parking standards. Amendments are proposed primarily to Articles 1, 2, 4, 5, 6, 7, and any associated parts of the LDRs generally applying to the Town’s residential zones and the Highway 89 commercial corridor approximately from High School Road north to the Flat Creek Bridge.

BACKGROUND

In 2012 the Town and County adopted the current Comprehensive Plan, which includes the community’s updated policies and goals for growth and development of the Town and County. While many policies are a continuation of well-supported, previous policies, the new Comprehensive Plan includes a range of new policies and programs to better manage growth, including a formal Growth Management Program with annual monitoring and reporting on specific growth indicators. In addition, the community committed itself to house 65% of the workforce locally and to direct at least 60% of new growth into Complete Neighborhoods (such as Town) and no more than 40% into Rural areas. These two goals form the heart of the Districts 3 – 6 update.

Important too, the Districts 3 - 6 update is occurring concurrently with the Housing Mitigation updates that is considering significant changes to the affordable/employee housing mitigation requirements for new development. These two LDR updates impact each other in critical ways.

The update to the Districts 3 - 6 LDRs is in the final phase of a 4-phase process, branded as Engage 2017: Housing, Parking, and Natural Resources. The purpose of the 4-phase process was to define the problem and identify the solution prior to considering adoption of regulations so that the review of draft LDRs would be the culmination, rather than the initiation, of months of public dialogue. The draft Districts 3- 6 LDRs were released March 16 and are intended to implement the policy direction provided December 11, 2017, which responded to the policy questions identified June 27, 2017.



- Phase 1
 - Feb. 21, 2017: Approval of project purpose, schedule, roles, and responsibilities
 - May 1, 2017: Approval of contract with Code Studio for technical support
- Phase 2
 - The public identified issues at:
 - Community Discussion in Spanish, May 30 (17 participants)
 - Open House, June 1 (about 75 participants)
 - Community Discussion, June 1 (about 75 participants)
 - Online Survey, May 23 – June 5 (220 participants)
 - June 27, 2017: Approval of 10 policy questions to answer through the updates
- Phase 3
 - The public analyzed policy alternatives at:
 - Spanish Community Discussion “Public Comment Event” November 6 (25 attendees)
 - English Community Discussion “Public Comment Event” November 8 (63 attendees)
 - Online alternatives analysis survey open October 20 – November 12 (146 responses)
 - Comments submitted by email September 13 – October 11 (7 comments)
 - December 11, 2017: Direction on the 10 policy questions
- Phase 4
 - March 16, 2018: Release of public review draft
 - March 19, 2018: Presentation of public review draft
 - April 12, 2018: Public open house/workshop to review draft (90 ± participants)
 - April 23, 2018: Modifications Brainstorming Workshop
 - May 4: Release of list of proposed modifications with staff recommendations
 - May 14/15: Planning Commission provided recommendations on draft modifications in public hearings

Next Steps

- May 29: Council hearing on draft (6:00pm, Town Hall)
 - Vote on updated Districts 3- 6 LDRs subject to list of supported modifications
 - Continue to 2:00pm, May 30, Town Hall if needed
 - Continue to 2:00pm, May 31, Town Hall if needed
- June 20: Release of adoption version of Districts 3 – 6 LDR update
- June 25: Council 1st reading/hearing on adoption version (1:00pm, Town Hall)
- July 2: Council 2nd reading/adoption (6:00pm, Town Hall)
- July 16: Council 3rd reading/adoption (6:00pm, Town Hall)

[NOTE: The schedule has been modified such that 1st Reading has been moved from May 29 to June 25 to allow the necessary time to get all ordinances in final form for Council consideration. This change moves back final adoption by 2 weeks, unless an additional special meeting is scheduled.]

Meeting Format

The Planning Director proposes the following meeting format for the Council hearing. The purpose of the proposed format is to organize the discussion and allow the Mayor to participate. The focus of the meeting will be for the Council to provide its recommendation on each of the proposed modifications on the attached list.

Roles

- Facilitator: Tyler Sinclair, Planning Director
- Content Expert: Paul Anthony, Principal Planner

Agenda

1. Staff presentation/questions
 - Tyler will kick-off meeting with introduction of agenda and the meeting format
 - Staff will answer any questions from Council have about the draft or agenda
2. Public comment
 - The Chair will open the floor to public comment
3. Modifications list review
 - Tyler will facilitate discussion of the list of proposed modifications,
 - Paul will begin the process by explaining each of the Key Issues and then move on to the more specific modifications in the list. Staff will explain both the staff recommendation and the PC recommendation for each modification, which are often the same.
 - For each modification, Tyler will ask if there are any who disagree with the Planning Commission recommendation.
 - If no: the Planning Commission will become the Council recommendation and Tyler will move to next modification without discussion.
 - If yes:
 - Paul will present the modification (or modification options if there are multiple modifications proposed for a single topic)
 - Tyler will facilitate a discussion of the proposed modification
 - A straw poll will be taken on the modification.
 - Once each of the modifications on the attached list has been reviewed there will be an opportunity for Council members to add any additional modifications to the list. Such additional modifications will be discussed using the same method except that there will be no staff recommendation.
 - If the entire modification list cannot be reviewed in a single meeting the hearing will be continued to May 30, 2018 at 2:00pm in the Town Hall, and the list will be picked up where the Council left off.
4. Motion
 - Once the Council has made a recommendation on each modification a motion will be made to recommend approval of the housing mitigation requirements update subject to the list of modifications.

STAFF ANALYSIS

Most of staff's analysis of proposed changes to the draft Districts 3 - 6 and Town Parking LDRs is contained in the attached Modifications List and will not be repeated here. The proposed modifications come primarily from public comment at the April 12 Open House, the April 24 Brainstorming Workshop, internal staff review, and the Planning Commission meetings on May 14/15.

It is important to remember that the current draft Districts 3- 6 LDRs are a direct response to implement the policy direction provided by the Council in December, 2017. At that time staff asked the Council 8 policy questions on Districts 3 – 6 and 10 policy questions on Town Parking (attached in one combined document).

The Districts 3- 6 policy questions are listed below for context:

1. What portion of the additional 1,800 dwelling units should be transferred from the Rural areas of the County into Town? [These units would be in addition to what is allowed by current zoning.]
2. What type of residential density is preferred? Where should residential density be located?
3. How should residential buildout potential be calculated and monitored?
4. How much of the additional density should be tied to incentives for workforce and/or deed-restricted housing?
5. Should the amount of commercial development potential in Town be reduced? If so, how?
6. What types of development should be subject to architectural design standards?
7. What type of pedestrian improvements, if any, should be required for new development?
8. Should the Town strive to increase connectivity for all modes of travel by trying to encourage or require that all blocks be more similar in size to those downtown?

The Town Parking Study questions are listed below as well for context:

1. What level of vehicle parking demand are we planning for?
2. What level of bicycle parking demand are we planning for?
3. What is an acceptable distance from a parking space to a destination?
4. Should parking policy vary by season?
5. Who is on-street parking for?
6. What is the public role in providing off-street parking (such as parking garages)?
7. How should Park n' Ride facilities be used?
8. What level of safety are we trying to achieve through parking policies?
9. How should on-street and off-street public parking be funded?
10. How should parking be managed?

As these two LDR updates progressed through the review process, they were combined into one process, resulting in the parking policies being provided on a subarea-by-subarea basis, as provided in the final Policy Direction document from December, 2018.

Below are staff's findings for the proposed LDR text and Zoning Map amendments.

According to Sec. 8.7.1.C Findings, amendments to the text of the Town Land Development Regulations shall be approved for reasons including but not limited to the following:

1. Is consistent with the purposes and organization of the LDRs.

Yes. The proposed text amendments continue a major rezoning effort to update to the LDRs and are consistent with the LDRs' primary purpose which is to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. In addition, the proposed new Districts 3 - 6 zoning

districts and associated amendments to the LDRs are consistent with the LDRs' goals to improve predictability in LDR implementation and to focus on desired future character as the organizing principle for development in the Town.

2. Improves the consistency of the LDRs with other provisions of the LDRs

Yes. The proposed text amendments will improve consistency of the LDRs by eliminating ten legacy zones that will be deleted if the proposed District 3 - 6 LDRs and eight new District 2 zones are adopted. Furthermore, the new Districts 3- 6 zones will be more consistent in format and content with the recently adopted District 2 zone districts.

3. Provides flexibility for landowners within standards that clearly define desired character

Yes. The proposed text amendment will provide adequate flexibility to landowners to encourage creative solutions to meet development goals while adhering to clear and predictable regulations that prescribe the type, size, aesthetic, and location of development.

4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation

Yes. The adoption of a Jackson/Teton County Comprehensive Plan adopted in May 2012 is a new condition that requires the Town to update the LDR text and zones to be consistent with the new Comprehensive Plan. The proposed text amendments, which provide updated zoning regulations for Character Districts 3 - 6, are a continuation of general rezoning update by the Town to implement the new Comprehensive Plan.

5. Improves implementation of the Comprehensive Plan

District 3: Town Residential Core

The Town Residential Core is comprised of a variety of housing types and forms, including single family, duplex, tri-plex and multifamily occupied primarily by the local workforce. Some of the district's key characteristics are its proximity to the Town Commercial Core (District 2) employment opportunities and Complete Neighborhood amenities, an existing gridded transportation network, and a mix of low to high density residential development. The district is envisioned to contain a variety of residential densities, a variety of residential types (such as single family, duplex, tri-plex and multifamily), and a variety of building sizes in order to maintain and meet our community's Growth Management and workforce housing goals. The consolidation of multiple lots to create larger single family homes is inconsistent with the district's existing and desired character. An important goal within the district will be to reestablish a strong sense of ownership by this district's residents. The existing gridded transportation system, including areas with and without alleys, provides great connectivity for all modes and should be maintained and enhanced whenever possible. Complete street amenities, including continued and expanded START service, are appropriate and should be added at every opportunity in keeping with the existing residential character. These amenities should be developed to link residents to key community features found in the district, including parks, schools, and local convenience commercial. It is also important to recognize Snow King Avenue as a primary transportation corridor that will need to be maintained and improved in order to support regional transportation goals. The district is well-served by a majority of Complete Neighborhood amenities that should be maintained and enhanced in the future. Limited local convenience commercial and mixed use office development is currently found in the district and should continue in the future in order to achieve the Complete Neighborhood and economic sustainability goals of the Plan. The district is in need of redevelopment and reinvestment in order to ensure it is a desirable residential neighborhood with a strong sense of community ownership into the future.

Complies. The proposed text amendments in District 3 are consistent with this vision by providing new rules that will both protect the character of Stable subareas and create incentives for Transitional to redevelop with increased opportunities for workforce housing in particular.

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

Policy 4.1.b Emphasize a variety of housing types, including deed-restricted housing.

Complies. The proposed text amendments in District 3 will not only encourage a wide variety of market housing (single-family up to large apartment buildings) but will encourage development of hundreds of deed restricted units in District 3 through the “fill the box” workforce housing incentive.

Policy 4.3.a Preserve and enhance stable subareas.

Complies. The proposed text amendments in District 3 are designed to not increase density the Stable subareas of 3:1 East Jackson, 3.3 Rodeo Grounds Institutional Area, while the higher density and more diverse subarea 3.4 May park Area will see a slight increase in development potential if redevelopment of existing multi-family projects occurs in the future.

Policy 4.3.b Create and develop transitional subareas.

Complies. The proposed text amendments in District 3 will allow for increased development potential in Transitional subarea 3.2 Core Residential for the primary purpose of creating workforce housing where infrastructure, jobs, public transportation, and other services exist to serve the new residents.

Policy 4.4.d Enhance natural features in the built environment.

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d Encourage deed-restricted rental units.

Complies. The proposed text amendments in District 3 will encourage development of hundreds of deed restricted units in District 3 through the “fill the box” workforce housing incentive. In addition, developers will likely create voluntary deed-restricted housing due to other incentives available in the proposed LDRs, such a reduced LSRs and a streamlined development review process intended to reduce the time and cost to develop larger residential projects.

Policy 5.3.b Preserve existing workforce housing stock.

Complies. Although the proposed text amendments in District 3 are not specifically targeted to preserve existing workforce housing stock, the Districts 3 – 6 amendments as a whole will contribute to this goal by incentivizing a significant increase in the supply of new workforce housing that it will likely reduce the pressure on existing stock and free up that housing for renters and buyers previously shut out of the market.

Policy 7.1.c Increase the capacity for use of alternative transportation needs.

Complies. The proposed text amendments in District 3 will encourage density in areas that are well-served by transit and within walking and bike distance of jobs and services. This should increase the user-base for these alternative modes of travel.

District 4: Midtown

Midtown is one of the most Complete Neighborhoods in the community. It contains many of the service, office and retail establishments that meet Teton County residents' daily needs. It also contains a significant amount of workforce housing in a variety of housing types, including single family, duplex and multifamily structures. Another important characteristic of the district is the "Y", the intersection of the community's two main highways, U.S. 89 and Wyoming 22. Midtown is a highly visible district that is experienced on a daily basis by most residents. Today, the land use pattern is automobile-oriented and made up of large blocks containing low intensity single-use structures (both residential and non-residential) surrounded by significant surface parking, with little connectivity between blocks and lots. It is also the location of a significant amount of existing lodging uses developed prior to the Lodging Overlay that will be allowed to continue in the future. Flat Creek and the Karns Meadow are significant natural features in this district. The future vision is to create a walkable mixed use district with improved connectivity and increased residential population. Key to achieving this vision will be the creation of a concentrated and connected land use pattern. To support this goal, future land uses will continue to include a variety of non-residential uses serving the needs of the local community and a variety of residential types focusing on workforce housing in multifamily and mixed use structures, specifically including deed-restricted rental units. Mixed use, non-residential and multifamily residential buildings should be two to three stories in height and oriented to the street. Four story structures may be considered when adjacent to a natural land form. In the future, a landscape buffer between buildings and the street with well-designed green space and/or hardscape will be important to create an attractive pedestrian environment becoming of a desirable, walkable, mixed use district. Parking areas should be predominantly located behind buildings or screened from view. The creation of complete streets will be critical to increase connectivity between uses and between blocks and lots by all modes of travel. It is also important to recognize Snow King Avenue as a primary transportation corridor that will need to be maintained and improved in order to support regional transportation goals. Despite the intensity of human activity within the district, Midtown contains or is adjacent to prominent natural resource lands such as the Karns Meadow, Flat Creek, East Gros Ventre Butte, High School Butte and the northwestern foot of Snow King Mountain. A key characteristic of this area is the mule deer movement corridor between East Gros Ventre Butte and Karns Meadow, and consequently, the high rate of wildlife vehicle collisions along West Broadway Avenue. The natural resources found in or adjacent to this district should be considered in the course of future planning, with development being located in a way that protects wildlife habitat and facilitates wildlife movement through the district. Future enhancements and redevelopment should seek to incorporate Flat Creek as a recreational and ecological amenity for the entire community. Whether it is enhancing the gateway to Town at the Y intersection, redeveloping under-utilized properties with mixed use structures, improving alternative transportation infrastructure and connectivity, or enhancements to Flat Creek - change in this district is desirable.

Complies: The proposed text amendments in District 4 will are consistent with the above vision by providing new standards that will increase the vitality of the existing highway corridor while also improving both site design and building design. The amendments will also allow for protect sensitive hillsides and provide for significant new opportunities for workforce housing in the form of larger apartment buildings that are appropriately oriented toward the street and increase multi-modal transportation options.

Common Value 1: Ecosystem Stewardship

1.1.c: Design for wildlife permeability

Complies. The proposed text amendments in District 4 will allow for development that can accommodate wildlife movement between East Gros Ventre Butte and Karns Meadow. Specific measures to do so are often generated through the Environmental Analysis process for properties in the Natural Resources Overlay, which will apply to District 4 properties as required by the LDRs.

Common Value 2: Growth Management

4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. The proposed text amendments in District 4 will not only encourage a wide variety of market housing (single-family up to large apartment buildings) but will encourage development of hundreds of deed restricted units along the highway corridor in District 4 through the “fill the box” workforce housing incentive.

4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed text amendments in District 4 will provide additional FAR for commercial and residential purposes and help incentive the redevelopment of the highway commercial corridor, thus helping to maintain Jackson as the economic center of the region.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The proposed text amendments in District 4 will encourage mixed-used development, including the provision of new sidewalks, in an area of town that is often not conducive to pedestrian travel. The proposed LDRs also try to encourage the creation of additional street and pedestrian connections where they are currently lacking to reduce traffic congestion and increase safe pedestrian options consistent with Policy 4.2.c.

4.3.a: Preserve and enhance stable subareas

Not applicable.

4.3.b: Create and develop transitional subareas

Complies. The proposed text amendments in District 4 will allow for increased development potential in Transitional subareas 4.1 Midtown Highway Corridor, 4.2 Northern Hillside, and 4.3 Central Midtown, for the primary purpose of creating mixed-use projects and workforce housing where infrastructure, jobs, public transportation, and other services exist to serve patrons and new residents.

4.4.b Enhance Jackson gateways

Complies. The proposed text amendments in District 4 will include new zoning for the properties located on Highway 22 and the “Y” intersection which are considered one of Jackson’s three main gateways. The proposed LDRs include site design standards and additional Design Review Committee review that will help improve the visual appearance of buildings in this important gateway consistent with policy 4.4.b.

4.4.d: Enhance natural features in the built environment

Complies. While the proposed text amendments in District 4 do not directly include standards to enhance natural features (this should come from the Natural Resources LDR update currently under consideration), the proposed standards do try to limit additional density on steep slopes (Budge Hillside) consistent with Policy 4.4.d.

Common Value 3: Quality of Life

5.2.d: Encourage deed-restricted rental units

Complies. The proposed text amendments in District 4 will encourage development of hundreds of deed restricted units in District 4 through the “fill the box” workforce housing incentive. In addition, developers will likely create voluntary deed-restricted housing due to other incentives available in the proposed LDRs, such as a reduced LSRs and a streamlined development review process intended to reduce the time and cost to develop larger residential projects.

5.3.b: Preserve existing workforce housing stock

Complies. Although the proposed text amendments in District 4 are not specifically targeted to preserve existing workforce housing stock, the Districts 3 – 6 amendments as a whole will contribute to this goal by incentivizing a significant increase in the supply of new workforce housing that will likely reduce the pressure on existing stock and free up that housing for renters and buyers previously shut out of the market.

6.2.b: Support businesses located in the community because of our lifestyle

Complies. Although the proposed text amendments in District 4 are not specifically targeted to encourage lifestyle-based businesses, the amendments are intended to create a more vital commercial corridor that should increase opportunities for these types of businesses to get a start or expand in Jackson consistent with Policy 6.2.b.

6.2.c: Encourage local entrepreneurial opportunities

Complies. The proposed text amendments in District 4 will encourage local entrepreneurial opportunities by helping to create a more vital commercial corridor that should provide new and improved commercial spaces for all types of businesses to get a start or expand in Jackson consistent with Policy 6.2.c.

7.1.c: Increase the capacity for use of alternative transportation modes

Complies. The proposed text amendments in District 4 will encourage density in areas that are well-served by transit and within walking and bike distance of jobs and services. This should increase the user-base for these alternative modes of travel.

7.2.d: Complete key Transportation Network Projects to improve connectivity

Complies. Although the proposed text amendments in District 4 do not specifically identify new transportation improvements or key connections that will be developed, the amendments do discuss and encourage the new development to provide such connections when feasible and necessary.

7.3.b: Reduce wildlife and natural and scenic resource impacts

Complies. The proposed text amendments in District 4 will reduce impacts on wildlife, natural, and scenic resources by relocating up to 1,800 residential units from the Rural areas of the County into Town which will protect precious wildlife habitat and scenic open space. Increased workforce housing located in Town will also help to reduce wildlife collisions on the highway as the number of commuters is reduced by increased local workforce housing supply.

District 5: West Jackson

West Jackson currently exists as one of the most Complete Neighborhoods within the community, with its most significant characteristic being its wide variety of land uses. This diverse district is highly automobile oriented and contains a variety of non-residential uses, a variety of residential types and sizes, light industrial and the majority of the community's public schools. It also contains a large undeveloped agricultural area south of High School Road, and Flat Creek as a prominent natural feature. The future goal of the district will be to take advantage of the existing variety of land uses and Complete Neighborhood amenities and develop them into a more attractive and well connected district. The continuation of light industrial uses is necessary to support the local economy. The preservation of existing residential areas that provide workforce housing, will be essential in meeting the Growth Management and workforce housing goals of the community. Enhancement of the southern gateway into Town into a mixed use corridor with improved connectivity and visual appearance will also be important. A key challenge of the district will be to address transportation congestion, safety and connectivity issues. Possible solutions may come in many forms, including consideration of an east/west connector south of High School Road and/or the Tribal Trails connector, complete street improvements to collector roads including High School, Middle School, Gregory Lane and South Park Loop and improved alternative mode connectivity throughout the district.

Complies: The proposed text amendments in District 5 will be consistent with the above vision by providing new standards that will increase the vitality of the existing highway corridor while also improving both site design and building design. The amendments will also allow for protect sensitive hillsides and provide for significant new opportunities for workforce housing in the form of larger apartment buildings that are appropriately oriented toward the street and increase multi-modal transportation options.

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. The proposed text amendments in District 5 will not only encourage a wide variety of market housing (single-family up to large apartment buildings) but will encourage development of hundreds of deed restricted units along the highway corridor in District 5 through the “fill the box” workforce housing incentive.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed text amendments in District 5 will provide additional FAR for commercial and residential purposes and help incentive the redevelopment of the highway commercial corridor, thus helping to maintain Jackson as the economic center of the region.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Complies. The proposed text amendments in District 5 will encourage mixed-used development, including the provision of new sidewalks, in an area of town that is often not conducive to pedestrian travel. The proposed LDRs also try to encourage the creation of additional street and pedestrian connections where they are currently lacking to reduce traffic congestion and increase safe pedestrian options consistent with Policy 4.2.c.

Policy 4.3.a: Preserve and enhance stable subareas

Not Applicable.

Policy 4.3.b: Create and develop transitional subareas

Complies. The proposed text amendments in District 5 will allow for increased development potential in Transitional subareas 5.1 West Jackson Highway Corridor, and 5.3 High School Butte for the primary purpose of creating mixed-use projects and workforce housing where infrastructure, jobs, public transportation, and other services exist to serve patrons and new residents.

Policy 4.4.b Enhance Jackson gateways

Complies. The proposed text amendments in District 5 will include new zoning for the properties located on Highway 89 at the south entrance to Town which are considered one of Jackson's three main gateways. The proposed LDRs include site design standards and additional Design Review Committee review that will help improve the visual appearance of buildings in this important gateway consistent with policy 4.4.b.

Common Value 3: Quality of Life

Policy 5.3.b: Preserve existing workforce housing stock

Complies. Although the proposed text amendments in District 5 are not specifically targeted to preserve existing workforce housing stock, the Districts 3 – 6 amendments as a whole will contribute to this goal by incentivizing a significant increase in the supply of new workforce housing that will likely reduce the pressure on existing stock and free up that housing for renters and buyers previously shut out of the market.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Although the proposed text amendments in District 5 are not specifically targeted to encourage lifestyle-based businesses, the amendments are intended to create a more vital commercial corridor that should increase opportunities for these types of businesses to get a start or expand in Jackson consistent with Policy 6.2.b.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Complies. The proposed text amendments in District 5 will encourage local entrepreneurial opportunities by helping to create a more vital commercial corridor that should provide new and improved commercial spaces for all types of businesses to get a start or expand in Jackson consistent with Policy 6.2.c.

Policy 6.2.d: Promote light industry

Complies. The proposed text amendments in District 5 will allow light industrial uses in a broader area along the highway corridor so this will expand opportunities for these types of uses consistent with Policy 6.2.d.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Complies. The proposed text amendments in District 5 will encourage density in areas that are well-served by transit and within walking and bike distance of jobs and services. This should increase the user-base for these alternative modes of travel.

Policy 7.2.d: Complete key Transportation Network Projects to improve connectivity

Complies. Although the proposed text amendments in District 5 do not specifically identify new transportation improvements or key connections that will be developed, the amendments do discuss and encourage the new development to provide such connections when feasible and necessary.

District 6: Town Periphery

The Town Periphery District is located at the edges of Town, acting as the interface between the rural land of the unincorporated County and the National Forest. This district is made up of predominantly low density single family residential development. Located at the periphery of the district is a wildlife presence that is part of the defining character of the district. These areas are close to many of the amenities of a Complete Neighborhood located in other Town districts; however, they are often not within the preferred ¼ to ½ mile walking distance. The existing street network primarily consists of low volume residential streets without any pedestrian or other alternative mode accommodations. In the future, the desired character will remain the same, with low density single family development remaining the principal land use. While further subdivision of this Complete Neighborhood may be necessary to further the Growth Management goals of the plan it should be in keeping with existing character. The establishment of both minimum and maximum lot and house sizes should be developed to preserve the existing character. New buildings should match existing character in size and scale, even when lot combination resulting in a single larger lot would permit construction of a larger home or building. Residents in these areas do not wish to add any significant amenities to become more Complete Neighborhoods. Their close proximity to local convenience commercial, START bus, parks, pathways, and other amenities in adjacent districts is a desirable characteristic and should be maintained. All future development, including improvements to existing properties, should be designed to improve wildlife permeability by providing wildlife friendly fencing, keeping development setback from riparian areas/ wetlands, and implementing other solutions known to increase permeability. The existing street networks will be maintained with limited alternative mode improvements on collector roadways. Pedestrian/bike amenities such as pathways will be added to connect this district to surrounding districts with Complete Neighborhood amenities and to connect our community to adjacent public lands. A challenge in this district will be maintaining its workforce housing demographic in the future. Maintenance of the expansive forested hillsides is also necessary to achieve the goal of preserving its scenic value, which is enjoyed from many areas outside of the district.

Complies. The proposed text amendments in District 6 are consistent with this vision by providing new rules that will protect the character of Stable subareas from increased development that would be incompatible with the wildlife habitat, natural sources, and scenic values in this unique part of Town.

Common Value 1: Ecosystem Stewardship

Policy 1.1.c: Design for wildlife permeability

Complies. The proposed text amendments in District 6 will encourage wildlife permeability by decreasing subdivision potential so that wildlife will have fewer physical obstacles and other deterrents (dogs, people, etc.) to moving through this sensitive area.

Policy 1.3.b: Maintain expansive hillside and foreground vistas

Complies. The proposed text amendments in District 6 will limit development on steep hillsides and so will help preserve the views both from and to the hillside areas in District 6, consistent with Policy 1.3.b.

Common Value 2: Growth Management

Policy 4.3.a: Preserve and enhance stable areas

Complies. The proposed text amendments in District 6 will preserve and enhance stable subareas 6.1 Low to Medium Density Neighborhoods and 6.2 Upper Cache by reducing subdivision potential which will essentially preserve the existing residential density and character of this unique periphery area.

Policy 4.4.d: Enhance natural features in the built environment

Complies. The proposed text amendments in District 6 will preserve and enhance natural features in the built environment by reducing subdivision potential which will help protect the steep slopes, riparian areas, and wildlife habitat in District 6.

Common Value 3: Quality of Life

Policy 5.3.b: Preserve existing workforce housing stock

Complies. Although the proposed text amendments in District 6 are not specifically targeted to preserve existing workforce housing stock, the Districts 3 – 6 amendments as a whole will contribute to this goal by incentivizing a significant increase in the supply of new workforce housing that will likely reduce the pressure on existing stock and free up that housing for renters and buyers previously shut out of the market.

6. Is consistent with other adopted Town Ordinances

Yes. The proposed text amendments for the Districts 3 - 6 and Town Parking LDRs are consistent with other adopted Town Ordinances.

According to Sec. 8.7.2.C Findings for Approval, amendments to the Official Zoning Map of the Town of Jackson shall be approved for reasons including but not limited to the following:

1. Is consistent with the purposes and organization of the LDRs

Yes. The proposed amendments to the Official Zoning Map for Districts 3 - 6 are a continuation of the effort to update the zoning map of the LDRs and are consistent with the LDRs' primary purpose which is to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. In addition, the proposed new Districts 3 - 6 zoning districts are consistent with the LDRs' goals to improve predictability in LDR implementation and to focus on desired future character as the organizing principle for development in the Town.

2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan

Yes. The proposed amendments to the Official Zoning Map for Districts 3 - 6 are a continuation of the effort to update the Official Zoning Map to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. The proposed zoning map changes will implement the desired future character of Districts 3 - 6 by ensuring that each subarea is carefully considered with new zoning rules to reflect the particular goals of each subarea. In addition, because the zoning map amendments are essentially the locational representation of the text amendments for the new Districts 3 - 6 zones, please see the above responses for Finding #5 for text amendments as a response for this finding.

3. Is necessary to address changing conditions or public necessity

Yes. The adoption of a Jackson/Teton County Comprehensive Plan adopted in May 2012 is a new condition that requires the Town to update its LDRs and Official Zoning Map to be consistent with the new Comprehensive Plan. The proposed Districts 3 - 6 zoning map amendments, which provide updated zoning regulations for the Town residential areas and commercial corridor south of Downtown, is part of the continuing effort to update the LDRs by the Town to implement the new Comprehensive Plan.

4. Is consistent with other adopted Town Ordinances

Yes. The proposed Districts 3 - 6 amendments to the Official Zoning Map are consistent with other adopted Town Ordinances.

PLANNING COMMISSION

As mentioned above, the Planning Commission held public hearings on this item on May 14 and 15. Their recommendations are contained in the attached List of Modifications.

FISCAL IMPACT

Adoption of the proposed Districts 3 – 6 and Parking Study updated LDRs will not significantly change the current level of staff time or resources needed to administer the LDRs, thus minimal fiscal impact to the Town is anticipated.

LEGAL REVIEW

Ongoing. The Town Attorney will continue to review the updates to the Districts 3 – 6 LDRs prior to the Town Council hearings. In particular, draft ordinances will be reviewed prior to first reading on June 25.

ATTACHMENTS

- Proposed Modifications with Staff Recommendations
- Draft redline version of proposed amendments to LDRs for Districts 3 – 6
- Public comment received since April 19, 2018 (prior public comment has been previously provided, contact staff for additional copies).

RECOMMENDATION

The Planning Director recommends Approval of P17-077, the Districts 3 – 6 and Town Parking LDR update, dated March 16, 2018, subject also to the ‘Staff and Planning Commission Recommendations on Proposed Modifications’ dated 5/24/18, and based on the findings made above.

SUGGESTED MOTION

Item A: Text Amendment

I move to **APPROVE** Item P17-077, the Districts 3 - 6 and Town Parking amendments to the text of Town of Jackson Land Development Regulations, dated March 16, 2018, and as presented by Staff, finding pursuant to Section 8.7.1.C, Findings, that P17-077 is 1) Consistent with purposes of LDRs, 2) Improves consistency with other LDRs, 3) Provides flexibility with standards that clearly define desired character, 4) Necessary to meet changes or public necessity, 5) Improves implementation of Comprehensive Plan, and 6) Consistent with other Town Ordinances; subject to the following modifications:

1. Additional modifications identified by the Council on May 29, 2018.

Item B: Zoning Map Amendment

I move to **APPROVE** Item P17-077, the District 3 - 6 and Town Parking amendments to Official Zoning Map, dated March 16, 2018, and as presented by Staff, finding pursuant to Section 8.7.2.C, Findings for Approval, that P17-077 is 1) Consistent with purposes of LDRs, 2) Improves implementation of desired future character, 3) Necessary to meet changes or public necessity, and 4) Consistent with other Town Ordinances; subject to the following modification:

1. Additional modifications identified by the Council on May 29, 2018.



Staff and Planning Commission Recommendations on Proposed Modifications



Districts 3 - 6 and Town Parking LDRs Update

5/24/18

This is a table of proposed modifications to the draft Districts 3-6 and Town Parking LDRs. A staff recommendation is included for each modification proposed by the public in the April 12 Open House and by the public, Planning Commission, and Council at the April 23 Brainstorming session. Staff has added a few proposed modifications as well. After the Planning Commission and Council modify and add their recommendations to the list, staff will then revise the draft LDRs to incorporate the Council's final direction and produce an 'adoption draft' for consideration at First Reading by the Council on May 29, 2018.

KEY ISSUES

1. Deed restrictions for additional workforce units (The “fill the box” workforce bonus)

- A number of people have asked “what percentage of the 1,800 additional units will be deed-restricted for the workforce?”. The answer is that approximately 33% - 50% of all the additional units will be deed-restricted for the workforce. This is because these additional units can only be created through the “fill the box” workforce bonus in the NM-2, NH-1, and CR-3 zones. This bonus allows the developer to use the entire unused “box” — which is the additional floor area allowed on a site above the base FAR that is limited only by the height, setbacks, parking, etc. of the zone — with the deal that once they use up all their base FAR they can get 2 sf of additional market residential floor area for every 1 sf of additional deed-restricted floor area they provide (i.e., the 2:1 bonus). This is the same 2:1 workforce bonus tool that is currently allowed in the Downtown Commercial Core area (District 2).
- A few people have also commented that the “Fill the box” workforce bonus has not been used much yet in the downtown area and so they question whether it will be an effective incentive to create additional workforce housing in the rest of town. Staff’s response is that the tool has only been around for about 1.5 years and that has taken the development community a while to discover and understand how it works. Staff is having more frequent conversations with developers who are considering using the tool and so staff is hopeful that we will see increased use of the incentive in the near future. Also, staff knew that the 2:1 bonus would be less applicable in the downtown commercial core than in the Districts 3 - 6 residential areas and existing AC commercial corridor because it will not be competing with the Lodging Overlay and much higher base FARs of the downtown area. For these reasons, staff recommends that we begin with the 2:1 workforce incentive tool in Districts 3 – 6 and then monitor annually how well it is working. If it does not produce workforce housing as desired, then we can consider future changes to the incentive (e.g., a 3:1 option) or create a new incentive(s).

Staff Recommendation: *Keep the proposed “fill the box” (2:1) workforce incentive tool in Districts 3 – 6 and then monitor annually how well it works. If it does not produce workforce housing as desired, then we can consider future changes to the incentive (e.g., making it a 3:1 option) or create a new incentive(s).*

PC Recommendation: *Agree with staff recommendation but also note that 2:1 tool will not likely be used without reduced parking standards, a reduction they support.*

2. Parking

- Some public comment has questioned why the proposed parking standards in Districts 3 - 6 are not more aggressive and whether we are following the recommendations from the Parking Study. As a reminder, the parking study was merged with the Districts 3 – 6 update. In doing so, we asked the Council to provide its parking recommendation on a subarea-by-subarea basis. This direction was provided by the Council in the December, 2017, final policy direction document.
 - Residential Parking: The Council's general direction on parking in residential areas was to make sure that parking was provided on-site, paid for by the developer, and did not spill out into adjacent properties or neighborhoods. The Council did not support allowing winter overnight on-street parking at this time. The result is that the proposed residential parking standards in Districts 3 - 6 are largely the same as the current standards because there are no immediate feasible options for additional off-site parking supply for residential areas. This means that on-site parking continues to be the primary option. The primary change staff did make was to update the residential parking standards to create a single parking standard for apartments and ARUs to avoid confusion about two very similar uses. Staff is willing to discuss additional parking changes as this process continues.

Staff Recommendation: Keep residential parking requirements essentially the same as current LDRs. These requirements can be reconsidered after the Downtown Parking and Regional Parking phases of the overall parking study are complete.

PC Recommendation: Favor on-street winter parking which would allow a reduction of private on-site parking requirements and reduce the number of curb cuts. Even if winter on-street parking is not approved, should require 1 parking space per apartment/condo/ARU in all zones (a reduction from current standard) – this will incentivize workforce housing.

- Commercial Parking: In the commercial highway corridor (proposed CR-3 Zone), the Council's direction was to explore how to better use the large, existing commercial parking lots as shared parking for surrounding residential areas, as regional park 'n rides for the valley's transit system, and as opportunities for public-private partnerships to develop shared parking facilities and possibly parking structures. Staff has not proposed these changes in this draft because these topics go beyond the scope of the current Districts 3 – 6 update and will be addressed in more detail as part of the final phase of the Parking Study (part of the 2019 Work Plan) that will focus on regional parking and transit strategies, including the role that the commercial properties along the Hwy 89 corridor may play.

Staff Recommendation: Keep commercial parking requirements essentially the same as current LDRs. These requirements can be reconsidered after the Downtown Parking and Regional Parking phases of the overall parking study are complete.

PC Recommendation: The Planning Commission did not directly address this issue but it appears that they generally agreed with the staff recommendation.

3. Minimum Lot Size – Upper Cache (NL-1)

- The proposed NL-1 zone increases the minimum lot size from 12,000 sf (approx. ¼ acre) to a 1-acre (the average lots size is .7 acres in the Upper Cache area). The rationale for this change comes from the Comprehensive Plan in Subarea 6.2: Upper Cache that states “[f]uture subdivision will be in keeping with the traditional development pattern *with no increase in density beyond what exists on the ground today* (emphasis added).” Part of this reasoning is to protect wildlife habitat, wildlife movement, and steep slopes that characterize the Upper Cache subarea. Staff’s interpretation of this policy is that new subdivision standards should minimize the number of additional lot splits (i.e., density) in this area, and that is why we proposed the 1-acre minimum lot size for the NL-1 Zone which would allow about 10 properties to still subdivide.

Staff Recommendation: Keep the 1-acre minimum lot size for the entire NL-1 Zone.

Alternative to Staff recommendation: Due to public concern about the impact the increased minimum lot size would have on the ability of some property owners to subdivide, especially long-time residents who have been relying on a lot split(s) for financial security, staff offers the two alternatives below for consideration.

Alternative 1: Adopt a single zone with .5-acre minimum lot size for the entire NL-1 area. This would result in approximately 30 properties being able to subdivide, a few with up to 15 additional lots.

Alternative 2: Create two zones:

- A) One zone that has a .5-acre minimum lot size and applies generally to the smaller properties on the south side of Cache Creek Drive and all the lots in Snow King Estates.
- B) A second zone with a 1-acre minimum lot size that applies to everything else.

(This 2-zone approach would result in approximately 10 properties being able to subdivide, with no property allowed more than 5 lots)

PC Recommendation: Agrees with the “Alternative 2” recommendation above that creates two zones: 1) one zone with a .5-acre minimum lot size and applies to the smaller properties on the south side of Cache Creek Drive and all the lots in Snow King Estates, and 2) a second zone with a 1-acre minimum lot size that applies to all other properties in Upper Cache subarea.

4. Changes in Height Limits

- The proposed LDRs include two primary modifications to height limits in the residential zones. First, similar to the existing Downtown commercial zones, staff included a height range that provides a base height for flat roof structures and then provides an additional 4' for steeper pitch roofs. This was done in response to significant public comment that wanted to see greater variety in house design, especially from the “metal box” design that has become more common in recent years. The second major change is that we reduced the height limit in certain zones (S, NC, NC-2) for flat roofed structures because the new upper limit of the height range (for pitched roofs) is often the same height as the existing height limit, which means that existing flat-roofed homes built to the current limit will be 4' taller than allowed under the proposed LDRs. This would make these existing homes nonconforming as to height (see Item #59 on nonconformities above). For example, the existing NC height limit is 30' for any type of roof, but under the proposed NL-2 or NL-3 zones only steep-pitched homes can be 30' while flat-roofed homes can only be 26', meaning that existing 30' flat roofed homes do not meet the new standard. Staff believes that the proposed height range is a reasonable attempt to encourage variety in house designs without excessive burden on landowners or designers, especially given our recommendation (again, above) to partially exempt nonconforming single-family homes from certain nonconforming structure limitations, such as the 20% expansion limit.

Staff Recommendation: Keep existing proposed 4' height range that distinguishes between flat and pitched roofs.

PC Recommendation: In general, the PC supported allowing slightly higher heights than staff and eliminated the distinction between flat and pitched roofs in the single-family residential zones:

- 1) **S Zone:** Increase the height limit in the S zone (i.e., NL-1) from 28' to 30' for all roof pitches;
- 2) **NC/NC-2 Zones:** Keep the height limit in the NC/NC-2 zones (i.e., NL-2, NL-3, and NM-1) at 30' for all roof pitches;
- 3) **AR Stable:** Increase the height limit in the AR Stable zone (i.e., NL-4) from 26' to 30' for all roof pitches;
- 4) **AR Transitional/ UR Zones:** Keep the proposed height limit in the AR Transitional and UR zones (i.e., NM-2 and NH-1) at 35' – 39' with two categories (not three as proposed) for pitched roofs; and
- 5) **AC Zone:** Keep the proposed height limit in the AC zones (i.e., CR-3) at 42' – 46' with two categories (not three as proposed) for pitched roofs.

5. Nonconformities

- Any time major changes are made to existing zoning rules, some existing development will likely be made nonconforming because it will not meet the new standards. This is not surprising, especially when new development standards are intended to improve upon existing standards or fix things that currently do not work well.
 - **Nonconforming Use:** The primary newly created nonconforming use will be single-family detached homes in the proposed NH-1 zone. This is because the NH-1 proposed a minimum density requirement (see Item #45 above) that does not allow a single-family home for properties over about 5,200 sf in size. The practical result under the LDRs is that these existing single-family homes will be limited to a 20% expansion on floor area. If the existing home is removed it can be rebuilt but the new home is still limited to the existing floor area plus 20%. While staff understands that these nonconforming limitations are a concern for some, staff remains committed to the goal of creating a true workforce housing zone with a minimum density requirement. Otherwise many of these lots will continue to develop with low-density, expensive, single-family homes in an area where workforce housing is appropriate and few other options exist.

Staff Recommendation: Do not exempt single-family homes from the requirements for nonconforming uses, including the 20% expansion limit and the limitation that torn down homes must be replaced with fully compliant homes.

Alternatives to staff recommendation: 1) Exempt single-family homes from the 20% expansion limitation on nonconforming uses with the result that these homes (and their replacement) would be able to expand to the full FAR, or 2) Exempt single-family homes from the nonconforming use standards entirely so they could be built to the full FAR of the zone and have no limitations on replacement.

PC Recommendation: Exempt nonconforming single-family homes from the 20% expansion limit and allow them to expand to full FAR. However, if a single-family home is torn down, it cannot be rebuilt and must comply with all new requirements (e.g., minimum density).

- **Nonconforming Structures:** The proposed new height limits (which includes some small reductions over current limits), access standards, and possibly other standards will make some existing structures, especially single-family homes, nonconforming. The practical result under the LDRs

is that these existing single-family homes will be limited to a 20% expansion on floor area. If the existing home is removed or has any of its structural support removed it cannot be rebuilt to the same dimensions but must comply with all new standards.

Staff Recommendation: Exempt single-family homes from the 20% expansion limit for nonconforming structures (i.e., can build to full FAR) but not from the limitation that torn down homes must be replaced with fully compliant homes.

PC Recommendation: Agree with staff recommendation but should also allow additions to structures that are nonconforming to height to be the same height as the existing nonconforming structure. (NOTE: if the Council adopts the PC recommendations for height limits in Item #4, then the new LDRs would create few nonconforming structures and the new rules would not be used often.)

6. Landscape Surface Ratio (LSR)

- There has been considerable public comment that current LSR rates (i.e., the amount of a property that must be 'greenspace') is too high, making it difficult to achieve important housing goals such as building ARUs or higher-density workforce housing projects. In particular, high LSRs can make parking and drive areas hard or impossible to achieve. On the other hand, we also got considerable comment stating that Town should keep it's "open space" and green areas. So the question is "in what zones are we willing to lower LSRs significantly to encourage workforce housing?" Staff's response is that we should leave the LSR the same in the current S and NC zones to maintain existing Stable character. The NC-2 LSR needs an adjustment to better recognize the proposed much smaller 3,750 sf lot. The AR zone, even in Stable areas, is a zone that has been in need of an LSR reduction for a while in order to accommodate 3 units and parking and so staff has proposed a modest LSR reduction in the new NL-4 zone. The greatest LSR reduction are proposed by staff in the NM-2 and NH-1 zones because these are specifically intended to provide the denser forms of workforce housing and where the "fill the box" incentive is allowed. The LSR for single-family homes (where allowed) will be kept relatively high to encourage other forms of higher density.

However, if we are going to propose significant reductions in LSR in our workforce housing zones, then we should at least make sure that we get most of the desired greenspace in the front portion of the property where it will be visible to the public from the sidewalk/street (i.e., with less concern about what happens in the back portion of the lot where parking can be concentrated). Using this approach, staff proposes to create a new LSR standard based on the amount of greenspace created by existing the typical front (20') and side (10') setbacks applied to the front 1/3 of the property (again caring less about the backyard or alley area). On a standard 50' x 150' lot this produces an LSR of .21. For comparison, the existing UR-PUD (our most dense current option) has a .30 LSR but has no requirement on where the greenspace should be located so we frequently get disconnected small strips of greenspace that often get neglected or converted to gravel or hardscape over time. To ensure that this does not happen, we would also propose that at least 70% of the required .21 LSR be located in the front 1/3 of the property (e.g., the front 50' of a 150' deep town lot). This is calibrated to allow for drive areas, parking, foot paths, etc. in the front setback where allowed or necessary. We would apply this .21 LSR and 70% rule to the NM-2 and NH-1. The CR-2 already has a .10 LSR.

Staff Recommendation: Based on the above analysis, staff proposes a .21 LSR for the NM-2 and NH-1 zones with the further requirement that at least 70% of the required greenspace be located in the front 1/3 of the property. We also propose that the LSR for the NL-4 zone be decreased to .30 for 3 units. The LSR for the NM-1 zone will need to be further refined to accommodate the 3,750 sf lot. Otherwise, the LSRs for existing S and NC properties will stay the same as proposed to protect their Stable character.

PC Recommendation: Agree with staff recommendation. Also recommend applying the proposed new LSR scheme (i.e., .21 LSR with 70% rule) to the NC-2 (MN-1) and AR (NL-4) zones or at least consider reduced LSRs in these two zones.

7. Planned Unit Development (PUD)

- PUDs have been deleted from all District 3 – 6 zones and from the LDRs as a whole (except in the UC zone which is a holdover zone until it is replaced as part of the Town Square LDR update). The plan is to delete the PUD tool and then reconsider in the near future whether some type of more targeted PUD, such as a ‘Workforce Housing PUD,’ would be beneficial and necessary. Some people have expressed concern that the PUD is proposed for deletion because it has been a useful tool for creating apartment buildings and other forms of workforce housing, primarily because of its higher FAR, taller buildings (35'), allowance for 3 stories, and greater flexibility in setbacks. Staff acknowledges these advantages and that is the reason the proposed LDRs include all of these advantages (except the flexible setbacks) into the base standards of the proposed Neighborhood Medium Density - 2 (NM-2) and Neighborhood High Density - 1 (NH-1) zones that are specifically designed to encourage workforce housing. This way the applicant does not have to go through a special PUD approval process with site-specific standards and special review in order to get essentially the same advantages as the PUD. This approach also provides greater transparency and predictability to neighbors who can now better know what types of development is allowed in the neighborhood. Furthermore, this approach is much less confusing for staff to administer over time because the each project follows clearly defined zone standards rather than project-specific master plans that are largely ‘frozen in time’ and must be looked up every time there is a question or a need to amend the master plan.

Staff Recommendation: Delete the PUD from all District 3 – 6 zones and from the LDRs as a whole. The essential advantages of the PUD (extra height, FAR, stories, etc.) have been incorporated into the base standards of the NM-2 and NH-1 zones. The plan is to delete the PUD tool and then likely reconsider in the near future whether some type of more targeted PUD, such as a ‘Workforce Housing PUD,’ would be beneficial and necessary.

PC Recommendation: Agree with staff recommendation.

- Urban Residential-PUD (UR-PUD)
 - One wrinkle with the proposed deletion of the PUD tool (and UR zone) is that this would also delete the recently adopted UR-PUD option. This option allows buildings to be 48' in height and 4 stories if the site is at least 2 acres and if the floor area allowed by the 4th floor is deed restricted as workforce housing. This tool has been used twice, Hidden Hollow and Sagebrush Apartments. While staff believes that allowing this 4th story can be an effective incentive tool for workforce housing, there is no simple way to incorporate the basic criteria of the UR-PUD into the Districts 3 – 6 update. The only two zones that could reasonably allow a 4th story are the HN-1 and CR-3. The NH-1 only has 3 properties over 2 acres and only 1 of those is likely to be developed (i.e., The Virginian campground). The CR-3 has the opposite problem because it has 16 properties over 2 acres and many of these could be redeveloped, raising potential public concern that there could be too many properties with four stories allowed. Mitigating this concern is the fact that the CR-3 zone already allows buildings to be 42' – 46' tall with 3 stories so the 4th story would not add any height, just another story. With all this in mind, staff is not yet ready to propose integrating the UR-PUD tool into one of these two zones without further discussion to see what, if any, additional modifications should be made to improve this workforce tool. If the Council is interested in discussing this issue further, we can either try to develop this tool as part of the Districts 3 – 6 update, which is not staff’s preference, or we can postpone this discussion until after the update to better understand where and what we would like this tool to do.

Staff Recommendation: Delete the UR-PUD option (48'/4 stories) and postpone discussing a suitable replacement tool until after the Districts 3 – 6 update is complete. Alternatively, we could try to modify and integrate the UR-PUD tool into the current Districts 3 – 6 update.

PC Recommendation: Agree with staff recommendation.

8. Sidewalks/Pedestrian Facilities

- A number of public comments have advocated for sidewalks being provided or expanded in locations where new residential density is proposed. This is sound advice. We also know from public comment that some people oppose sidewalks in their neighborhoods either due to perceived lack of need or due to concerns about creating an unwanted ‘urban’ character. In considering these two views, staff notes that the Town does not currently have a clear policy on what types of projects (i.e., how big) should trigger a sidewalk requirement and where sidewalks should be required in the first place. While we have a Community Streets Plan that includes suggested sidewalk dimensions and provides general recommendations on where sidewalks should be located, there is still much interpretation required to determine exactly where sidewalks should be located. While sidewalks are a major and welcome investment, new sidewalks and curbs that do not connect to other sidewalk sections are wasteful, potentially hazardous, and reduce support for sidewalks that are truly needed. Furthermore, even though the new zones in Downtown all require generous sidewalks, this was a relatively simple matter because this is our commercial core area that receives heavy pedestrian traffic that must be served by safe sidewalks. In contrast, many of the residential areas in Districts 3 – 6 do not fit this description and so we have to be careful about where and when sidewalks are required. To address these uncertainties, staff recommends that a ‘Sidewalks Master Plan’ be considered for adoption by the Town. This is a complex topic and beyond the scope of the Districts 3 – 6 update. Nonetheless, factors that should be considered would include public safety, future development patterns, financial responsibilities of developers and the Town, and prioritizing connections to major population areas or community amenities (parks, transit stops, etc.). Without this guidance staff is left with our current ad-hoc system in residential areas based on project size and local circumstances that can create confusion for staff and landowners alike.

Staff Recommendation: Keep existing policy for requiring (or not) sidewalks in residential neighborhoods and ask Council to place on an appropriate future Work Plan the task of developing a ‘Sidewalks Master Plan’ to guide future sidewalk construction and financing.

PC Recommendation: Agree with staff recommendation. The PC emphasized the need to have sidewalks in areas where increased density is planned and supported the Town providing funding to build sidewalks in exchange for private sector building housing.

9. Tiny Homes

- So-called “tiny homes” have been a trendy topic in public comment because they offer a potential method to increase workforce housing. One difficulty with “tiny homes” is that there is no single definition for them so different people mean different things by them. For LDR purposes, tiny homes are small (approx. 300 – 500 sf or so), detached housing units that meet the same International Residential Code requirements as regular stick-built or modular units. This definition excludes units that are built to recreational vehicle standards (e.g., the HGTV version of tiny homes) or manufactured/mobile home standards (HUD). Essentially, LDR tiny homes are just like regular homes, only smaller. According to this definition, tiny homes are allowed in two primary new zones, the Neighborhood Medium Density - 2 (NM-2) and the Neighborhood High Density -1 (NH-1). These two zones allow multiple tiny homes to be located on one lot provided they meet all other development standards. No special standards apply to this use as

proposed, although the Town may want to consider whether certain standards for site design, landscaping, circulation, private open space, etc., should be applied to tiny home developments, not unlike 'cottage court' standards or the standards that currently apply to our Mobile Home Park zone. The Council may also want to consider whether the LDRs should allow in some way the cheaper version of a tiny home (the HGTV version of tiny homes) that is built to recreational vehicle standards on wheels and can often be self-built for about \$30,000 or bought fully constructed for \$50,000 or more. In some cases they can be significantly more expensive and elaborately designed. The Council may also wish to discuss whether there is support to allow these tiny homes on a temporary basis on vacant or underutilized land to provide seasonal housing or ease short-term housing shortages. If so, staff suggests that this discussion be conducted separately after the Districts 3 – 6 update is completed to ensure it is properly and fully vetted, especially with assistance from the Building Official.

Staff Recommendation: Allow stick-built/modular tiny homes that comply with the building code in certain zones, but not RV or mobile home-versions of tiny homes. Further discussion of using RV tiny homes or mobile homes on vacant or underutilized land to provide seasonal housing or ease short-term housing shortages should be conducted separately after the Districts 3 – 6 update if desired by the Council.

PC Recommendation: Agree with staff recommendation.

10. Mobile Home Park Zone/Mobile Homes

- The proposed LDRs delete the Mobile Home Park (MHP) Zone from the LDRs. This affects four existing properties with MHP zoning in the Town. The intent is to provide new base zoning that will govern new development if the mobile home parks are redeveloped. In each case, the proposed new zone fits with the Comprehensive Plan direction and surrounding density. The effect of deleting the MHP zone is that all mobile homes in the parks would become nonconforming uses. The practical effect is we would allow all existing mobile homes to be fully maintained and/or replaced with new mobiles at the will of the owner and in compliance with the Building Code. Thus, existing mobile home parks could continue to operate much as they do now with little effect. The main requirement would be that the owners would need to continuously operate the mobile home use without a lapse of over one year or the use would be considered 'discontinued' and the mobile home would not be able to be reestablished or replaced. The Council has not had an in-depth discussion yet about the future of mobile home parks and mobile homes in general in the Town. The general policy direction up to this point has been that we can keep the mobile homes we have but should not add more in Town. Given the role that mobile homes can play in providing workforce housing for the lowest income levels, some members of the public have advocated having a direct conversation about the appropriate role of mobile homes (and tiny homes too) in the Town.

Staff Recommendation: Keep existing proposed LDRs that delete the current Mobile Home Park zone but allow for the full replacement and continued operation of all existing mobile homes indefinitely. Further discussion of about the future of mobile homes (and tiny homes) should be conducted separately after the Districts 3 – 6 update if desired by the Council.

PC Recommendation: Retain existing MHP zone for all existing mobile home parks in Districts 3 – 6. The PC felt that this would keep clearer rules for mobile homes moving forward until the Town has more time to fully discuss what it wants to do about allowing (or not) mobile homes.

Modification			Staff Recommendation	PC Recommendation	Council Direction
#	Topic	Proposed Modification			
General LDR Modifications					
11	General Issue	<p>Parking</p> <ul style="list-style-type: none"> Permit on-street winter parking. 	<p>The Technical Committee for the Town Parking study did not recommend winter on-street parking anywhere in Town at this time, primarily due to concerns about damaging vehicles with plows, driver safety, and increased costs.</p> <p><i>STAFF: No winter on-street parking at this time but there may be an option to consider future pilot program in Subarea 3.2 Residential Core.</i></p>	<p>The PC favors using winter on-street parking to help promote workforce housing by using the existing ROW for parking.</p> <p><i>PC: Strongly consider allowing winter on-street parking in higher-density residential areas.</i></p>	
12	General Issue	<p>Parking</p> <ul style="list-style-type: none"> Make parking standards more flexible. Consider alternative parking strategies. Parking requirements too high to promote workforce housing. <p>What happened to Parking Study recommendations?</p>	<i>STAFF: See recommendation for Item #2.</i>	<i>PC: See recommendation for Item #2. Also support opening Town lots for overnight parking (and plowing) in winter.</i>	
13	General Issue	<p>Parking</p> <ul style="list-style-type: none"> Parking requirements for ARUs and similar-sized apartments should be changed to be the same. 	<p>The current 'Apartment' parking requirement is 1/unit if < 2 bedroom and < 500 sf; otherwise, 1.5/unit. This is more than the requirement for an 'ARU' which is 1/unit in some but other zones require 1/bedroom for ARUs. To clear up these inconsistencies, staff recommends we use the first standard</p> <p><i>STAFF: "Apartment" and "ARU" should both have a parking requirement of 1/unit if < 2 bedroom and < 500 sf; otherwise, 1.5/unit.</i></p>	<p>Existing parking standards for apartments/condos/ARUs are too high and discourage workforce housing. PC also considered adding a maximum but chose not to because "over-parking" is controlled by LSR and other standards.</p> <p><i>PC: Require 1 parking space per apartment/condo/ARU.</i></p>	
14	General Issue	<p>Nonconformities</p> <ul style="list-style-type: none"> Eliminate 20% expansion limit on nonconforming structures. Preserve 20% expansion 	<i>STAFF: See recommendation for Item #5.</i>	<i>PC: See recommendation for Item #5.</i>	

Modification			Staff Recommendation	PC Recommendation	Council Direction
#	Topic	Proposed Modification			
		<ul style="list-style-type: none"> Consider changes to nonconformity standards to exempt single-family homes from nonconforming limits. 			
15	General Issue	Planned Unit Development (PUD) <ul style="list-style-type: none"> Keep the PUD tool for housing, especially workforce housing. 	<i>STAFF: See recommendation for Item #7.</i>	<i>PC: See recommendation for Item #7.</i>	
16	General Issue	UR-PUD <ul style="list-style-type: none"> Keep the UR-PUD tool that allows 48'/4 stories on properties with at least 2 acres? 	<i>STAFF: See recommendation for Item #7.</i>	<i>PC: See recommendation for Item #7.</i>	
17	General Issue	“Fill the Box” Workforce Bonus <ul style="list-style-type: none"> The (2:1) workforce housing bonus is largely untested in District 2 so how do we know if it’s going to work in D3-6? 	<i>STAFF: See recommendation for Item #1.</i>	<i>PC: See recommendation for Item #1.</i>	
18	General Issue	Number of zones <ul style="list-style-type: none"> Reduce the number of zones 	<p>The proposed draft would delete 10 existing zones and replace them with 8 new zones, for a reduction of 2 zones. The primary opportunity for additional consolidation would be to combine the NL-2 and NL-3 zones into one zone.</p> <p><i>STAFF: Keep the existing number of 8 proposed new zones, for a net decrease of 2 zones overall.</i></p>	Added in mobile home park and two zones in Suburban 0.5 acres and 1.0 acres <p><i>PC: Keep the existing number of 8 proposed new zones, for a net decrease of 2 zones overall.</i></p>	
19	General Issue	Tiny homes <ul style="list-style-type: none"> Include more flexibility to allow tiny homes. Explore other options for foundations (e.g., shallow frost free insulated foundations) 	<i>STAFF: See recommendation for Item #9.</i>	<i>PC: See recommendation for Item #9.</i>	
20	General Issue	Pedestrian facilities	<i>STAFF: See recommendation for Item #8.</i>	<i>PC: See recommendation for Item #8.</i>	

Modification			Staff Recommendation	PC Recommendation	Council Direction
#	Topic	Proposed Modification			
		<ul style="list-style-type: none"> • Add sidewalks to serve new residents in areas where density is proposed to increase. 			
21	General Issue	Buildout <ul style="list-style-type: none"> • Reduce density overall • Increase FAR • Be flexible on allocation of “added” units in Town. 	<p>The Comprehensive Plan has a policy that residential and commercial buildout will be limited to what current zoning allows. Thus, increasing base FARs would likely violate this policy. Similarly, reductions in overall density are also not supported by the Plan due to need for workforce housing and concerns about property rights. In terms of counting new units against buildout, the 1,800 units will be counted as they are built.</p> <p>STAFF: Keep density as proposed in draft LDRs with no significant increases or reductions in buildout potential.</p>	<p>PC: Agrees with staff recommendation.</p>	
22	General Issue	ARUs <ul style="list-style-type: none"> • Eliminate ARUs from Town periphery and East Jackson 	<p>ARUs were added to the Suburban (S) and Neighborhood Conservation (NC) zones in 2016. The goal was to create more opportunities for small rental workforce housing in residential neighborhoods and assist homeowners with additional income. These goals remain valid. As more ARUs are built in the S and NC zones, we can reevaluate whether changes to the LDRs need to be made.</p> <p>STAFF: Continue to allow ARUs in East Jackson and periphery.</p>	<p>PC: Agrees with staff recommendation.</p>	
23	General Issue	ARUs <ul style="list-style-type: none"> • Allow 750-800 sf for all ARUs (regardless of lot size) • Allow up to 900 sf for any lot size 	<p>ARUs are generally limited to either 500 sf or 800 sf depending on zone, min. lot size, and whether attached or detached. Because the proposed LDRs replace ARUs with unrestricted size apartments in the current AR zone, the only residential zones with restricted ARUs would be NC, NC-2, and S. Due to neighbor concerns about compatibility of the existing ARU size limits, staff does not</p>	<p>PC: Agrees with staff recommendation.</p>	

Modification			Staff Recommendation	PC Recommendation	Council Direction
#	Topic	Proposed Modification			
			recommend increasing the size of ARUs in the replacement zones for the S, NC, and NC-2 zones. STAFF: Keep proposed ARU size limits the same as current standards in the S, NC, and NC-2 zones.		
24	General Issue	Number of stories <ul style="list-style-type: none"> Permit 4 or 5 stories 	The current and proposed LDRs limit buildings in all zones to 3 stories, with the one exception of the UR-PUD option (see Key Issue #64). Aside from the UR-PUD, staff supports keeping 3 stories as the general maximum because it's consistent with the Comp Plan and general public opinion, and we prefer to reserve the 4 th story as an incentive for workforce housing if it to be used at all. STAFF: Keep proposed 3-story maximum in all zones.	PC: Agrees with staff recommendation.	
25	General Issue	Mobile Home Parks <ul style="list-style-type: none"> Need clear approach to mobile homes in the future 	STAFF: See recommendation for Item #10.	PC: See recommendation for Item #10.	
26	General Issue	Threshold for Design Review (DRC) <ul style="list-style-type: none"> What is the appropriate threshold for review by the Design Review Committee (i.e., what size projects should undergo DRC review)? 	Traditionally, design review has applied only to commercial projects. With the adoption of District 2, all multi-family (3 units or more) in District 2 zones are subject to DRC review. In addition, many recent large residential PUD projects have been undergone DRC review. Based on this, staff has recommended that all residential projects of three units or more (attached unit – triplex) are required to do to the DRC. Staff acknowledges, however, that the Town Design Guidelines need to be updated to include more guidance on residential development since the existing guidelines are intended for commercial development.	PC: Require review by the Design Review Committee (DRC) for all residential projects of 4 or more attached units.	

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#	Topic	Proposed Modification			
			STAFF: <i>Require review by the Design Review Committee (DRC) for all residential projects of a tri-plex or larger.</i>		
27	General Issue	Live-Work Units <ul style="list-style-type: none"> Delete 'Live-Work' units from the LDRS as an allowed use. 	Live-Work units have a mixed record in providing workforce housing with on-site business space. Experience has shown that residents of some Live-Work units do not work the commercial space or occupy the unit much at all. And because Live-Work units are exempt from affordable housing mitigation requirements, staff is concerned that this use is being misused. Also, enforcement is difficult. Staff's recommendation is to delete Live-Work as a use from all zones in the Town.	PC: <i>The PC did not formally address this modification because it was added after the PC hearing but it has been proposed as a change throughout the Districts 3 - 6 process.</i>	
28	General Issue	Miscellaneous <ul style="list-style-type: none"> Make changes to other sections of the LDRs necessary for consistency and/or clarity to implement primary approved modifications. 	Any time there is a major LDR update, staff will need to make numerous smaller changes throughout the LDRs in order to fully implement the primary changes (e.g., if the NC zone is replaced with the new NL-3 zone then we will need to make this replacement in every existing table where the NC zone is listed). This "catch-all" modification was added after the PC hearing.	PC: <i>The PC did not formally address this modification because it was added after the PC hearing. However, staff informed the PC of this need and they did not object.</i>	

Zone Modifications

29	NL-1	Height: <ul style="list-style-type: none"> Retain flat roof height at 30'. Increase height Decrease height 	STAFF: <i>See recommendation for Item #4.</i>	PC: <i>See recommendation for Item #4.</i>	
30	NL-1	FAR: <ul style="list-style-type: none"> Change FAR from .30 to .40 or .45. 	Proposed LDRs keep the same FAR of .30 as currently allowed in the S zone. However, because the NL-1 is also applied to some	PC: <i>Agrees with staff recommendation.</i>	

Modification			Staff Recommendation	PC Recommendation	Council Direction
#	Topic	Proposed Modification			
		<ul style="list-style-type: none"> Reduce FAR and setbacks for nonconforming properties 	existing NC properties, which has a .40 FAR, staff supports a .40 for the NL-1 zone. The increased floor area for existing S properties is modest and consistent with future intended character. <i>STAFF: Change proposed FAR from .30 to .40.</i>		
31	NL-1	<p>Minimum Lot Size:</p> <ul style="list-style-type: none"> Retain 12,000 sf minimum lot size in NL-1. Consider two zones, one with .5 acre min. lot size and the other with 1 acre min lot size. Consider hardship on existing landowners of increasing min. lot size 	<i>STAFF: See recommendation for Item #3.</i>	<i>PC: See recommendation for Item #3.</i>	
32	NL-2	<p>Density</p> <ul style="list-style-type: none"> Increase density Reduce density around/above Budge Drive. Consider expanding density on Budge Drive if geotech is completed 	<p>The proposed LDRs maintain the same density of 1 single-family home and 1 ARU per lot. This is appropriate given that the NL-2 applies to 'Stable' neighborhoods where additional density is not supported by the Comprehensive Plan. On Budge hillside, staff prefers to be conservative and keep density low (i.e., no ARUs) at least until the Town updates its hillside LDRs with more modern and clear standards for building on steep and potentially unstable slopes.</p> <i>STAFF: Keep proposed density in NL-2 the same.</i>	<i>PC: Agrees with staff recommendation.</i>	
33	NL-2	<p>Height</p> <ul style="list-style-type: none"> Retain flat roof height at 30'. 	<i>STAFF: See recommendation for Item #4.</i>	<i>PC: See recommendation for Item #4.</i>	
34	NL-2	<p>Setbacks</p> <ul style="list-style-type: none"> Require asymmetrical side setbacks to protect solar for properties to the north, i.e., don't allow 5' setbacks on side 	The proposed LDRs keep existing setbacks without any special provision for solar access, such as flexible setbacks. We are not opposed to the idea but many of our lots are already oriented north/south and so have larger rear setbacks (at least 20') that essentially	<i>PC: Agrees with staff recommendation.</i>	

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		for accessories on the north side of properties.	accomplish this goal. This may not apply as well to properties not in the Jackson grid. STAFF: Keep proposed 10' side setbacks in NL-2.		
35	NL-2	Mobile Home Park (MHP) Zone <ul style="list-style-type: none"> Zone the mobile home park NM-2 or NH-1. 	Because the one mobile home park in the NL-2 is located in a 'Stable' area, it would not be appropriate to rezone it to the significantly more dense MN-2 or NH-1 zones. Current recommendation is consistent with Comprehensive Plan. STAFF: Keep proposed deletion of Mobile Home Park Zone and replace the existing mobile home park on Cache Creek Drive with the NL-2 zone.	PC: See recommendation for Item #10 (i.e., leave existing MHP zone in place).	
36	NL-3	ARUs <ul style="list-style-type: none"> Align ARU sf maximums with scale of home office (750 sf) Allow 3 ARUs. Allow an ARU sf allotment that can be distributed between ARUs (e.g., total of 1000 sf). Land owner can choose to have 1 600 sf ARU and 1 400 sf ARU 	These comments are generally concerned with how current limits on ARUs should be more flexible or they will create a situation for bait and switch between uses (i.e., a detached office space is built but it's then converted to an illegal ARU because it's over 500 sf). Given the recent LDR amendment to allow 2 ARUs in NC zone with alleys, staff does not support increasing the size of ARUs but supports limiting the size of detached habitable spaces to be the same as ARUs. Additional discussion on this item would be helpful. STAFF: Keep existing proposed ARU size limits but also limit all habitable detached spaces (e.g., office, art studios, etc.) to the same size limits as ARUs.	PC: Agrees with staff recommendation.	
37	NL-3	Access <ul style="list-style-type: none"> Allow car access from streets and alleys. 	The proposed LDRs do not allow a curb cut and access from the primary street, even with 2 ARUs on the property. The purpose is to minimize driveways that cross sidewalks, garage doors that face the street, and create a more green and attractive streetscape. We	PC: Supports alley access requirement only if on-street winter parking is allowed. Also, reduce 40% curb cut to 20% to reduce impact on sidewalk and on-street parking.	

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			<p>recognize that requiring access from an alley often creates the need for more drive/parking areas so a decrease in the LSR should be provided to accommodate this change (see discussion of Item #6).</p> <p>STAFF: Keep existing prohibition on car access from street/curb cut (i.e., alley access only).</p>		
38	NL-3	<p>Height</p> <ul style="list-style-type: none"> • Retain flat roof height at 30'. 	<p>As explained in the Key Issues discussion, staff feels that the community will benefit from having different height limits for flat and pitched roofs. And if the flat roof height remains at 30' then the pitched roof height must be increased to 34', which staff feels is too high for this zone. Therefore, the better option is to reduce the height (and perceived mass) of flat-roofed structures from 30' to 26'.</p> <p>STAFF: Keep existing proposed height range of 26' – 30', which includes reduction of height for flat-roofed houses from 30' to 26'.</p>	<p>PC: See recommendation for Item #4 (i.e., keep height at 30' for all roof types).</p>	
39	NL-3	<p>Setbacks</p> <ul style="list-style-type: none"> • Increase setbacks for accessory structures. 	<p>The proposed LDRs require a 5' side setback for accessory structure \leq 14' in height and 10' if $>$ 14'. This approach provides additional protection for neighbors while still allowing reasonably-sized ARUs on 2nd story.</p> <p>STAFF: Keep existing proposed 5' – 10' side setback for accessory structures.</p>	<p>PC: Agrees with staff recommendation.</p>	
40	NL-4	<p>Subdivision</p> <ul style="list-style-type: none"> • Allow subdivision and condominiumization. 	<p>The town has discussed before the possibility of allowing individual ownership or condominiumization of units on AR lots. The reason we have not allowed this is because we have prioritized rental units over additional ownership units because this is the greater need. Staff continues to agree with this approach.</p>	<p>PC: Agrees with staff recommendation.</p>	

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			STAFF: Continue to not allow ownership and/or condominiumization of the ARUs in the NL-4 (AR) zone.		
41	NL-4	Zoning Map <ul style="list-style-type: none"> Area near Crabtree and Powderhorn should be zoned NH-1. 	The Crabtree Lane properties are mostly small and nonconforming in size. They have been zoned AR for a while but have not produced many ARUs due largely to their small size and lack of alleys. Staff feels that adding more density here is probably not very practical.	PC: Agrees with staff recommendation.	
42	NL-4	Height <ul style="list-style-type: none"> Increase height 	The proposed LDRs have increased the height from 26' to 30' for steep pitched roofs with a maximum of 2 stories. Given that the NL-4 is located in "Stable" neighborhoods, staff feels this 4' increase is enough to encourage design variety but still be consistent with existing character. Additional height would not be appropriate.	PC: See recommendation for Item #4 (i.e., increase height to 30' for all roof types).	
43	NL-4	FAR <ul style="list-style-type: none"> Increase FAR 	The proposed LDRs have increased the FAR slightly for three units from .35 to .40 (additional 375 sf) for a total of 3,000 sf. Additional FAR would further encourage construction of ARUs which has been modest in the AR zone to date. Also, the NL-3 zone has a .40 FAR so a higher FAR for NL-4 would be appropriate if it is intended to be more intense than the NL-3, which seems logical. However, 3,000 sf of building on a lot is already substantial, so staff is comfortable keeping the FAR at .40.	PC: Agrees with staff recommendation.	
44	NL-4	Access	While car access from the street was prohibited for the NL-3 zone with 2 ARUs, the	PC: Supports alley access requirement only if on-street	

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		<ul style="list-style-type: none"> • Eliminate car access from street for 3 units (unless already existing). 	<p>NL-4 zone is intended as a more intense zone to allow three full units instead of just ARUs. Having the flexibility to have street access to serve 3 units is important in encouraging rental workforce housing. A curb cut would be allowed for properties without alleys.</p> <p>STAFF: <i>Keep existing access rules that allow street access only if have 3 units.</i></p> <p>Alternative: <i>As a general statement, delete all proposed requirements that require access from alley and prohibits access from primary street in certain cases.</i></p>	<p>winter parking is allowed. Also, reduce 40% curb cut to 20% (i.e., 10' wide on regular town lot) to reduce impact on sidewalk and on-street parking.</p>	
45	NL-4	<p>Setbacks</p> <ul style="list-style-type: none"> • Reduce side interior setback from 10' to 5' for smaller residential units (same as for ARUs currently). 	<p>This comment appears to request a 5' side setback for smaller or perhaps 'tiny homes.' In essence, this would treat small primary homes like ARUs that are \leq 14' in height. This idea has some merit and would treat structures based on their size/impact rather than if they are primary or accessory. Thus staff recommends that any residential structure that is less 800 sf and \leq 14' in height has a side setback of 5 feet. This rule is most applicable in the NM-2 and NH-1 where so-called tiny home developments are possible (see discussion on tiny homes in Key Issues, Item #9).</p> <p>STAFF: <i>Allow a 5' side setback for detached single family homes less than 800 sf and \leq 14' in height in the NL-4, NM-1, NM-2 and NH-1 zones.</i></p>	<p>PC: <i>Agrees with staff recommendation.</i></p>	
46	NL-4	Rezone Hawtin property to NM-2 on Kelly Avenue	<p>The landowner of two lots addressed at 265 E. Kelly has requested (see letter from Bruce Hawtin) that the property be rezoned NM-2 instead of NL-4. The primary reasons are that the property has alley access like the adjacent NM-2 properties and that it is already</p>	<p>PC: <i>Agrees with staff recommendation.</i></p>	

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			<p>developed with a large building and extensive hardscape in a way that is more consistent with the higher intensity of the NM-2 zone. Staff generally agrees with this assessment and so supports the requested zone change.</p> <p>STAFF: Change the proposed zoning for 265 E. Kelly from NL-4 to NM-2.</p>		
47	NM-1	<p>Height</p> <ul style="list-style-type: none"> • Retain flat roof height at 30'. 	<p>As explained in the Key Issues discussion, staff feels that the community will benefit from having different height limits for flat and pitched roofs. And if the flat roof height remains at 30' then the pitched roof height must be increased to 34', which staff feels is too high for this zone. Therefore, the better option is to reduce the height (and perceived mass) of flat-roofed structures from 30' to 26'.</p> <p>STAFF: Keep existing proposed height range of 26' – 30', which includes reduction of height for flat-roofed houses from 30' to 26'.</p>	<p>PC: See recommendation for Item #4 (i.e., keep height at 30' for all roof types).</p>	
48	NM-1	<p>Density</p> <ul style="list-style-type: none"> • Do not allow split lots to have 4 new units. 	<p>This comment appears to be concerned that allowing each primary unit to have an ARU is too much density when a 7,500 sf lot is split into two 3,750 sf lots. While this could lead to a crowded site, past experience has shown that most landowners do not include ARUs when they subdivide a 7,500 sf lot, thus staff is not too concerned about this outcome.</p> <p>Staff: Keep existing proposed rules that allow only 2 units on a 3,750 sf lot.</p>	<p>PC: Agrees with staff recommendation.</p>	
49	NM-1	<p>Ownership</p> <ul style="list-style-type: none"> • Units resulting from upzone (specifically affordable units) should be owner-occupied 	<p>The intent of this comment is not clear. Assuming it is advocating that where existing NC-2 properties are being upzoned to MN-2 that all resulting additional units should be owner-occupied. The only units that are currently required to be owner-occupied are</p>	<p>PC: Agrees with staff recommendation.</p>	

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			<p>from deed-restrictions from required mitigation. Staff's approach to any residential upzoning has been to use market incentives to construct the additional unit using the "fill the box" workforce incentive where 33% to 50% of additional units will be deed-restricted to local workers. An owner-occupancy restriction would severely limit development of the additional units, especially much-needed rental units.</p> <p>STAFF: Keep proposed "fill the box" workforce incentive for upzoned properties and not require that units created by incentive be occupied by the owner.</p>		
50	NM-1	<p>Setbacks (alley)</p> <ul style="list-style-type: none"> Allow buildings on alleys to be 5' from the alley 	<p>This is an intriguing suggestion but staff feels that buildings should be no less than 10' from the alley. This is to avoid overcrowding our 20' alleys that are often congested and where car turning movements can be difficult, especially in the winter with snow buildup.</p> <p>STAFF: Establish a 10' setback from alleys for all structures. This rule should apply in all zones where alleys exist.</p>	<p>PC: Allow buildings under 14' in height to be 5' from alley but require 10' setback if building over 14' in height.</p>	
51	NM-2	<p>Height</p> <ul style="list-style-type: none"> Reduce the 35' height limit in the NM-2 zone 	<p>Staff has proposed a height limit of 35' – 39' and 3 stories in the NM-2. This height is based on the current PUD height limit of 35' and 3 stories allowed in the AR/UR zones. The intent is to incorporate the PUD height into the base standards of the NM-2 so it could be used without any special approvals. Then, as with the other zones, we added 4' for pitched roofs. In order to encourage workforce housing, staff feels this height increase is both necessary and appropriate.</p> <p>STAFF: Keep the existing proposed height range of 35' – 39' (3 stories) for the NM-2.</p>	<p>PC: See recommendation for Item #4 (i.e., agree with staff recommendation of 35' – 39' in height but use only 2 categories instead of three (like currently used in District 2 zones)).</p>	

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52	NM-2	LSR <ul style="list-style-type: none"> Consider reducing LSR further to promote workforce housing 	STAFF: <i>See recommendation for Item #6.</i>	PC: <i>See recommendation for Item #6.</i>	
53	NM-2	Occupancy <ul style="list-style-type: none"> Occupancy of new units should be restricted to owners. 	See discussion above for Item #49 STAFF: <i>Keep proposed “fill the box” workforce incentive for upzoned properties and not require that units created by incentive be occupied by the owner.</i>	PC: <i>Agrees with staff recommendation.</i>	
54	NM-2	Setback <ul style="list-style-type: none"> Consider reducing side setback from 10' to something smaller (e.g., 7') to facilitate development. 	This comment is asking whether a lesser side setback from 10' would better facilitate density given that the NM-2 is one of 2 new zones intended to generate additional workforce housing. While staff agrees with the premise of this question, we maintain that keeping the 10' side setback is critical to reducing impacts on adjacent properties because the NM-2 allows 39' tall buildings and that would be too close for a 7' setback. STAFF: <i>Keep existing proposed 10' side setback in NM-2.</i>	PC: <i>Agrees with staff recommendation.</i>	
55	NM-2	Review Threshold <ul style="list-style-type: none"> At what threshold (i.e., how many units) should residential projects be required to have public review (Sketch Plan and/or Development Plan review) by the Council instead of staff review only? 	One goal of the LDR update is to streamline the development review process to reduce unnecessary red tape and to encourage development such as workforce housing. Thus, staff recommends that projects on sites up to the size of three 7,500 sf lots (i.e., 22,500 sf) would require a building permit (i.e., staff review only), while project sites larger than 22,500 sf would require a Development Plan (Council approval). No all-residential project would require a Sketch Plan, although this step would be optional (this is consistent with District 2). STAFF: <i>See bolded text above for recommendation on review thresholds in NM-2.</i>	PC: <i>Set the threshold for public review (i.e., Development Plan) at development of more than 2 lots (not 3) as proposed by staff. Still no Sketch Plan required for all-residential projects.</i>	

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56	NH-1	<p>Density</p> <ul style="list-style-type: none"> Allow 3 units, but don't require 3 unit minimum for every property. 	<p>The proposed LDRs require a minimum of three units (attached or detached) in the NH-1. This is a new type of standard and its purpose is to ensure that properties in this zone do not 'underdevelop,' especially with low-density SF homes. However, staff also acknowledges that trying to fit 3 units on some properties, such as those smaller than 7,500 sf and without alleys for access, would be difficult and often lead to undesirable design results. To address this issue staff is proposing to replace the proposed 3-unit minimum standard with a <u>minimum density</u> requirement of 17.4 DUs/acre that is still set at requiring 3 units per 7,500 sf lot but which would only require 2 units for lots less than 7,500 sf. This would provide some relief, for example, to the smaller lots north of the Rodeo grounds. Results from this calculation would need to be rounded <u>down</u>.</p> <p>STAFF: Replace the proposed 3-unit minimum standard for all properties with a <u>minimum density</u> requirement of 17.4 DUs/acre that would still require 3 units per 7,500 sf lot but which would require only 2 units for lots less than 7,500 sf (or 1 unit if lot less than 5,200 sf)</p>	<p>PC: Agrees with staff recommendation.</p>	
57	NH-1	<p>Zoning Map – Rodeo Grounds area</p> <ul style="list-style-type: none"> Area near Rodeo Grounds should be less dense than NH-1. 	<p>Staff finds that this area is ideal for redevelopment and is close to all major town service and jobs. As such, it is appropriate for additional density, which would be two units as proposed by staff for lots under 7,500 sf. With staff's proposed change to use the density minimum of 17.4 DU/acre, many of the lots near the rodeo grounds would have a minimum of 2 units (not 3) because they are smaller than 7,500 sf.</p>	<p>PC: Agrees with staff recommendation.</p>	

Modification			Staff Recommendation	PC Recommendation	Council Direction
#	Topic	Proposed Modification			
			<i>STAFF: Keep all properties near the rodeo grounds zoned NH-1 but the minimum density requirement will be reduced as recommended immediately above in Item #56 under 'Density.'</i>		
58	NH-1	Zoning Map - Daisy Bush area <ul style="list-style-type: none"> Remove Daisy Bush/May Park area in East Jackson from NH-1 zoning and instead zone NL-2, NL-4, or NM-1. Move the NH-1 boundary south to exclude the 1.33-acre parcel on north end. The Forest Service property should be lower density to protect trailhead area and wildlife 	The Comprehensive Plan states that the May Park subarea should be planned to "maintain the existing medium to high density development pattern, with a mix of small lot single-family, duplex, tri-plex, and multi-family structures." This direction supports a potential increase in density over current zoning but does not specify exactly where or by how much. In addition, staff acknowledges that this area currently has limited pedestrian facilities and street connections that could make certain higher-density development types unfeasible. In this light, and in response to public comment in opposition to the proposed NH-1 zone in certain parts of this subarea, staff recommends an alternative where all the existing multi-family properties remain zoned NH-1 and all existing SF and duplex properties are zoned NM-1 (current NC-2). This would mean, for example, that the Daisy Bush PUD, the 1.3 acre property immediately north of Daisy Bush, the 5-acre US Forest Service site, and four single-family properties on the corner of Hansen/Nelson would all be rezoned NM-1. The rest of the subarea would be rezoned NH-1. <i>STAFF: Keep all existing multi-family properties in May Park area NH-1 but rezone all existing SF and duplex properties NM-1 as described above.</i>	<i>PC: Agrees with staff recommendation.</i>	
59	NH-1	Review Threshold <ul style="list-style-type: none"> At what threshold (i.e., how many units) should residential 	One goal of the LDR update is to streamline the development review process to reduce unnecessary red tape and to encourage	<i>PC: Set the threshold for public review (i.e., Development Plan) at development of more than 2 lots</i>	

Modification			Staff Recommendation	PC Recommendation	Council Direction
#	Topic	Proposed Modification			
		projects be required to have public review (Sketch Plan and/or Development Plan review) by the Council instead of staff review only?	development such as workforce housing. Thus, staff recommends that projects on sites up to the size of three 7,500 sf lots (i.e., 22,500 sf) would require a building permit (i.e., staff review only) , while project sites larger than 22,500 sf would require a Development Plan (Council approval). No project would require a Sketch Plan, although this step would be optional (this is consistent with District 2). <i>STAFF: See bolded text above for recommendation on review thresholds in NM-2.</i>	<i>(not 3) as proposed by staff. Still no Sketch Plan required for all-residential projects.</i>	
60	NH-1	LSR • Reduce LSR requirements.	<i>STAFF: See recommendation for Item #6.</i>	<i>PC: See recommendation for Item #6.</i>	
61	NH-1	Nonconformities • Revisit 20% nonconformity regulations with upzone.	<i>STAFF: See recommendation for Item #5.</i>	<i>PC: See recommendation for Item #5.</i>	
62	CR-3	Height • Increase height	The proposed LDRs increase the height from 35' (or less) to 42' – 46' and 3 stories. Staff feels this increase is sufficient to balance the needs of landowners and creating workforce housing with maintaining the intended character of the commercial corridor. <i>Staff: Keep existing proposed height of 42'-46' and 3 stories.</i>	<i>PC: See recommendation for Item #4 (i.e., agree with staff recommendation of 42' – 46' in height but use only 2 categories instead of three (like currently used in District 2 zones)).</i>	
63	CR-3	FAR • Increase FAR	The proposed FAR in the CR-3 is .40, which is a slight increase over the current range of .25 - .46 FAR. Due to buildout constraints from the Comp Plan, which prevents an increase of commercial development potential, additional FAR in commercial zones is not an option. However, with the "fill the box" workforce bonus, significantly more residential floor area can be located on most CR-3 properties	<i>PC: Agrees with staff recommendation.</i>	

Modification			Staff Recommendation	PC Recommendation	Council Direction
#	Topic	Proposed Modification			
			<p>and should encourage residential development and workforce housing.</p> <p>Staff: Keep existing proposed .40 FAR and “fill the box” workforce bonus.</p>		
64	CR-3	<p>Setbacks</p> <ul style="list-style-type: none"> • Increase setbacks with higher heights. 	<p>The proposed LDRs require a 10' side setback for 42' – 46' tall buildings. This will provide a minimum of 20' of separation between buildings on adjacent properties. While this is close, staff does not feel additional setback is needed to buffer the taller buildings, especially given the highway corridor context.</p> <p>Staff: Keep existing proposed 10' side setback.</p>	<p>PC: Agrees with staff recommendation.</p>	
65	CR-3	<p>Form Standards</p> <ul style="list-style-type: none"> • The “form standards” (build-to lines, minimum façade widths, etc.) should be reconsidered to better reflect the realities and goals of highway corridor development. 	<p>The proposed CR-3 zone incorporates the same ‘form standards’ as the CR-2 for street façade width, 3rd story stepback, building frontages, pedestrian frontages, etc. Staff is continuing to work with our consultant Code Studio to draft some modified form standards that better fit the more auto-dependent context of the highway corridor compared to the small lot and block context of downtown.</p> <p>Staff: Staff will continue to work with our consultant Code Studio to modify the form standards (build-to lines, parking location, etc.) to better address the needs of the highway corridor context.</p>	<p>PC: Agrees with staff recommendation.</p>	
66	CR-3	<p>Storage Units</p> <ul style="list-style-type: none"> • Allow storage units as use 	<p>The proposed LDRs do not include the ‘Mini-storage Warehouse’ (i.e., storage units) use as is currently allowed in the AC, BP-R, and RB zones. This was an oversight so staff proposes to add it as a Basic Use in the CR-3 as it is currently allowed in the BP-R.</p> <p>Staff: Add ‘Mini-storage Warehouse’ as a Basic Use in the CR-3.</p>	<p>PC: Does not support allowing ‘Mini-storage Warehouse’ use in CR-3. This is due to their concern that this unsightly and low density use will outcompete other more desirable uses that will have much higher housing mitigation requirements under the proposed new affordable housing mitigation</p>	

Modification			Staff Recommendation	PC Recommendation	Council Direction
#	Topic	Proposed Modification			
				<i>requirements. The result would be more mini storage projects than appropriate for our gateway corridor.</i>	

TOWN OF JACKSON

LAND DEVELOPMENT REGULATIONS

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Div. 2.1. All Complete Neighborhood Zones

Complete neighborhood zones are intended to enhance the locations in the community that are most appropriate for use and development into the most desirable places to live, work, and play. There are 2 types of complete neighborhood zones.

2.1.1. Character Zones ([11/23/16, Ord. 1149 P17-077](#))

Character zones, established in [Div. 2.2.](#), are character-based and established to implement the Comprehensive Plan. The character zones include:

- A. [Neighborhood Low Density -1 \(NL-1\)](#)
- B. [Neighborhood Low Density-2 \(NL-2\)](#)
- C. [Neighborhood Low Density-3 \(NL-3\)](#)
- D. [Neighborhood Low Density-4 \(NL-4\)](#)
- E. [Neighborhood Medium Density-1 \(NM-1\)](#)
- F. [Neighborhood Medium Density-2 \(NM-2\)](#)
- G. [Neighborhood High Density-1 \(NH-1\)](#)
- H. Downtown Core (DC)
- I. Commercial Residential-1 (CR-1)
- J. Commercial Residential-2 (CR-2)
- K. [Commercial Residential-3 \(CR-3\)](#)
- L. Office Residential (OR)

2.1.2. Legacy Zones ([11/23/16, Ord. 1149 P17-077](#))

Legacy zones, established in [Div. 2.3.](#), are carried forward from the previous LDRs, and it is the intent that they will be phased out over time as character zones are adopted and applied. The legacy zones include:

- A. Town Square (TS)
- B. Urban Commercial (UC)
- C. ~~Urban Residential (UR)~~
- D. ~~Auto Urban Commercial-Town (AC-ToJ)~~
- E. ~~Auto Urban Residential-Town (AR-ToJ)~~
- F. ~~Business Park-Restricted Uses (BP-R)~~
- G. Business Park-Town (BP-ToJ)
- H. ~~Business Conservation-Town (BC-ToJ)~~
- I. ~~Residential Business (RB)~~
- J. ~~Mobile Home Park-Town (MHP-ToJ)~~
- K. ~~Neighborhood Conservation-Town (NC-ToJ)~~
- L. ~~Neighborhood Conservation-Two-Family (NC-2)~~
- M. ~~Suburban-Town (S-ToJ)~~

2.2.2. NL-1: Neighborhood Low Density 1

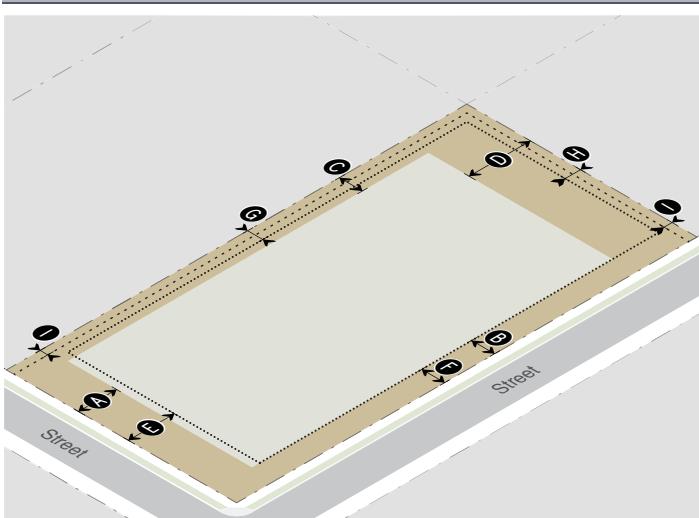
(P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Low Density 1 (NL-1) zone is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape and yards over buildings. Buildings and development should be oriented to respect steep slopes, preserve open space, and provide for wildlife movement through the property. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street, often including longer driveways.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 6.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards**Primary Building Setbacks**

(Sec. 9.4.8)

Primary street (min)	25'	A
Side street (min)	15'	B
Side interior (min)	15'	C
Rear (min)	40'	D

Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Side street (min)	15'	F
Side interior/rear (min)	10'	G
Rear (min)	10'	H

Site Development Setbacks

All site development, excluding driveways

Primary/side street (min)	0'	I
Side interior/rear (min)	5'	I

Landscaping

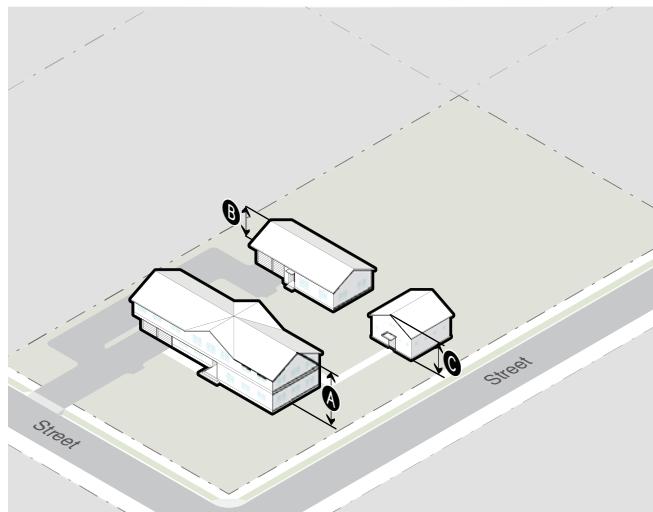
(Div. 5.5)

Landscape surface ratio (min)	.60
Plant units (min)	
Residential	1 per lot
Nonresidential	1 per 1,000 sf of landscape area
Parking lot (all uses)	1 per 12 parking spaces

2. Vehicle Access Standards



3. Bulk & Mass Standards



Access

Primary street	Allowed
----------------	---------

Side street	Allowed
-------------	---------

Alley	Allowed
-------	---------

Curb-cut width (max)	20'	A
----------------------	-----	---

Driveway width in primary/side street setback (max)	20'	B
---	-----	---

Parking Setbacks

Primary street* (min)	25'	C
-----------------------	-----	---

Side street* (min)	15'	D
--------------------	-----	---

Side interior (min)	5'	E
---------------------	----	---

Rear (min)	5'	F
------------	----	---

* Excludes 20' max driveway allowed in primary/side street setback

Primary Building Height

Sec. 9.4.9

Height: roof pitch \leq 3/12 (max)	2 stories, not to exceed 26'	A
--------------------------------------	------------------------------	---

Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
-------------------------------------	------------------------------	---

Height: roof pitch \geq 6/12 (max)	2 stories, not to exceed 30'	A
--------------------------------------	------------------------------	---

Accessory Structure Height

Sec. 9.4.9

Accessory residential unit (max)	2 stories, not to exceed 26'	B
----------------------------------	------------------------------	---

All other accessory structures (max)	14'	C
--------------------------------------	-----	---

Scale of Development

Sec. 9.4.13

Floor area ratio (FAR max)	.30
----------------------------	-----

4. Maximum Scale of Development	
<u>Individual building (max gross floor area)</u>	10,000 sf
5. Building Design Requirements	
<u>Design review required for all nonresidential development, unless exempted by Planning Director</u>	(Div. 5.8.)
6. Fencing	
<u>Height (max)</u>	
<u>In street yard</u>	4'
<u>In side or rear yard</u>	6'
<u>Setback (min)</u>	
<u>Primary or side street lot line/R.O.W./sidewalk (min)</u>	1'
<u>Side or rear lot line</u>	0'
<u>Orientation</u>	
<u>The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner</u>	
7. Environmental Standards	
<u>Natural Resource Setback (min)</u>	(Sec. 5.1.1.)
<u>Cache Creek South of Cache Creek Dr.</u>	20'
<u>Flat Creek North of Hansen Ave.</u>	25'
<u>Flat Creek South of Hansen Ave.</u>	50'
<u>Wetland</u>	30'
<u>Irrigation Ditch Setback (min)</u>	(7.7.4.D.)
<u>Irrigation Ditch</u>	15'
<u>Natural Resource Overlay (NRO) Standards</u>	(Sec. 5.2.1.)
8. Scenic Standards	
<u>Exterior Lighting</u>	(Sec. 5.3.1.)
<u>Light trespass prohibited</u>	
<u>All lights over 600 initial lumens shall be fully shielded</u>	
<u>Lumens per sf of site development (max)</u>	1.5
<u>Lumens per site (max)</u>	
<u>All fixtures</u>	60,000
<u>Unshielded fixtures</u>	40,000
<u>Light Color</u>	≤ 3000 Kelvin
<u>Scenic Resource Overlay (SRO) Standards</u>	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
<u>Steep Slopes</u>	(Sec. 5.4.1.)

<u>Development prohibited</u>	<u>Slopes > 25%</u>
<u>Hillside CUP required</u>	<u>Lot with average cross-slope $\geq 10\%$</u>
<u>Areas of Unstable Soils</u>	(Sec. 5.4.2.)
<u>Fault Area</u>	(Sec. 5.4.3.)
<u>Floodplains</u>	(Sec. 5.4.4.)
<u>Wildland Urban Interface</u>	(Sec. 5.4.5.)
10. Signs	(Div. 5.6.)
<u>Number of Signs (max)</u>	<u>3 per business per frontage</u>
<u>Home occupation/business</u>	<u>1 unlit wall sign</u>
<u>Background Color</u>	<u>No white or yellow</u>
<u>Sign Area</u>	
<u>Total sign area (max)</u>	<u>3 sf per ft of street facade width up to 150 sf</u>
<u>Home occupation/business</u>	<u>2 sf</u>
<u>Penalty</u>	<u>10% per projecting and freestanding sign</u>
<u>Sign Type Standards</u>	
<u>Canopy sign</u>	
<u>Clearance (min)</u>	<u>7'6" from average grade</u>
<u>Setback (min)</u>	<u>18" from back of curb</u>
<u>Freestanding sign</u>	
<u>Height (max)</u>	<u>6'</u>
<u>Setback (min)</u>	<u>5'</u>
<u>Projecting sign</u>	
<u>Height (max)</u>	<u>24' above grade</u>
<u>Clearance (min)</u>	<u>7'6" from average grade</u>
<u>Setback (min)</u>	<u>18" from back of curb</u>
<u>Wall sign</u>	
<u>Window sign</u>	
<u>Window surface coverage (max)</u>	<u>25% up to 16 sf</u>
<u>Temporary Signs</u>	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
<u>Grading</u>	(Sec. 5.7.2.)
<u>Erosion Control</u>	(Sec. 5.7.3.)
<u>Erosion shall be controlled at all times</u>	
<u>Stormwater Management</u>	(Sec. 5.7.4.)
<u>No increase in peak flow rate or velocity across property lines</u>	

12. Required Physical Development Permits

<u>Physical Development</u>	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Building Permit</u> (Sec. 8.3.3.)	<u>DRC Review</u> (Sec. 8.2.6.)	<u>Sign Permit</u> (Sec. 8.3.5.)	<u>Grading Permit</u> (Sec. 8.3.4.)
<u>Dwelling Unit</u>						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>		X	X			(Sec. 5.7.1.)
<u>> 10 units</u>	X	X	X			(Sec. 5.7.1.)
<u>Nonresidential Floor Area</u>						
<u>≤ 5,000 sf</u>			X	X		(Sec. 5.7.1.)
<u>5,001 - 15,000 sf</u>		X	X	X		(Sec. 5.7.1.)
<u>> 15,000 sf</u>	X	X	X	X		(Sec. 5.7.1.)
<u>Sign</u>					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-1 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 NL-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-1 zone, however, all standards in Article 6. are applicable in the NL-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
<u>Use</u>	<u>Permit</u>	<u>GSA (min)</u>	<u>Density (max)</u>	<u>Parking (min) (Div. 6.2.)</u>	<u>Employee Housing Floor Area (min) (Div. 6.3.)</u>
<u>Open Space</u>					
<u>Agriculture (6.1.3.B.)</u>	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
<u>Outdoor Recreation (6.1.3.C.)</u>	C	0 sf	n/a	independent calculation	
<u>Residential</u>					
<u>Detached Single-Family Unit (6.1.4.B.)</u>	Y	0 sf	1 unit per lot	2/DU	to be amended pending Housing Mitigation LDR Update
<u>Group Home (6.1.4.G.) (E.1.)</u>	C	0 sf	15 rooms per acre	0.5/bed	
<u>Institutional</u>					
<u>Assembly (6.1.8.B.)</u>	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
<u>Transportation/Infrastructure</u>					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
<u>Wireless Communications Facilities (6.1.10.D.)</u>				1/employee + 1 per stored vehicle	
<u>Minor</u>	B	0 sf	n/a		

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

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
<u>Accessory Uses</u>					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	0 sf	1 unit per lot	1/bedroom	
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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	
<u>Individual Use (floor area)</u>	
<u>Single-family unit (detached)</u>	
Habitable floor area excluding basement (max)	8,000 sf
Gross floor area excluding basement (max)	10,000 sf
Habitable floor area (min)	1,000 sf
<u>Accessory Residential Unit</u>	
Detached ARU on Lot < 18,000 sf (max)	500 sf habitable
All other ARUs (max)	800 sf habitable
4. Operational Standards	
<u>Outdoor Storage</u>	
<u>Refuse and Recycling</u>	
Trash & recycling enclosure required	> 4 DUs and all nonresidential
<u>Noise</u>	
Sound level at property line (max)	65 DBA
<u>Vibration</u>	
<u>Electrical Disturbances</u>	
<u>Fire and Explosive Hazards</u>	

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-1 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 NL-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-1 zone, however, all standards in Article 7. are applicable in the NL-1 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options							
<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Standards</u>
<u>Allowed Subdivision Options</u>							
Land Division	n/a	43.560 sf	n/a	n/a	determined by physical development	(Sec. 7.2.3.)	
2. Residential Subdivision Requirements							
<u>Affordable Housing</u>							
Required Affordable Housing					1 affordable unit per 4 market units		(Div. 7.4.)
<u>Schools and Parks Exaction</u>							
Schools exaction					.020 acres per 1- or 2-family unit .015 acres per multi-family unit		
Parks exaction						9 acres per 1,000 resident	
3. Infrastructure							
<u>Transportation Facilities</u>							
Access							required
Right-of-way for Minor Local Road (min)							60'
Paved travel way for Minor Local Road (min)							20'
<u>Required Utilities</u>							
Water							public
Sewer							public

4. Required Subdivision and Development Option Permits

<u>Option</u>	<u>Planned Unit Development</u> (Sec. 8.7.3.)	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Development Option Plan</u> (Sec. 8.5.2.)	<u>Subdivision Plat</u> (Sec. 8.5.3.)
<u>Land Division</u>					
<u>≤ 10 Lots</u>			X		X
<u>> 10 Lots</u>		X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-1 zone.

1. Group Home Use Standards

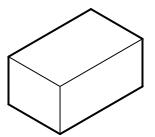
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

2. Accessory Residential Units (ARUs)

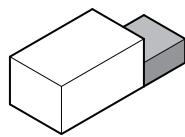
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

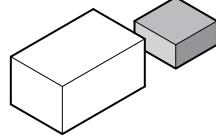
Configuration options in the NL-1 zone include, but are not limited to, the following:



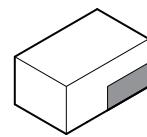
One Unit



One Unit
+ One attached ARU



One Unit
+ One detached ARU



One Unit
+ One internal/basement ARU

2.2.3. NL-2: Neighborhood Low Density 2

(P17-077)

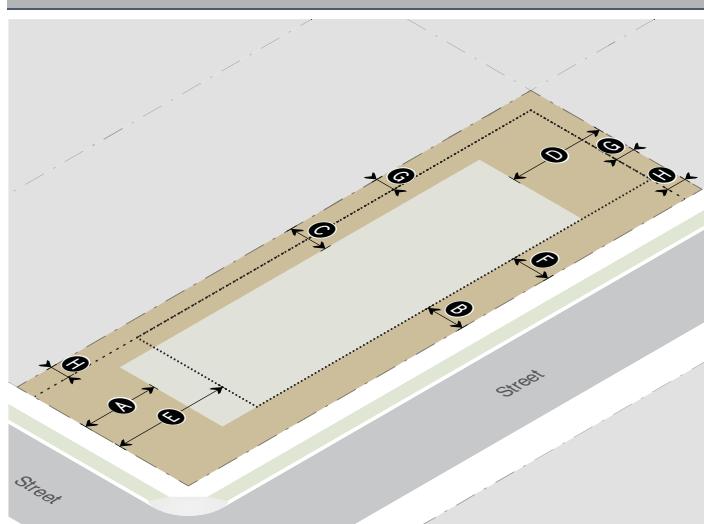
A. Intent

1. General Intent: The intent of the Neighborhood Low Density 2 (NL-2) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single-Family detached homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subareas 3.1, 5.5, and 6.1 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	25'	D

Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Side street (min)	10'	F
Side interior/rear (min)		G
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	

Site Development Setbacks

All site development, excluding driveways

Primary/side street (min)	0'	
Side interior/rear (min)	5'	H

Landscaping

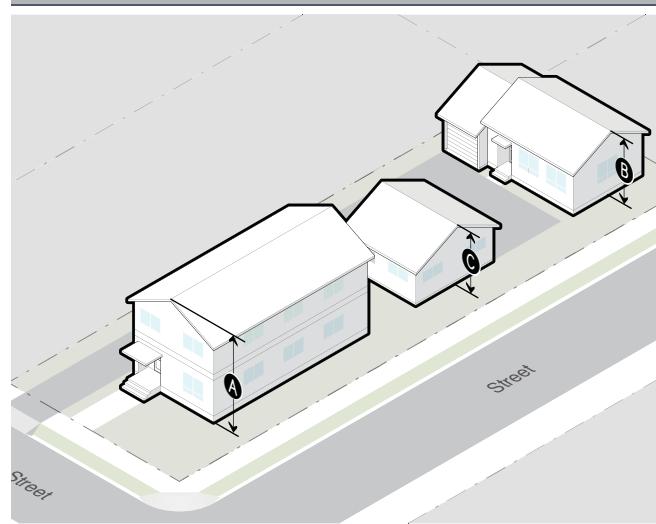
(Div. 5.5)

Landscape surface ratio (min)	.45
Plant units (min)	1 per lot

2. Vehicle Access Standards



3. Bulk & Mass Standards



Access

Primary street	Allowed
Side street	Allowed
Alley	Allowed
<u>Curb-cut width (max)</u>	<u>20'</u> A
<u>Driveway width in primary/side street setback (max)</u>	<u>20'</u> B

Parking Setbacks

Primary street* (min)	20'	C
Side street* (min)	10'	D
Side interior (min)	5'	E
Rear (min)	5'	F

*Excludes 20' max driveway allowed in primary/side street setback

Primary Building Height

(Sec. 9.4.9)

<u>Height: roof pitch \leq 3/12 (max)</u>	<u>2 stories, not to exceed 26'</u> A
<u>Height: roof pitch 4/12, 5/12 (max)</u>	<u>2 stories, not to exceed 28'</u> A
<u>Height: roof pitch \geq 6/12 (max)</u>	<u>2 stories, not to exceed 30'</u> A

Accessory Structure Height

(Sec. 9.4.9)

<u>Accessory residential unit (max)</u>	<u>2 stories, not to exceed 26'</u> B
<u>All other accessory structures (max)</u>	<u>14'</u> C

Scale of Development

(Sec. 9.4.13)

<u>Floor area ratio (FAR max)</u>	<u>.40</u>
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4. Maximum Scale of Development	
Individual building (max gross floor area)	n/a
5. Design Requirements	
Nonresidential design guidelines	n/a
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)

9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
10. Signs	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>			X	X		(Sec. 5.7.1.)
<u>> 10 units</u>	X		X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-2 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 NL-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-2 zone, however, all standards in Article 6. are applicable in the NL-2 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
<u>Open Space</u>					to be amended pending Housing Mitigation LDR Update
<u>Agriculture (6.1.3.B.)</u>	B	0 sf	n/a	n/a	
<u>Residential</u>					to be amended pending Housing Mitigation LDR Update
<u>Detached Single-Family Unit (6.1.4.B.)</u>	Y	0 sf	1 unit per lot	2/DU	
<u>Transportation/Infrastructure</u>					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
<u>Wireless Communications Facilities (6.1.10.D.)</u>				1/employee + 1 per stored vehicle	
<u>Minor</u>	B	0 sf	n/a		
<u>Accessory Uses</u>					
<u>Accessory Residential Unit (Sec. 6.1.11.) (E.1)</u>	B	0 sf	1 unit per lot	1/bedroom	
<u>Home Occupation (6.1.11.D.)</u>	B	0 sf	n/a	n/a	
<u>Home Business (6.1.11.E.)</u>	C	0 sf	n/a	1/employee	to be amended pending Housing Mitigation LDR Update
<u>Family Home Daycare (6.1.11.F.)</u>	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
<u>Temporary Shelter (6.1.12.D.)</u>	B	0 sf	1 unit per lot	2/DU	
<u>Temp. Gravel Extraction and Processing (6.1.12.F.)</u>	B	0 sf	n/a	1/employee	

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 (max floor area)

Single-family unit (detached)

<u>Habitable floor area excluding basement</u>	<u>8,000 sf</u>
<u>Gross floor area excluding basement</u>	<u>10,000 sf</u>

Accessory Residential Unit

<u>Detached ARU on Lot < 11,250 sf</u>	<u>500 sf habitable</u>
<u>All other ARUs</u>	<u>800 sf habitable</u>

4. Operational Standards

<u>Outdoor Storage</u>	<u>(Sec. 6.4.1.)</u>
<u>Refuse and Recycling</u>	<u>(Sec. 6.4.2.)</u>

Trash & recycling enclosure not required

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

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-2 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 NL-2 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-2 zone, however, all standards in Article 7. are applicable in the NL-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>
<u>Allowed Subdivision Options</u>							
<u>Land Division</u>	<u>n/a</u>	<u>7,500 sf</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>	<u>(Sec. 7.2.3.)</u>	

2. Residential Subdivision Requirements

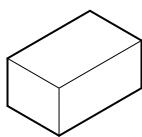
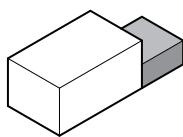
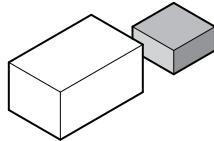
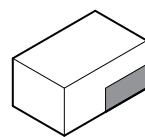
<u>Affordable Housing</u>	<u>(Div. 7.4.)</u>
<u>Required Affordable Housing</u>	<u>1 affordable unit per 4 market units</u>
<u>Schools and Parks Exaction</u>	
<u>Schools exaction</u>	<u>.020 acres per 1- or 2-family unit</u> <u>.015 acres per multi-family unit</u>
<u>Parks exaction</u>	<u>9 acres per 1,000 resident</u>

3. Infrastructure**Transportation Facilities**AccessRight-of-way for Minor Local Road (min)Paved travel way for Minor Local Road (min)**Required Utilities**WaterSewer**4. Required Subdivision and Development Option Permits**

<u>Option</u>	<u>Planned Unit Development</u> (Sec. 8.7.3.)	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Development Option Plan</u> (Sec. 8.5.2.)	<u>Subdivision Plat</u> (Sec. 8.5.3.)
<u>Land Division</u>				X	X
<u>≤ 10 Lots</u>				X	
<u>> 10 Lots</u>		X	X		X

E. Additional Zone-specific StandardsThe following standards apply in addition to all other standards applicable in the NL-2 zone.**1. Accessory Residential Units (ARUs)**

- Accessory residential units are prohibited north of West Broadway accessed via Budge Drive and West Broadway Avenue.
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration OptionsConfiguration options in the NL-2 zone include, but are not limited to, the following:One unitOne unit
+ One attached ARUOne unit
+ One detached ARUOne unit
+ One internal/basement ARU

2.2.4. NL-3: Neighborhood Low Density 3

(P17-077)

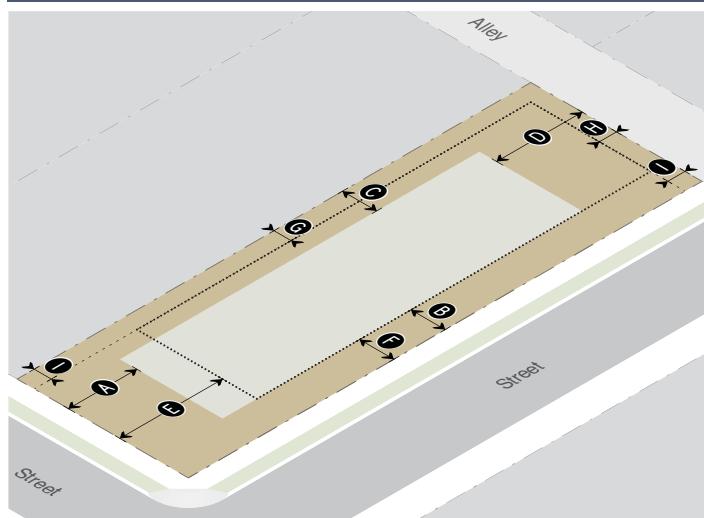
A. Intent

1. General Intent: The intent of the Neighborhood Low Density 3 (NL-3) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single-Family detached homes with up to two Accessory Residential Units (ARUs) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking for new development will typically be accessed from an alley while existing development is often accessed from a primary street.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	25'	D

Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Side street (min)	10'	F
Side interior/rear* (min)		G
>14 feet in height	10'	
≤14 feet in height	5'	

Second floor deck

10'

Rear alley (min)

5'

H

*ARUs on a lot with reverse street frontage are permitted a 5' min rear setback regardless of height

Site Development Setbacks

All site development, excluding driveways

Primary/side street (min)	0'	
Side interior/rear (min)	5'	I

Landscaping

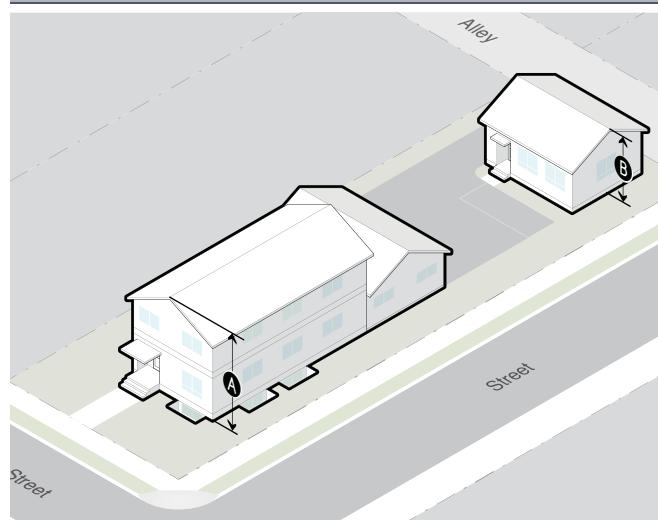
(Div. 5.5)

Landscape surface ratio (min)	.45	
Plant units (min)	1 per lot	

2. Vehicle Access Standards



3. Bulk & Mass Standards



Access

Primary street	<u>Not allowed</u>
Side street	<u>Not allowed</u>
Alley	<u>Required</u>
<u>Curb-cut width (max)</u>	<u>Not allowed</u>
Driveway width in primary/side street setback (max)	<u>Not allowed</u>

Parking Setbacks

Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear alley (min)	0'	D

Primary Building Height

(Sec. 9.4.9)

<u>Height: roof pitch \leq 3/12 (max)</u>	<u>2 stories, not to exceed 26'</u>	A
<u>Height: roof pitch 4/12, 5/12 (max)</u>	<u>2 stories, not to exceed 28'</u>	A
<u>Height: roof pitch \geq 6/12 (max)</u>	<u>2 stories, not to exceed 30'</u>	A

Accessory Structure Height

(Sec. 9.4.9)

<u>Accessory residential unit (max)</u>	<u>2 stories, not to exceed 26'</u>	B
All other accessory structures (max)	14'	

Scale of Development

(Sec. 9.4.13)

<u>Floor area ratio (FAR max)</u>	<u>.40</u>
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4. Maximum Scale of Development	
Individual building (max gross floor area)	n/a
5. Design Requirements	
Nonresidential design guidelines	n/a
6. Fencing	
<u>Height (max)</u>	
In street yard	4'
In side or rear yard	6'
<u>Setback (min)</u>	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<u>Orientation</u>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
<u>Natural Resource Setback (min)</u>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<u>Irrigation Ditch Setback (min)</u>	(7.7.4.D.)
Irrigation Ditch	15'
<u>Natural Resource Overlay (NRO) Standards</u>	(Sec. 5.2.1.)
8. Scenic Standards	
<u>Exterior Lighting</u>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
<u>Lumens per sf of site development (max)</u>	1.5
<u>Lumens per site (max)</u>	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
<u>Scenic Resource Overlay (SRO) Standards</u>	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
<u>Steep Slopes</u>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<u>Areas of Unstable Soils</u>	(Sec. 5.4.2.)
<u>Fault Area</u>	(Sec. 5.4.3.)
<u>Floodplains</u>	(Sec. 5.4.4.)
<u>Wildland Urban Interface</u>	(Sec. 5.4.5.)
10. Signs	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
<u>Temporary Signs</u>	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
<u>Grading</u>	(Sec. 5.7.2.)
<u>Erosion Control</u>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<u>Stormwater Management</u>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>		X	X			(Sec. 5.7.1.)
<u>> 10 units</u>	X	X	X			(Sec. 5.7.1.)
Sign						X (Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-3 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 NL-3 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-3 zone, however, all standards in Article 6. are applicable in the NL-3 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
<u>Agriculture (6.1.3.B.)</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>n/a</u>	
Residential					
<u>Detached Single-Family Unit (6.1.4.B.)</u>	<u>Y</u>	<u>0 sf</u>	<u>1 unit per lot</u>	<u>2/DU</u>	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
<u>Utility Facility (6.1.10.C.)</u>	<u>C</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee + 1/stored vehicle</u>	to be amended pending Housing Mitigation LDR Update
<u>Wireless Communications Facilities (6.1.10.D.)</u>					
<u>Minor</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee + 1 per stored vehicle</u>	
Accessory Uses					
<u>Accessory Residential Unit (Sec. 6.1.11.) (E.1)</u>	<u>B</u>	<u>0 sf</u>	<u>2 units per lot</u>	<u>1/bedroom</u>	
<u>Home Occupation (6.1.11.D.)</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>n/a</u>	
<u>Home Business (6.1.11.E.)</u>	<u>C</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee</u>	to be amended pending Housing Mitigation LDR Update
<u>Family Home Daycare (6.1.11.F.)</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee + 1 off-street pick-up/drop-off</u>	
Temporary Uses					
<u>Temporary Shelter (6.1.12.D.)</u>	<u>B</u>	<u>0 sf</u>	<u>1 unit per lot</u>	<u>2/DU</u>	
<u>Temp. Gravel Extraction and Processing (6.1.12.F.)</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee</u>	

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 (max floor area)

Single-Family unit (detached)

<u>Habitable floor area excluding basement</u>	<u>8,000 sf</u>
<u>Gross floor area excluding basement</u>	<u>10,000 sf</u>

Accessory Residential Unit

<u>Detached ARU on Lot < 11,250 sf</u>	<u>500 sf habitable</u>
<u>All other ARUs</u>	<u>800 sf habitable</u>

4. Operational Standards

<u>Outdoor Storage</u>	<u>(Sec. 6.4.1.)</u>
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<u>Refuse and Recycling</u>	<u>(Sec. 6.4.2.)</u>
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Trash & recycling enclosure not required

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

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-3 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 NL-3 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-3 zone, however, all standards in Article 7. are applicable in the NL-3 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>
<u>Allowed Subdivision Options</u>							
<u>Land Division</u>	<u>n/a</u>	<u>7,500 sf</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>	<u></u>	<u>(Sec. 7.2.3.)</u>

2. Residential Subdivision Requirements

<u>Affordable Housing</u>	<u>(Div. 7.4.)</u>
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<u>Required Affordable Housing</u>	<u>1 affordable unit per 4 market units</u>
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Schools and Parks Exaction

<u>Schools exaction</u>	<u>.020 acres per 1- or 2-family unit</u> <u>.015 acres per multi-family unit</u>
<u>Parks exaction</u>	<u>9 acres per 1,000 resident</u>

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

<u>Option</u>	<u>Planned Unit Development</u> (Sec. 8.7.3.)	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Development Option Plan</u> (Sec. 8.5.2.)	<u>Subdivision Plat</u> (Sec. 8.5.3.)
<u>Land Division</u>				X	X
<u>≤ 10 Lots</u>				X	
<u>> 10 Lots</u>		X	X		X

E. Additional Zone-specific Standards

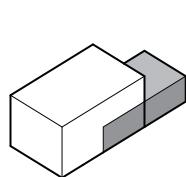
The following standards apply in addition to all other standards applicable in the NL-3 zone.

1. Accessory Residential Units (ARUs)

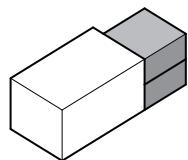
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

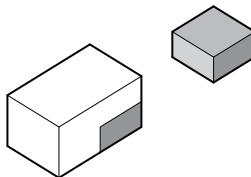
Configuration options in the NL-3 zone include, but are not limited to, the following:



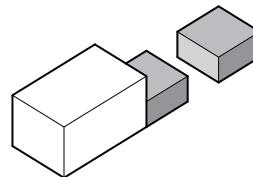
One unit
+ One Internal/basement ARU
+ One attached ARU



One unit
+ Two attached ARUs



One unit
+ One internal/basement ARU
+ One detached ARU



One unit
+ One attached ARU
+ One detached ARU

2.2.5. NL-4: Neighborhood Low Density 4

(P17-077)

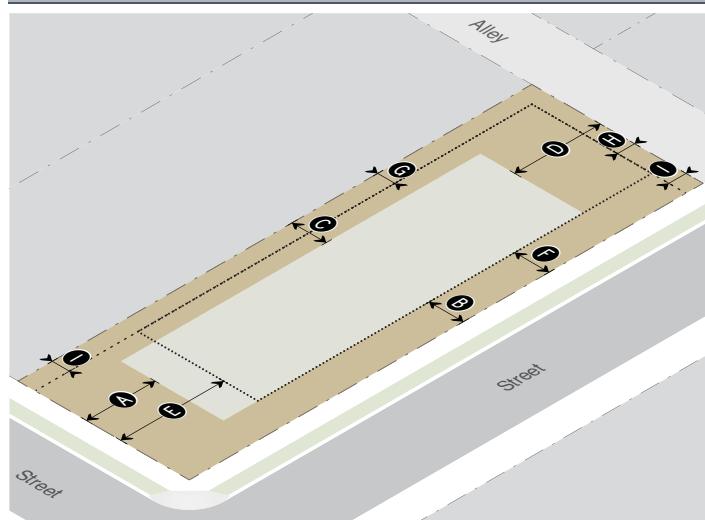
A. Intent

1. General Intent: The intent of the Neighborhood Low Density 4 (NL-4) zone is to enhance the character and cohesiveness of residential neighborhoods while allowing for a flexible range of residential types, including single-family detached units, duplex units, and triplex units. A maximum of three detached or attached units per lot is permitted. This flexibility is intended to create opportunities for workforce housing such that all apartment units are required to be rented to members of the local workforce. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple detached buildings or multiple attached units on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from an alley where present or a primary street where no alley exists.
4. Land Use: Single-family detached homes, duplex, and triplex units, with additional apartments as allowed to not exceed three units per lot maximum density.
5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

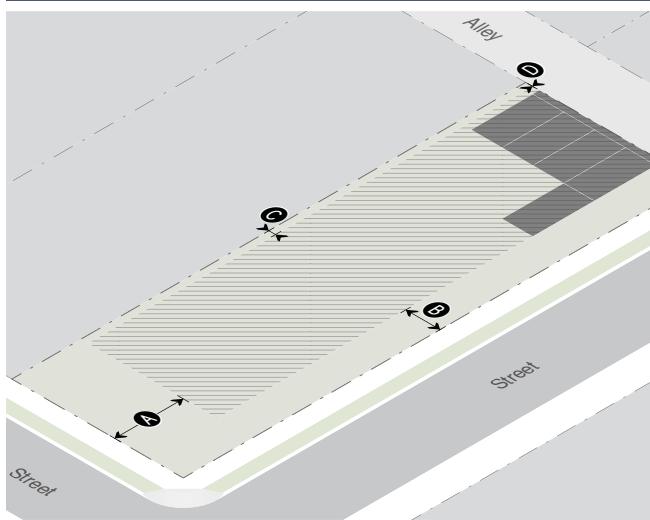
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks		(Sec. 9.4.8)
Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	B
Rear (min)	20'	D
Accessory Structure Setbacks		(Sec. 9.4.8)
Primary street (min)	30'	E
Side street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	5'	H
Site Development Setbacks		
All site development, excluding driveways		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	I
Landscaping		(Div. 5.5)
Landscape surface ratio (min)		
1 unit	.45	
2 units	.40	
3 units	.38	
All other allowed uses	.45	
Plant units (min)		
Residential	1 per lot	
Nonresidential	1 per 1,000 sf of landscape area	
Parking Lot (all uses)	1 per 12 parking spaces	

2. Vehicle Access Standards



1 or 2 units 3 units/ nonresidential

3. Bulk & Mass Standards



Access

<u>Primary street</u>	<u>Not allowed</u>	<u>Allowed</u>
<u>Side street</u>	<u>Not allowed</u>	<u>Allowed</u>
<u>Alley</u>	<u>Required</u>	<u>Allowed</u>
<u>Curb-cut width (max)</u>	<u>Not allowed</u>	<u>20'</u>
<u>Driveway width in primary/side street setback (max)</u>	<u>Not allowed</u>	<u>20'</u>

Parking Setbacks

<u>Primary street (min)</u>	<u>20'</u>	<u>20'*</u>	<u>A</u>
<u>Side street (min)</u>	<u>10'</u>	<u>10'</u>	<u>B</u>
<u>Side interior (min)</u>	<u>5'</u>	<u>1'</u>	<u>C</u>
<u>Rear (min)</u>	<u>5'</u>	<u>5'</u>	
<u>Rear alley (min)</u>	<u>0'</u>	<u>0'</u>	<u>D</u>

* Excludes 20' max driveway allowed in primary/side street setback

Primary Building Height

(Sec. 9.4.9)

<u>Height: roof pitch < 3/12 (max)</u>	<u>2 stories, not to exceed 26'</u>	<u>A</u>
<u>Height: roof pitch 4/12, 5/12 (max)</u>	<u>2 stories, not to exceed 28'</u>	<u>A</u>
<u>Height: roof pitch ≥ 6/12 (max)</u>	<u>2 stories, not to exceed 30'</u>	<u>A</u>

Accessory Structure Height

(Sec. 9.4.9)

<u>All other accessory structures (max)</u>	<u>14'</u>
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Scale of Development

(Sec. 9.4.13)

<u>Floor area ratio (FAR max)</u>	
<u>1 unit</u>	<u>.30</u>
<u>2 units</u>	<u>.35</u>
<u>3 units</u>	<u>.40</u>
<u>All other allowed uses</u>	<u>.40</u>

4. Maximum Scale of Development	
Individual building (max gross floor area)	10,000 sf
5. Building Design Requirements	
Design review required for all nonresidential development, unless exempted by Planning Director	(Div. 5.8.)
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)

Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
<u>Dwelling Unit</u>						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>		X	X			(Sec. 5.7.1.)
<u>> 10 units</u>	X	X	X			(Sec. 5.7.1.)
<u>Nonresidential Floor Area</u>						
<u>≤ 5,000 sf</u>			X	X		(Sec. 5.7.1.)
<u>5,001 - 15,000 sf</u>		X	X	X		(Sec. 5.7.1.)
<u>> 15,000 sf</u>	X	X	X	X		(Sec. 5.7.1.)
<u>Sign</u>					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-4 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 Section 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-4 zone, however, all standards in Article 6. are applicable in the NL-4 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
<u>Open Space</u>					
<u>Agriculture (6.1.3.B.)</u>	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
<u>Outdoor Recreation (6.1.3.C.)</u>	C	0 sf	n/a	independent calculation	
<u>Residential</u>					
<u>Detached Single-Family Unit (6.1.4.B.) (E.1)</u>	Y	0 sf	1 unit per lot	2/DU	
<u>Apartment (6.1.4.D.) (E.2)</u>	B	0 sf	3 units per lot	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
<u>Dormitory (6.1.4.F.)</u>	C	0 sf	n/a	1/bed	
<u>Group Home (6.1.4.G.)</u>	C	0 sf	n/a	0.5/bed	
<u>Institutional</u>					
<u>Assembly (6.1.8.B.)</u>	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
<u>Transportation/Infrastructure</u>					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
<u>Wireless Communications Facilities (6.1.10.D.)</u>				1/employee + 1 per stored vehicle	
<u>Minor</u>	B	0 sf	n/a		

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

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
<u>Accessory Uses</u>					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
<u>Temporary Uses</u>					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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	
<u>Individual Use (max floor area)</u>	
Single family unit (detached, or apartment)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
4. Operational Standards	
<u>Outdoor Storage</u>	
<u>Refuse and Recycling</u>	
Trash & recycling enclosure required	> 4 DUs and all nonresidential
<u>Noise</u>	
Sound level at property line (max)	65 DBA
<u>Vibration</u>	
<u>Electrical Disturbances</u>	
<u>Fire and Explosive Hazards</u>	

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-4 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 NL-4 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-4 zone, however, all standards in Article 7. are applicable in the NL-4 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options							
<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>
<u>Allowed Subdivision Options</u>							
<u>Land Division</u>	<u>n/a</u>	<u>7,500 sf</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>		<u>(Sec. 7.2.3.)</u>
2. Residential Subdivision Requirements							
<u>Affordable Housing</u>							<u>(Div. 7.4.)</u>
<u>Required Affordable Housing</u>					<u>1 affordable unit per 4 market units</u>		
<u>Schools and Parks Exaction</u>							<u>(Div. 7.5.)</u>
<u>Schools exaction</u>					<u>.020 acres per 1- or 2-family unit</u>		
					<u>.015 acres per multi-family unit</u>		
<u>Parks exaction</u>						<u>9 acres per 1,000 resident</u>	
3. Infrastructure							
<u>Transportation Facilities</u>							<u>(Div. 7.6.)</u>
<u>Access</u>							<u>required</u>
<u>Right-of-way for Minor Local Road (min)</u>							<u>60'</u>
<u>Paved travel way for Minor Local Road (min)</u>							<u>20'</u>
<u>Required Utilities</u>							<u>(Div. 7.7.)</u>
<u>Water</u>							<u>public</u>
<u>Sewer</u>							<u>public</u>
4. Required Subdivision and Development Option Permits							
<u>Option</u>	<u>Planned Unit Development (Sec. 8.7.3.)</u>	<u>Sketch Plan (Sec. 8.3.1.)</u>	<u>Development Plan (Sec. 8.3.2.)</u>	<u>Development Option Plan (Sec. 8.5.2.)</u>	<u>Subdivision Plat (Sec. 8.5.3.)</u>		
<u>Land Division</u>							
<u>≤ 10 Lots</u>				<u>X</u>			<u>X</u>
<u>> 10 Lots</u>	<u>X</u>	<u>X</u>		<u>X</u>			<u>X</u>

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-4 zone.

1. Single-Family Unit Detached. No more than 3 units of any combination are permitted on the lot.

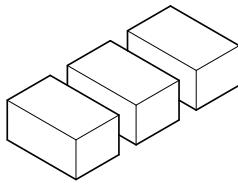
2. Apartment

a. Occupancy of an apartment shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be intermittent, nonpaying guests.

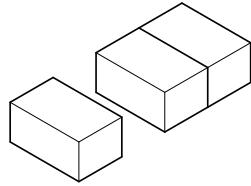
b. No more than 3 units of any combination are permitted on the lot.

F. Configuration Options

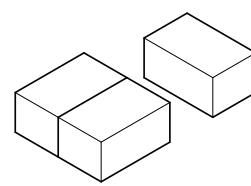
Configuration options in the NL-4 zone include, but are not limited to, the following:



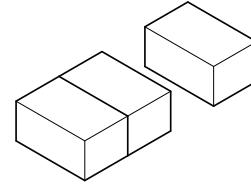
Three detached units



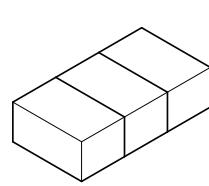
One detached unit
+ Two attached Units



2 attached units (side by side)
+ One detached Unit



2 attached units (back to back)
+ One Detached Unit



3 attached units

2.2.6. NM-1: Neighborhood Medium Density 1 (P17-077)

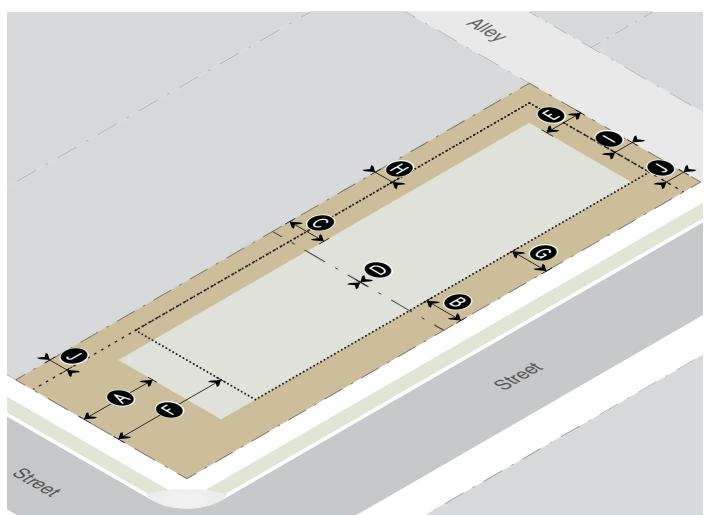
A. Intent

1. General Intent: The intent of the Neighborhood Medium Density 1 (NM-1) zone is to recognize existing residential neighborhood character while allowing flexibility in design and ownership for single-family detached, duplex homes, and Accessory Residential Units (ARUs) on smaller lots when feasible. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley when present.
4. Land Use: Single-family detached and attached homes, accessory structures, and ARUs are the primary land uses. Lots are typically either 7,500 square feet or 3,750 square feet in size.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks (Sec. 9.4.8)

Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Duplex interior (min)	0'	D
Rear (min)	25'	
Rear alley (min)	10'	E

Accessory Structure Setbacks (Sec. 9.4.8)

Primary street (min)	30'	F
Side street (min)	10'	G
Side interior/rear* (min)	10'	H
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	
Rear alley (min)	5'	I

*ARUs on a lot with reverse street frontage are permitted a 5' min rear setback regardless of height

Site Development Setbacks

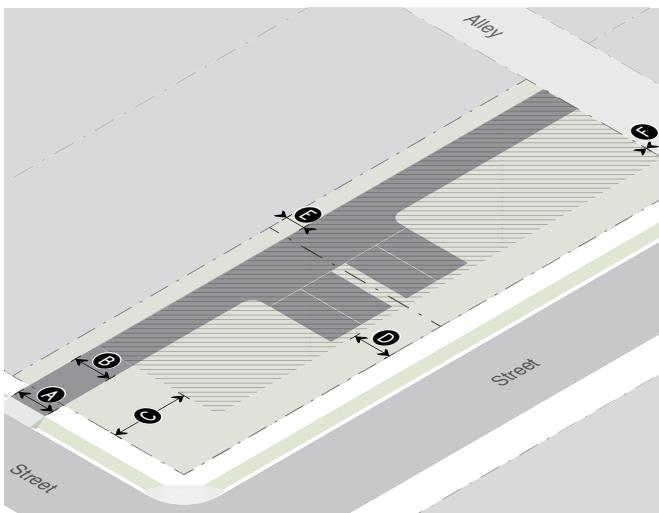
All site development, excluding driveways

Primary/side street (min)	0'	
Side interior/rear (min)	5'	J

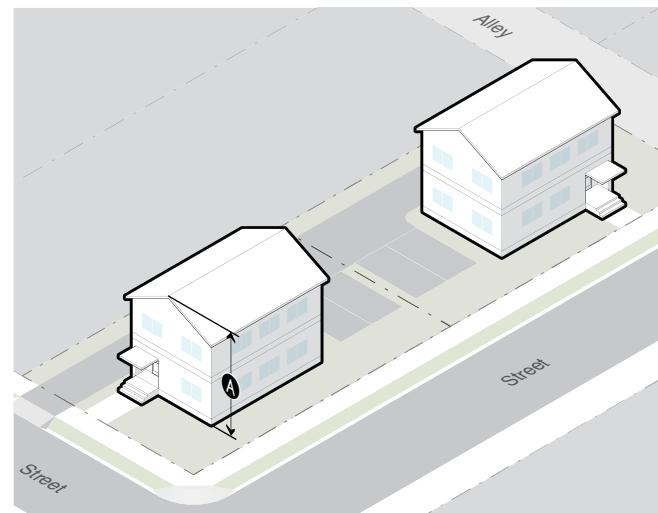
Landscaping (Div. 5.5)

Landscape surface ratio (min)	<7,500 sf	≥7,500 sf
Single-family detached	.50	.45
Single-family attached	.50	n/a
Apartment	n/a	.40
LSR decrease for each ARU	.05	.05
All other uses	.50	.45
Plant units (min)	1 per lot	

2. Vehicle Access Standards



3. Bulk & Mass Standards



	SFD/SFA Lot width <25'	SFD/SFA Lot width >25'	All Other Uses
--	------------------------------	------------------------------	----------------------

Access			
Primary street	Not allowed	Allowed	Allowed
Side street	Not allowed	Allowed	Allowed
Alley	Required	Allowed	Allowed
Curb-cut width (max)	Not allowed	20'	20' A
Driveway width in primary/side street setback (max)	Not allowed	20'	20' B

Parking Setbacks				
Primary street (min)	Not allowed	20'*	20'*	C
Side street (min)	Not allowed	10'*	10'*	D
Side interior (min)	5'	5'	5'	E
Rear (min)	5'	5'	5'	
Rear alley (min)	0'	0'	0'	F

* Excludes 20' max driveway allowed in primary/side street setback

Primary Building Height			(Sec. 9.4.9)
Height: roof pitch \leq 3/12 (max)			2 stories, not to exceed 26' A
Height: roof pitch 4/12, 5/12 (max)			2 stories, not to exceed 28' A
Height: roof pitch \geq 6/12 (max)			2 stories, not to exceed 30' A
Accessory Structure Height			(Sec. 9.4.9)
Accessory residential unit (max)			2 stories, not to exceed 26'
All other accessory structures (max)			14'
Scale of Development			(Sec. 9.4.13)
Floor area ratio (FAR max)			<7,500 sf \geq 7,500 sf
Single-family detached			.40 .30
Single-family attached			.40 n/a
Apartment			n/a .40
FAR increase for each ARU			.05 .05
All other uses			n/a .40

4. Maximum Scale of Development	
Individual building (max gross floor area)	n/a
5. Design Requirements	
Nonresidential design guidelines	n/a
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
<u>Natural Resource Setback (min)</u>	(Sec. 5.1.1.)
Cache Creek (South of Cache Creek Drive)	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
<u>Irrigation Ditch Setback (min)</u>	(7.7.4.D.)
Irrigation Ditch	15'
<u>Natural Resource Overlay (NRO) Standards</u>	(Sec. 5.2.1.)
8. Scenic Standards	
<u>Exterior Lighting</u>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
<u>Lumens per sf of site development (max)</u>	1.5
<u>Lumens per site (max)</u>	
All fixtures	60,000'
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
<u>Scenic Resource Overlay (SRO) Standards</u>	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	

Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
10. Signs	(Div. 5.6.)
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
<u>Temporary Signs</u>	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
<u>Grading</u>	(Sec. 5.7.2.)
<u>Erosion Control</u>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<u>Stormwater Management</u>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

<u>Physical Development</u>	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Building Permit</u> (Sec. 8.3.3.)	<u>DRC Review</u> (Sec. 8.2.6.)	<u>Sign Permit</u> (Sec. 8.3.5.)	<u>Grading Permit</u> (Sec. 8.3.4.)
<u>Dwelling Unit</u>						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>			X	X		(Sec. 5.7.1.)
<u>> 10 units</u>	X		X	X		(Sec. 5.7.1.)
<u>Sign</u>					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NM-1 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 NM-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-1 zone, however, all standards in Article 6. are applicable in the NM-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
<u>Use</u>	<u>Permit</u>	<u>GSA (min)</u>	<u>Density (max)</u>	<u>Parking (min) (Div. 6.2.)</u>	<u>Employee Housing Floor Area (min) (Div. 6.3.)</u>
<u>Open Space</u>					<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Agriculture (6.1.3.B.)</u>	B	0 sf	n/a	n/a	
<u>Residential</u>					
<u>Detached Single-Family Unit (6.1.4.B.)</u>	Y	0 sf	<u>1 unit per lot</u>	<u>2/DU</u>	
<u>Attached Single-Family Unit (6.1.4.C.)</u>	B	0 sf	<u>1 unit per lot</u>	<u>1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Apartment (6.1.4.D.) (E.1)</u>	B	0 sf	<u>2 units per lot</u>		
<u>Dormitory (6.1.4.F.)</u>	C	0 sf	n/a	<u>1/bed</u>	
<u>Group Home (6.1.4.G.)</u>	C	0 sf	n/a	<u>0.5/bed</u>	
<u>Transportation/Infrastructure</u>					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	<u>1/employee + 1/stored vehicle</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Wireless Communications Facilities (6.1.10.D.)</u>				<u>1/employee + 1 per stored vehicle</u>	
<u>Minor</u>	B	0 sf	n/a		
<u>Accessory Uses</u>					
<u>Accessory Residential Unit (6.1.11.B.) (E.2)</u>	B	0 sf	<u>1 per unit</u>	<u>1/bedroom</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Home Occupation (6.1.11.D.)</u>	B	0 sf	n/a	n/a	
<u>Home Business (6.1.11.E.)</u>	C	0 sf	n/a	<u>1/employee</u>	

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

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	to be amended pending Housing Mitigation LDR Update
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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	
<u>Individual Use (floor area) (max)</u>	
<u>Single family unit (detached, attached, or apartment)</u>	
<u>Habitable floor area excluding basement</u>	8,000 sf
<u>Gross floor area excluding basement</u>	10,000 sf
<u>Accessory Residential Unit</u>	
<u>Detached ARU on Lot < 11,250 sf</u>	500 sf habitable
<u>All other ARUs</u>	800 sf habitable
4. Operational Standards	
<u>Outdoor Storage</u>	(Sec. 6.4.1.)
<u>Refuse and Recycling</u>	(Sec. 6.4.2.)
<u>Trash & recycling enclosure required</u>	> 4 DUs and all nonresidential
<u>Noise</u>	(Sec. 6.4.3.)
<u>Sound level at property line (max)</u>	65 DBA
<u>Vibration</u>	(Sec. 6.4.4.)
<u>Electrical Disturbances</u>	(Sec. 6.4.5.)
<u>Fire and Explosive Hazards</u>	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NM-1 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 NM-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-1 zone, however, all standards in Article 7. are applicable in the NM-1 zone, unless stated otherwise.

1. <u>Development Options and Subdivision</u>							
<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>
Allowed Subdivision Options							
<u>Land Division</u>	<u>7,500 sf</u>	<u>3,750 sf</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>	<u>(Sec. 7.2.3.)</u>	
2. <u>Residential Subdivision Requirements</u>							
Affordable Housing							
<u>Required Affordable Housing</u>					<u>1 affordable unit per 4 market units</u>		<u>(Div. 7.4.)</u>
Schools and Parks Exaction							
<u>Schools exaction</u>					<u>.020 acres per 1- or 2-family unit</u>		
					<u>.015 acres per multi-family unit</u>		
<u>Parks exaction</u>					<u>9 acres per 1,000 resident</u>		
3. <u>Infrastructure</u>							
Transportation Facilities							
<u>Access</u>						<u>required</u>	
<u>Right-of-way for Minor Local Road (min)</u>						<u>60'</u>	
<u>Paved travel way for Minor Local Road (min)</u>						<u>20'</u>	
Required Utilities							
<u>Water</u>						<u>public</u>	
<u>Sewer</u>						<u>public</u>	
4. <u>Required Subdivision and Development Option Permits</u>							
<u>Option</u>	<u>Planned Unit Development (Sec. 8.7.3.)</u>	<u>Sketch Plan (Sec. 8.3.1.)</u>	<u>Development Plan (Sec. 8.3.2.)</u>	<u>Development Option Plan (Sec. 8.5.2.)</u>	<u>Development Plat (Sec. 8.5.3.)</u>		
<u>Land Division</u>							
<u>≤ 10 Lots</u>				X			X
<u>> 10 Lots</u>		X		X			X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NM-1 zone.

1. Apartment

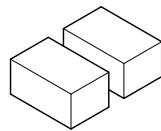
- a. The minimum lot area for an apartment is 7,500 square feet.
- b. The two apartments must be constructed on the lot at the same time.

2. Accessory Residential Units (ARUs)

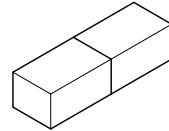
- a. Home Occupations and Home Businesses in ARUs are prohibited.
- b. Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

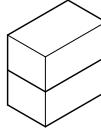
Configuration options in the NM-1 zone include, but are not limited to, the following:



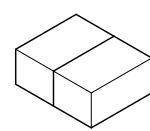
2 detached units



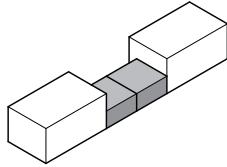
2 attached units
(back to back)



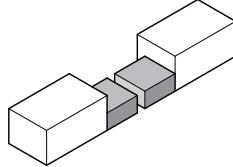
2 attached units
(up and down)



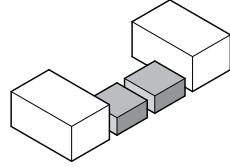
2 attached units
(Side by side)



2 detached units
+ Two attached ARUs



2 detached units
+ Two detached attached
ARUs



2 detached units
+ Two detached ARUs

2.2.7. NM-2: Neighborhood Medium Density 2 (P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Medium Density 2 (NM-2) zone is to provide for medium to higher density residential development and to promote workforce housing types using a broad range of detached and attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited in order to respect and enhance the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings can be up to 3 stories in height. Multiple detached buildings or multiple attached units on a site is common. No more than 8 units will be permitted within an individual building. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a single-family detached home to an 8-unit apartment/condo building is allowed.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards		
<u>Primary Building Setbacks</u>		(Sec. 9.4.8)
Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D
<u>Accessory Structure Setbacks</u>		(Sec. 9.4.8)
Primary street (min)	30'	E
Side street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	5'	H
<u>Site Development Setbacks</u>		
All site development, excluding driveways		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	I
<u>Landscaping</u> (Div. 5.5)		
<u>Landscape surface ratio (min)</u>		
Single-Family Detached	.45	
Apartment (2 to 4 units)	.40	
Apartment (5+ units)	.35	
All other allowed uses	.35	
<u>Plant units (min)</u>		
All uses	1 per 1,000 sf of landscape area	
Parking Lot (all uses)	1 per 12 parking spaces	

2. Vehicle Access Standards

Access

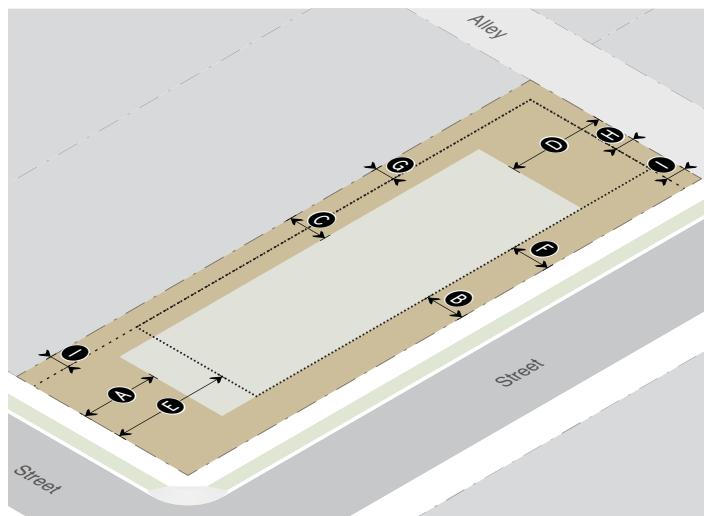
<u>Primary street</u>	<u>Allowed</u>
<u>Side street</u>	<u>Allowed</u>
<u>Alley</u>	<u>Allowed</u>
<u>Curb-cut width (max)</u>	<u>20'</u>
<u>Driveway width in primary/side street setback (max)</u>	<u>20'</u>

Parking Setbacks

<u>Primary street*</u> (min)	<u>20'</u>	<u>A</u>
<u>Side street*</u> (min)	<u>20'</u>	<u>B</u>
<u>Side interior</u> (min)	<u>1'</u>	<u>C</u>
<u>Rear</u> (min)	<u>5'</u>	
<u>Rear alley</u> (min)	<u>0'</u>	<u>D</u>

* Excludes 20' max driveway allowed in primary/side street setback

3. Bulk & Mass Standards



Primary Building Height

(Sec. 9.4.9)

<u>Height: roof pitch \leq 3/12 (max)</u>	<u>3 stories, not to exceed 35'</u>	<u>A</u>
<u>Height: roof pitch 4/12, 5/12 (max)</u>	<u>3 stories, not to exceed 37'</u>	<u>A</u>
<u>Height: roof pitch \geq 6/12 (max)</u>	<u>3 stories, not to exceed 39'</u>	<u>A</u>

Accessory Structure Height

Sec. 9.4.9

<u>All accessory structures (max)</u>	<u>14'</u>
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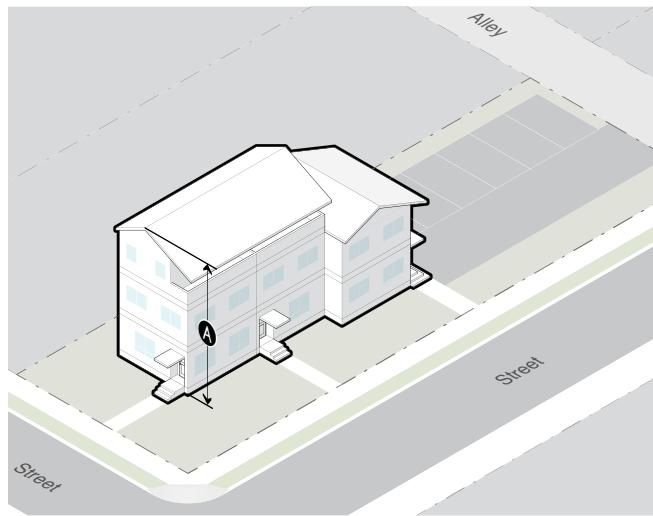
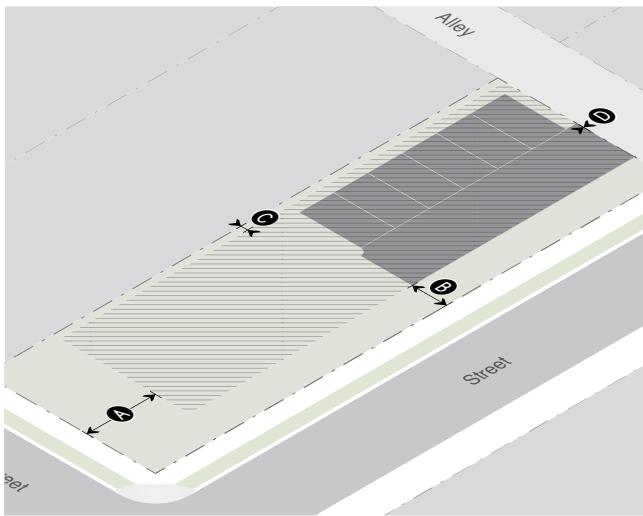
Scale of Development

Sec. 9.4.13

Floor area ratio (FAR max)

<u>Single-Family Detached</u>	<u>.30</u>
<u>All other allowed uses</u>	<u>.40</u>
<u>Deed restricted housing exemption</u>	<u>Sec. 7.8.3.</u>
<u>Workforce housing floor area bonus</u>	<u>Sec. 7.8.4.</u>

4. Maximum Scale of Development



Individual building (max gross floor area) 10,000 SF

5. Building Design Requirements

Design review required for all nonresidential development, unless exempted by Planning Director (Div. 5.8.)

6. Fencing

Height (max)

In street yard 4'

In side or rear yard 6'

Setback (min)

Primary or side street lot line/R.O.W./sidewalk (min) 1'

Side or rear lot line 0'

Orientation

The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

7. Environmental Standards

Natural Resource Setback (min) (Sec. 5.1.1.)

Cache Creek South of Cache Creek Dr. 20'

Flat Creek North of Hansen Ave. 25'

Flat Creek South of Hansen Ave. 50'

Wetland 30'

Irrigation Ditch Setback (min) (7.7.4.D.)

Irrigation Ditch 15'

<u>Natural Resource Overlay (NRO) Standards</u>	<u>(Sec. 5.2.1.)</u>
<u>8. Scenic Standards</u>	
<u>Exterior Lighting</u>	<u>(Sec. 5.3.1.)</u>
<u>Light trespass prohibited</u>	
<u>All lights over 600 initial lumens shall be fully shielded</u>	
<u>Lumens per sf of site development (max)</u>	<u>3</u>
<u>Lumens per site (max)</u>	
<u>All fixtures</u>	<u>100,000</u>
<u>Unshielded fixtures</u>	<u>5,500</u>
<u>Light Color</u>	<u>≤3000 Kelvin</u>
<u>Scenic Resource Overlay (SRO) Standards</u>	<u>(Sec. 5.3.2.)</u>
<u>9. Natural Hazards to Avoid</u>	
<u>Steep Slopes</u>	<u>(Sec. 5.4.1.)</u>
<u>Development prohibited</u>	<u>Slopes > 25%</u>
<u>Hillside CUP required</u>	<u>Lot with average cross-slope ≥ 10%</u>
<u>Areas of Unstable Soils</u>	<u>(Sec. 5.4.2.)</u>
<u>Fault Area</u>	<u>(Sec. 5.4.3.)</u>
<u>Floodplains</u>	<u>(Sec. 5.4.4.)</u>
<u>Wildland Urban Interface</u>	<u>(Sec. 5.4.5.)</u>
<u>10. Signs</u>	<u>(Div. 5.6.)</u>
<u>Number of Signs (max)</u>	<u>3 per business per frontage</u>
<u>Home occupation/business</u>	<u>1 unlit wall sign</u>
<u>Background Color</u>	<u>No white or yellow</u>
<u>Sign Area</u>	
<u>Total sign area (max)</u>	<u>3 sf per ft of street facade width up to 150 sf</u>
<u>Home occupation/business</u>	<u>2 sf</u>
<u>Penalty</u>	<u>10% per projecting and freestanding sign</u>
<u>Sign Type Standards</u>	
<u>Canopy sign</u>	
<u>Clearance (min)</u>	<u>7'6" from average grade</u>
<u>Setback (min)</u>	<u>18" from back of curb</u>
<u>Freestanding sign</u>	
<u>Height (max)</u>	<u>6'</u>
<u>Setback (min)</u>	<u>5'</u>
<u>Projecting sign</u>	

<u>Height (max)</u>	<u>24' above grade</u>
<u>Clearance (min)</u>	<u>7'6" from average grade</u>
<u>Setback (min)</u>	<u>18" from back of curb</u>
<u>Wall sign</u>	
<u>Window sign</u>	
<u>Window surface coverage (max)</u>	<u>25% up to 16 sf</u>
<u>Temporary Signs</u>	<u>(Sec. 5.6.1.)</u>
<u>11. Grading, Erosion Control, Stormwater</u>	
<u>Grading</u>	<u>(Sec. 5.7.2.)</u>
<u>Erosion Control</u>	<u>(Sec. 5.7.3.)</u>
<u>Erosion shall be controlled at all times</u>	
<u>Stormwater Management</u>	<u>(Sec. 5.7.4.)</u>
<u>No increase in peak flow rate or velocity across property lines</u>	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
<u>Floor area</u>						
<u>≤ 15,000 SF</u>				X		(Sec. 5.7.1.)
<u>15,001 - 30,000 SF</u>		X		X		(Sec. 5.7.1.)
<u>> 30,000 SF</u>	X	X	X			(Sec. 5.7.1.)
<u>Sign</u>						
					X	(Sec. 5.7.1.)

C. Use Standards

Standards applicable to uses in the NM-2 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 NM-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-2 zone, however, all standards in Article 6. are applicable in the NM-2 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
<u>Residential</u>					
<u>Detached Single-Family Unit (6.1.4.B.)</u>	Y	0 sf	1 unit per lot	2/DU	
<u>Attached Single-Family unit (6.1.4.C.) (E.1)</u>	B	0 sf	E.1	<u>1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Apartment (6.1.4.D.) (E.1)</u>	B	0 sf	E.1		
<u>Dormitory (6.1.4.F.)</u>	C	0 sf	n/a	1/bed	
<u>Group Home (6.1.4.G.)</u>	C	0 sf	n/a	0.5/bed	
<u>Institutional</u>					
<u>Assembly (6.1.8.B.)</u>	C	0 sf	n/a	independent calculation	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Transportation/Infrastructure</u>					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	<u>1/employee + 1/stored vehicle</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Wireless Communications Facilities (6.1.10.D.)</u>				<u>1/employee + 1 per stored vehicle</u>	
<u>Minor</u>	B	0 sf	n/a		
<u>Accessory Uses</u>					
<u>Home Occupation (6.1.11.D.)</u>	B	0 sf	n/a	n/a	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Home Business (6.1.11.E.)</u>	C	0 sf	n/a	1/employee	
<u>Family Home Daycare (6.1.11.F.)</u>	B	0 sf	n/a	<u>1/employee + 1 off-street pick-up/drop-off</u>	

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

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	to be amended pending Housing Mitigation LDR Update
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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)	
<u>Single-Family unit (detached, attached, or apartment)</u>	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
4. Operational Standards	
<u>Outdoor Storage</u>	(Sec. 6.4.1.)
<u>Refuse and Recycling</u>	(Sec. 6.4.2.)
<u>Trash & recycling enclosure required</u>	> 4 DUs and all nonresidential
<u>Noise</u>	(Sec. 6.4.3.)
<u>Sound level at property line (max)</u>	65 DBA
<u>Vibration</u>	(Sec. 6.4.4.)
<u>Electrical Disturbances</u>	(Sec. 6.4.5.)
<u>Fire and Explosive Hazards</u>	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the NM-2 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 NM-2 zone. This subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-2 zone, however, all standards in Article 7. are applicable in the NM-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options														
Option	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Option Standards							
<u>Allowed Subdivision Options</u>														
<u>Land Division</u>	n/a	7,500 sf	n/a	n/a	determined by physical development		(Sec. 7.2.3.)							
<u>Condominium/Townhouse</u>	n/a	n/a	n/a	n/a	determined by physical development		(Sec. 7.2.4.)							
2. Residential Subdivision Requirements														
<u>Affordable Housing</u> (Div. 7.4.)														
<u>Required Affordable Housing</u>	1 affordable unit per 4 market units													
<u>Schools and Parks Exaction</u> (Div. 7.5.)														
<u>Schools exaction</u>	.020 acres per 1- or 2-family unit .015 acres per multi-family unit													
<u>Parks exaction</u>	9 acres per 1,000 resident													
3. Infrastructure														
<u>Transportation Facilities</u> (Div. 7.6.)														
<u>Access</u>	required													
<u>Right-of-way for Minor Local Road (min)</u>	60'													
<u>Paved travel way for Minor Local Road (min)</u>	20'													
<u>Required Utilities</u> (Div. 7.7.)														
<u>Water</u>	public													
<u>Sewer</u>	public													
4. Required Subdivision and Development Option Permits														
Option	Planned Unit Development (Sec. 8.7.3.)	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.)									
<u>Land Division</u>														
<u>≤ 10 Lots</u>			X			X								
<u>> 10 Lots</u>		X	X			X								
<u>Condominium/Townhouse</u>							X							

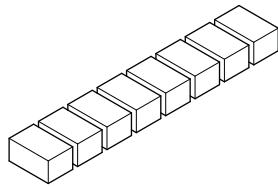
E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NM-2 zone.

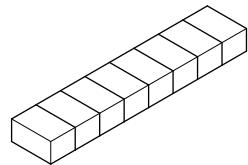
1. Attached Single-Family Unit/Apartment. No more than 8 units are allowed per building.

F. Configuration Options

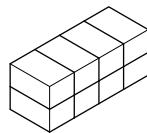
Configuration options in the NM-2 zone include, but are not limited to, the following:



Detached units



8 attached units



8 attached units

2.2.8. NH-1: Neighborhood High Density 1

(P17-077)

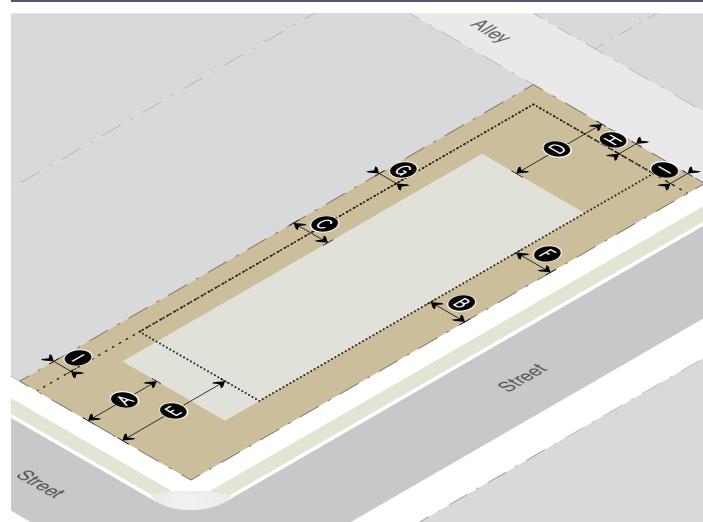
A. Intent

1. General Intent: The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed number. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings can be up to 3 stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a triplex to whatever size building can fit the site based on property size and dimensional limitations the limitations, such as FAR, setbacks, and parking. ARUs are not permitted.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Side street (min)	10'	F
Side interior/rear (min)	5'	G
Rear alley (min)	5'	H

Site Development Setbacks

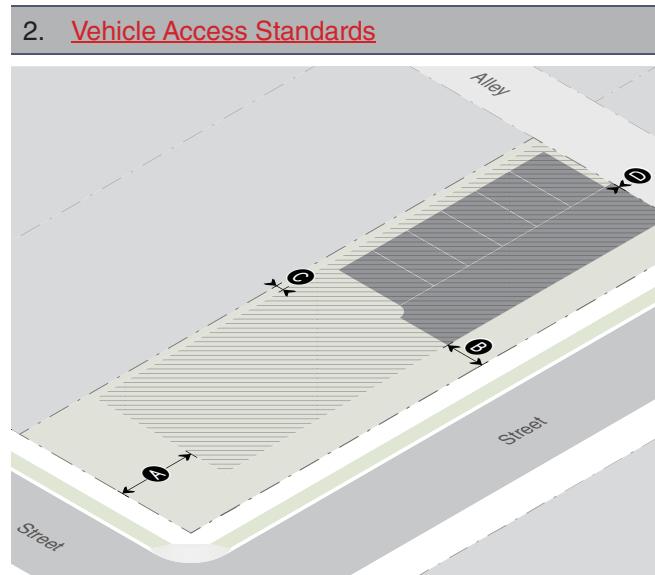
All site development, excluding driveways

Primary/side street (min)	0'
Side interior/rear (min)	5'

Landscaping

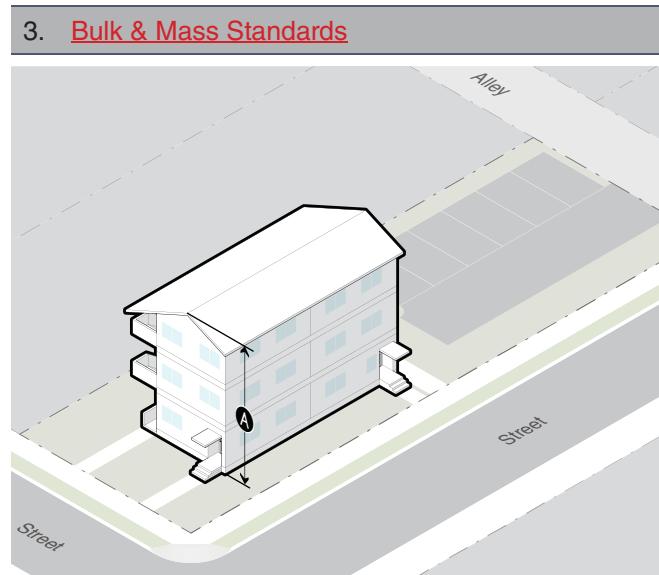
(Div. 5.5)

Landscape surface ratio (min)	
Apartment (3 to 4 units)	.40
All other allowed uses	.30
Plant units (min)	
All allowed uses	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces



Access		
<u>Primary street</u>	<u>Allowed</u>	
<u>Side street</u>	<u>Allowed</u>	
<u>Alley</u>	<u>Allowed</u>	
<u>Curb-cut width (max)</u>	<u>20'</u>	
<u>Driveway width in primary/side street setback (max)</u>	<u>20'</u>	
Driveway Setbacks		
<u>Primary street* (min)</u>	<u>20'</u>	A
<u>Side street* (min)</u>	<u>10'</u>	B
<u>Side interior (min)</u>	<u>1'</u>	C
<u>Rear (min)</u>	<u>5'</u>	
<u>Rear alley (min)</u>	<u>0'</u>	D

* Excludes 20' max driveway allowed in primary/side street setback



Primary Building Height	(Sec. 9.4.9)
<u>Height: roof pitch \leq 3/12 (max)</u>	<u>3 stories, not to exceed 35'</u> A
<u>Height: roof pitch 4/12, 5/12 (max)</u>	<u>3 stories, not to exceed 37'</u> A
<u>Height: roof pitch \geq 6/12 (max)</u>	<u>3 stories, not to exceed 39'</u> A
Accessory Structure Height	(Sec. 9.4.9)
<u>All accessory structures (max)</u>	<u>14'</u>
Scale of Development	(Sec. 9.4.13)
<u>Floor area ratio (FAR max)</u>	<u>.40</u>
<u>Deed restricted housing exemption</u>	<u>Sec. 7.8.3.</u>
<u>Workforce housing floor area bonus</u>	<u>Sec. 7.8.4.</u>

4. Maximum Scale of Development	
Individual Building (max gross floor area)	10,000 SF
5. Building Design Requirements	
Design review required for all nonresidential development, unless exempted by Planning Director	(Div. 5.8.)
6. Fencing	
<u>Height (max)</u>	
In street yard	4'
In side or rear yard	6'
<u>Setback (min)</u>	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<u>Orientation</u>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
<u>Natural Resource Setback (min)</u>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<u>Irrigation Ditch Setback (min)</u>	(7.7.4.D.)
Irrigation Ditch	15'
<u>Natural Resource Overlay (NRO) Standards</u>	(Sec. 5.2.1.)
8. Scenic Standards	
<u>Exterior Lighting</u>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
<u>Lumens per sf of site development (max)</u>	3
<u>Lumens per site (max)</u>	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
<u>Scenic Resource Overlay (SRO) Standards</u>	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
<u>Steep Slopes</u>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%

<u>Hillside CUP required</u>	<u>Lot with average cross-slope ≥ 10%</u>
<u>Areas of Unstable Soils</u>	(Sec. 5.4.2.)
<u>Fault Area</u>	(Sec. 5.4.3.)
<u>Floodplains</u>	(Sec. 5.4.4.)
<u>Wildland Urban Interface</u>	(Sec. 5.4.5.)
10. Signs	(Div. 5.6.)
<u>Number of Signs (max)</u>	3 per business per frontage
<u>Home occupation/business</u>	1 unlit wall sign
<u>Background Color</u>	No white or yellow
<u>Sign Area</u>	
<u>Total sign area (max)</u>	3 sf per ft of street facade width up to 150 sf
<u>Home occupation/business</u>	2 sf
<u>Penalty</u>	10% per projecting and freestanding sign
Sign Type Standards	
<u>Canopy sign</u>	
<u>Clearance (min)</u>	7'6" from average grade
<u>Setback (min)</u>	18" from back of curb
<u>Freestanding sign</u>	
<u>Height (max)</u>	6'
<u>Setback (min)</u>	5'
<u>Projecting sign</u>	
<u>Height (max)</u>	24' above grade
<u>Clearance (min)</u>	7'6" from average grade
<u>Setback (min)</u>	18" from back of curb
<u>Wall sign</u>	
<u>Window sign</u>	
<u>Window surface coverage (max)</u>	25% up to 16 sf
<u>Temporary Signs</u>	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
<u>Grading</u>	(Sec. 5.7.2.)
<u>Erosion Control</u>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<u>Stormwater Management</u>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

<u>12. Required Physical Development Permits</u>						
<u>Physical Development</u>	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Building Permit</u> (Sec. 8.3.3.)	<u>DRC Review</u> (Sec. 8.2.6.)	<u>Sign Permit</u> (Sec. 8.3.5.)	<u>Grading Permit</u> (Sec. 8.3.4.)
<u>Floor area</u>						
<u>≤ 15,000 SF</u>			X			(Sec. 5.7.1.)
<u>15,001 - 30,000 SF</u>		X	X			(Sec. 5.7.1.)
<u>> 30,000 SF</u>	X	X	X			(Sec. 5.7.1.)
<u>Sign</u>				X		(Sec. 5.7.1.)

C. Use Standards

Standards applicable to uses in the NH-1 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 NH-1 zone. This subsection is intended to indicate all of the use standards applicable in the NH-1 zone, however, all standards in Article 6. are applicable in the NH-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
<u>Residential</u>					
Attached Single-Family unit (6.1.4.C.) (E.1)	B	0 sf	E.1	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.) (E.2)	B	0 sf	E.2		
Dormitory (6.1.4.F.)	C	0 sf	n/a	1/bed	
Group Home (6.1.4.G.)	C	0 sf	n/a	0.5/bed	
<u>Institutional</u>					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
<u>Transportation/Infrastructure</u>					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	0 sf	n/a		
<u>Accessory Uses</u>					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
<u>Temporary Uses</u>					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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 UseIndividual Use (floor area) (max)Single-Family unit (attached, or apartment)Habitable floor area excluding basement 8,000 sfGross floor area excluding basement 10,000 sf**4. Operational Standards**Outdoor Storage(Sec. 6.4.1.)Refuse and Recycling(Sec. 6.4.2.)Trash & recycling enclosure required> 4 DUs and all nonresidentialNoise(Sec. 6.4.3.)Sound level at property line (max)65 DBAVibration(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 NH-1 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 NH-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NH-1 zone, however, all standards in Article 7. are applicable in the NH-1 zone, unless stated otherwise.**1. Allowed Subdivision and Development Options**

Option	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Option Standards
<u>Allowed Subdivision Options</u>							
<u>Land Division</u>	<u>n/a</u>	<u>7,500 sf</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>	<u>(Sec. 7.2.3.)</u>	
<u>Condominium/Townhouse</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>	<u>(Sec. 7.2.4.)</u>	

2. Residential Subdivision RequirementsAffordable Housing(Div. 7.4.)Required Affordable Housing1 affordable unit per 4 market unitsSchools and Parks Exaction(Div. 7.5.)Schools exaction.020 acres per 1- or 2-family unit.015 acres per multi-family unitParks exaction9 acres per 1,000 resident**3. Infrastructure**

<u>Transportation Facilities</u>		(Div. 7.6.)			
Access		required			
Right-of-way for Minor Local Road (min)		60'			
Paved travel way for Minor Local Road (min)		20'			
<u>Required Utilities</u>		(Div. 7.7.)			
Water		public			
Sewer		public			
4. Allowed Subdivision and Development Options					
5. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	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 NH-1 zone.

1. Attached Single-Family. A minimum of 3 units on the lot are required at the time of development.
2. Apartment. A minimum of 3 units on the lot are required at the time of development.

2.2.12. CR-3: Commercial Residential 3

(P17-077)

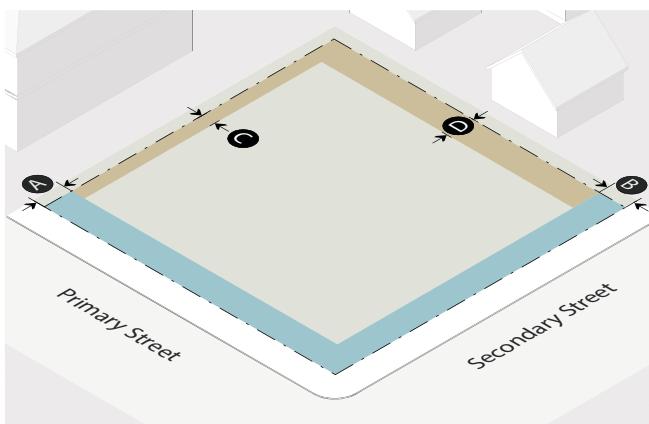
A. Intent

1. General Intent. The intent of the Commercial Residential-3 (CR-3) zone is to provide for a vibrant mixed-use zone consisting primarily of retail, office, lodging and residential uses. This zone is located on both sides of Highway 89 from High School Road to Flat Creek bridge at the entrance to downtown Jackson.
2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Front setbacks are varied, with some buildings pulled up to the street and others set back with landscaping in front, creating an attractive and green street edge.
3. Parking. Parking is primarily provided on-site, to the rear or side of buildings and screened from view.
4. Land Use. Active uses, such as retail and service, are encouraged on the ground level, often with lodging, residential, or office on the upper floors. Buildings of all residential uses are encouraged.
5. Comprehensive Plan. Based primarily on sub areas 4.1, 4.2, 4.3, 5.1, and 5.3 of the Comprehensive Plan.

B. Physical Development

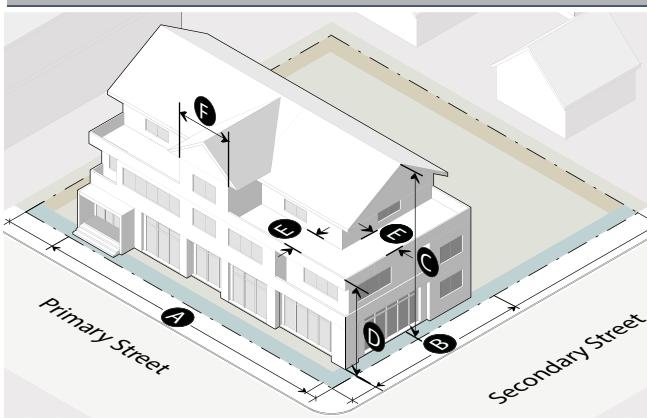
Standards applicable to physical development are provided on the following pages. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



Building Setbacks	Sec. 9.4.8.
Primary street setback range (min-max)	0' - 10' A
Secondary street setback range (min-max)	0' - 10' B
Side interior (min)	5' C
Rear (min)	10' D
Abutting protected zone (min)	10'
Landscaping	Div. 5.5.
Landscape surface ratio (min)	10%
Plant Units	
All uses	1/1,000 sf of landscape area
Parking lot (all uses)	1/12 parking spaces
Fencing	
Height in any street or side yard (max)	4'
Height in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from side or rear lot line (min)	0'
Parking Setbacks	Sec. 9.4.8.
Primary street, above ground (min)	30'
Secondary street, surface parking (min)	30'
Secondary street, tuck-under, enclosed, or structured parking (min)	0'
Access	
Curb cut width (max)	24'

2. Bulk Standards



Street Facade

Sec. 9.4.11.

Width of ground and 2nd story in primary street setback range

A

% of lot width (min) 70%

Length from street corner (min) 30'

Width of ground and 2nd story in secondary street setback range

B

% of lot width (min) 35%

Length from street corner (min) 30'

Building Height

Sec. 9.4.9.

Height (max) if roof pitch $\geq 5/12$ 46'

C

Height (max) if roof pitch $< 5/12$ 42'

C

Stories (max) 3

C

Stories or Height (min) in any street setback range 2 or 24'

D

Building Stepback

Sec. 9.4.12.

Stepback for any 3rd story street facade or street facade over 30' (min) 10'

E

Encroachment in stepback (max % of overall facade width) 60%

F

A building with only residential use that has at least 4 units is exempt from the stepback requirement

Scale of Development

Floor area ratio (FAR max) 0.40

Deed restricted housing exemption Sec. 7.8.3.

Workforce housing floor area bonus Sec. 7.8.4.

3. Form Standards



Design Guidelines

Div. 5.8.

These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Pedestrian Frontage

Trees in grates see Sec. 2.2.1.C.2.

Building Frontage Options

Shopfront see Sec. 2.2.1.D.1.

Office see Sec. 2.2.1.D.2

Residential see Sec. 2.2.1.D.3

Parking Type Options

On-street parking see Sec. 2.2.1.E.1.

Surface parking see Sec. 2.2.1.E.2

Enclosed parking see Sec. 2.2.1.E.3.

Tuck-Under Parking see Sec. 2.2.1.E.4.

Structured parking see Sec. 2.2.1.E.5

Underground parking see Sec. 2.2.1.E.6

4. Environmental Standards		7. Signs (nonresidential)		Div. 5.6			
<u>Natural Resource Setback (min)</u>	Sec. 5.1.1.	<u>Number of signs (max)</u>	3 per business per frontage				
Cache Creek south of Cache Creek Dr.	20'	<u>Background color</u>	No white or yellow				
Flat Creek north of Hansen Ave.	25'	<u>Sign Area</u>					
Flat Creek south of Hansen Ave.	50'	<u>Total sign area (max)</u>	3 sf per ft of street facade width up to 150 sf				
Wetland	30'	<u>Penalty</u>	10% per projecting and freestanding sign				
<u>Irrigation Ditch Setback (min)</u>	Sec. 7.7.4.D.	<u>Sign Type Standards</u>					
Irrigation Ditch	15'	<u>Canopy sign</u>					
<u>Natural Resource Overlay (NRO)</u>	Sec. 5.2.1.	<u>Clearance (min)</u>	7'6" from average grade				
5. Scenic Standards		<u>Setback (min)</u>	18" from back of curb				
<u>Exterior Lighting</u>	Sec. 5.3.1.	<u>Freestanding sign</u>					
Light trespass is prohibited.		<u>Height (max)</u>	6'				
All lights over 600 lumens shall be fully shielded.		<u>Setback (min)</u>	5'				
<u>Lumens per site (max)</u>	3	<u>Projecting sign</u>					
All fixtures	100,000	<u>Height (max)</u>	24' above grade				
Unshielded fixtures	5,500	<u>Clearance (min)</u>	7'6" from average grade				
Light Color	≤3000 Kelvin	<u>Setback (min)</u>	18" from back of curb				
<u>Scenic Resource Overlay (SRO)</u>	Sec. 5.3.2.	<u>Window sign</u>					
6. Natural Hazards to Avoid		<u>Window surface coverage (max)</u>	25% up to 16 sf				
<u>Steep Slopes</u>	Sec. 5.4.1.	<u>Temporary signs</u>	Sec. 5.6.1				
Development prohibited	Slopes > 25%	<u>Grading</u>	Sec. 5.7.2.				
Hillside CUP required	Parcel with average cross-slope ≥ 10%	<u>Erosion Control</u>	Sec. 5.7.3.				
<u>Areas of Unstable Soils</u>	Sec. 5.4.2.	Erosion shall be controlled at all times					
<u>Fault Area</u>	Sec. 5.4.3.	<u>Stormwater Management</u>	Sec. 5.7.4.				
<u>Floodplains</u>	Sec. 5.4.4.	No increase in peak flow rate or velocity across property lines					
<u>Wildland Urban Interface</u>	Sec. 5.4.5.						
9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
<u>Site Area</u>							
< 15,000 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
15,000 - 30,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf for only residential use	optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
<u>Sign</u>				X	Sec. 5.7.1.	Sec. 5.4.4.	

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.)
<u>Residential Uses</u>					
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	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.)	B	n/a	n/a	0.25/bed	
Dormitory (6.1.4.F.)	B	n/a	n/a	0.5/bed	
Group Home (6.1.4.G.)	C	n/a	n/a		
<u>Commercial Uses</u>					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	
Retail (6.1.6.C.)	B	6,000 sf excluding basement	n/a	3.37/1,000 sf	
Service (6.1.6.D.)	B	n/a	n/a	2.25/1,000 sf	to be amended pending Housing Mitigation LDR Update
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/73 sf dining area + 1/40 sf bar area	
Heavy Retail/Service (6.1.6.F.) (E.3)	B	n/a	n/a	1.5/1,000 sf + 2.25 per repair bay + 0.75/wash bay	
<u>Amusement/Recreation</u>					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	to be amended pending Housing Mitigation LDR Update
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	
<u>Institutional Uses</u>					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	
<u>Industrial Uses</u>					
Light Industry (6.1.9.B.)(E.3)	B	n/a	n/a	0.75/1,000sf + 0.75/company vehicle	to be amended pending Housing Mitigation LDR Update
<u>Transportation/Infrastructure</u>					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	
Minor	B	n/a	n/a		

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

1. <u>Allowed Uses</u>				2. <u>Use Requirements</u>	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
<u>Accessory Uses</u>					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	to be amended pending Housing Mitigation LDR Update
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	

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

3. <u>Operational Standards</u>	
<u>Outdoor Storage</u>	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
<u>Refuse and Recycling</u>	Sec. 6.4.2.
Trash & recycling enclosure required	> 4 DUs and all nonresidential
<u>Noise</u>	Sec. 6.4.3.
Sound level at property line (max)	65 DBA
<u>Vibration</u>	Sec. 6.4.4.
<u>Electrical Disturbances</u>	Sec. 6.4.5.
<u>Fire and Explosive Hazards</u>	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									
<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>			
<u>Allowed Subdivision Options</u>									
<u>Land Division</u>	n/a	7,500 sf	n/a	determined by physical development		<u>Sec. 7.2.3.</u>			
<u>Townhouse Condominium Subdivision</u>	n/a	n/a	n/a	n/a	n/a	<u>Sec. 7.2.4.</u>			
2. Residential Subdivision Requirements									
<u>Affordable Housing</u>									
<u>Required Affordable Housing</u>				to be amended pending Housing Mitigation LDR Update					
<u>Schools and Parks Exaction</u>									
<u>Schools exaction</u>				<u>.020 acres per 1- or 2-family unit</u> <u>.015 acres per multi-family unit</u>					
<u>Parks exaction</u>				<u>9 acres per 1,000 resident</u>					
3. Infrastructure									
<u>Transportation Facilities</u>									
<u>Access</u>					<u>(Div. 7.6.)</u>				
<u>Right-of-way for Minor Local Road (min)</u>					<u>60'</u>				
<u>Paved travel way for Minor Local Road (min)</u>					<u>20'</u>				
<u>Required Utilities</u>									
<u>Water</u>					<u>public</u>				
<u>Sewer</u>					<u>public</u>				
4. Required Subdivision and Development Option Permits									
<u>Option</u>	<u>Planned Unit Development (Sec. 8.7.3.)</u>	<u>Sketch Plan (Sec. 8.3.1)</u>	<u>Development Plan (Sec. 8.3.2.)</u>	<u>Development Option Plan (Sec. 8.5.2.)</u>	<u>Subdivision Plat (Sec. 8.5.3.)</u>				
<u>Land Division</u>									
<u>≤ 10 Lots</u>			X			X			
<u>> 10 Lots</u>	X		X			X			
<u>Condominium/Townhouse</u>									

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. 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.

<u>Uninterrupted Curb per On-street Parking Space</u>	
<u>Parking Space Angle</u>	<u>Uninterrupted Curb</u>
<u>Parallel</u>	<u>22'</u>
<u>45°/60°</u>	<u>18'</u>
<u>90°</u>	<u>9'</u>
 - 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.
2. Loading Requirement. Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.
3. South Highway or South Park Loop Frontage. Heavy Service/Retail and Light Industry uses are only allowed on sites with Highway 89 frontage south of South Park Loop Road and sites with South Park Loop frontage.

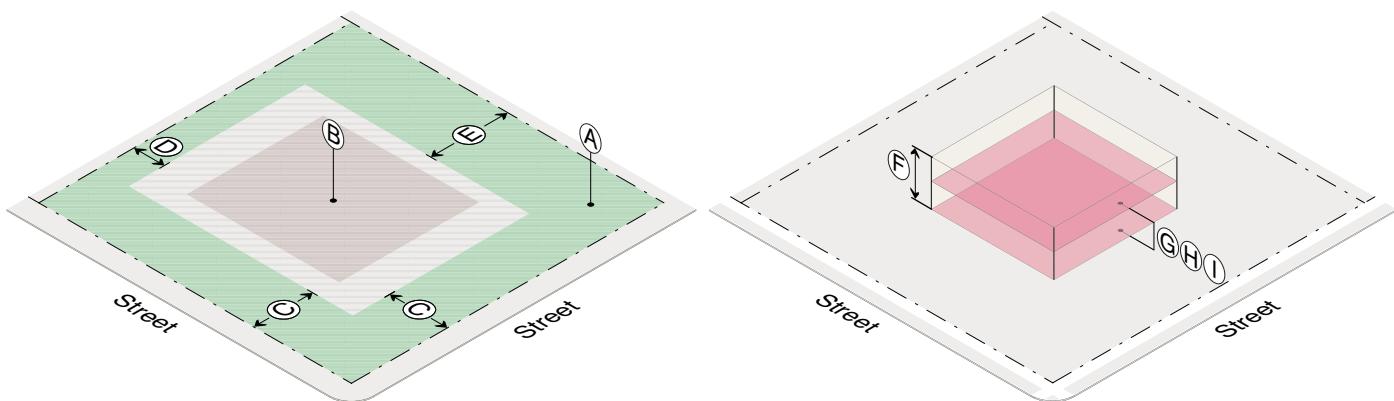
2.3.4. [deleted] (P17-077) Urban Residential (UR) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Urban Residential (UR) Zone is to provide for high density residential areas and promote affordable housing types as part of a full range of residential uses in a pedestrian-oriented environment.

B. Physical Development

Standards applicable to physical development in the UR 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 UR. This Subsection is intended to indicate all of the physical development standards applicable in the UR, however, all standards in Article 5. are applicable in the UR, unless stated otherwise.



1. Structure Location and Mass									
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
Allowed use	.30	.40	12'	5'	20'	28'	2	3	.45
Exceptions									

FAR: A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.

Residential Projections: Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation: 10'

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single building	n/a
3. Building Design Requirements	
Nonresidential Design Guidelines	(Div. 5.8.)
Design review required for all nonresidential development, unless exempted by Planning Director	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage
5. Landscaping	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
10. Signs	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow

Sign Area		11. Grading, Erosion Control, Stormwater											
Total sign area (max)	3 sf per ft of street facade width up to 150 sf	Grading			(Sec. 5.7.2.)								
Home occupation/business	2 sf	Erosion Control			(Sec. 5.7.3.)								
Penalty	10% per projecting and freestanding sign	Erosion shall be controlled at all times											
Sign Type Standards		Stormwater Management			(Sec. 5.7.4.)								
No increase in peak flow rate or velocity across property lines													
Canopy sign Clearance (min) 7'6" from average grade Setback (min) 18" from back of curb													
Freestanding sign Height (max) 6' Setback (min) 5'													
Projecting sign Height (max) 24' above grade Clearance (min) 7'6" from average grade Setback (min) 18" from back of curb													
Wall sign Window sign Window surface coverage (max) 25% up to 16 sf													
Temporary Signs (Sec. 5.6.1.)													
12. Required Physical Development Permits													
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)							
Dwelling Unit <5 units 5-10 units >10 units													
X X X													
Nonresidential Floor Area ≤5,000 sf 5,001-15,000 sf >15,000 sf													
X X X													
Sign													
X (Sec. 5.7.1.)													

C. Use Standards

Standards applicable to uses in the UR 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 UR. This Subsection is intended to indicate all of the use standards applicable in the UR, however, all standards in Article 6. are applicable in the UR, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Residential					
Detached Single Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Attached single-family unit (6.1.4.C.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0 sf	35 rooms/ acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	35 rooms/ acre	0.5/bed	n/a
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
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.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	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
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	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)**

Single-Family unit (detached, attached, or apartment)

Habitable floor area excluding basement 8,000 sf

Gross floor area excluding basement 10,000 sf

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**

Standards applicable to development options and subdivision in the UR 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 UR zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the UR zone, however, all standards in Article 7. are applicable in the UR zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	5,000 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development (UCD)	15,000 sf	n/a	23.5 du/ae	.20	n/a	.65	n/a	(Sec. 7.1.3.)
Planned Unit Development (PUD- ToJ)	15,000 sf	n/a	n/a	n/a	.30	.65	.5	(Sec. 4.4.2.)
2. Residential Subdivision Requirements								
Affordable Housing (Div. 7.4.)								
Required Affordable Housing +affordable unit per 4 market units								
Schools and Parks Exaction (Div. 7.5.)								
Schools exaction .020 acres per 1- or 2-family unit .015 acres per multi-family unit								
Parks exaction 9 acres per 1,000 resident								

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	Planned Unit Development (Sec. 8.7.3.)	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 (PUD)		X		X
>10 Lots	X (PUD)	X	X		X
Condominium/Townhouse					
Non-subdivision development option (UCD or PUD-ToJ)					
0-4 Units	X (PUD)			X	
5-10 Units	X (PUD)		X		
>10 Units	X (PUD)	X	X		

E. Additional Zone-specific Standards

1. **PUD-ToJ Height.** For a PUD-ToJ proposed in the UR zoning district, structure height may be 48 feet provided the following criteria are met:
 - i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
 - ii. It may have an employment and/or price restriction;
 - iii. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.
 - a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure:
 - i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
 - ii. It may have an employment and/or price restriction;
 - iii. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.
 - b. The project shall provide the affordable housing required by Division 7.4 on site.
 - c. The site shall be at least 2 acres to provide opportunity for sufficient setback from, and building height step-down to small scale development.
 - d. The site shall be served by transit within 1/4 mile.
 - e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.
 - f. The additional building height shall not increase the floor area allowance or decrease the required open space.

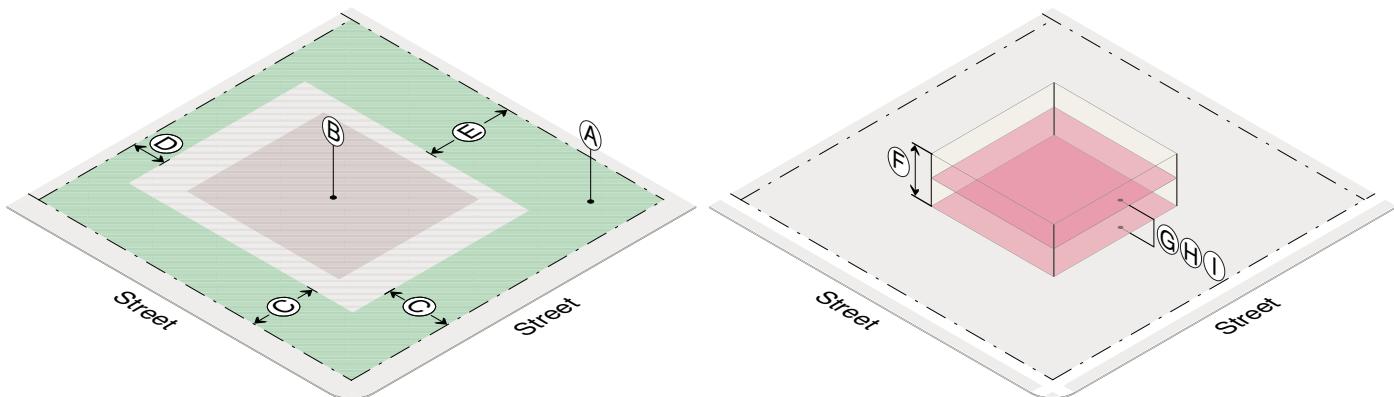
2.3.5. [deleted] (P17-077) Auto Urban Commercial-Town (AC-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Auto-Urban Commercial-Town (AC-ToJ) Zone is to provide for commercial development that is oriented to the street and is easily accessed by automobiles with adequate parking and pedestrian connections to adjoining developments in order to promote non-vehicular movement between buildings in commercial areas. Uses in the AC-ToJ zone primarily serve residents' commercial needs, and provide some tourist service uses. The AC-ToJ zone is intended to be applied to community-serving commercial areas.

B. Physical Development

Standards applicable to physical development in the AC-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 AC-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the AC-ToJ zone, however, all standards in Article 5. are applicable in the AC-ToJ zone, unless stated otherwise.



1. Structure Location and Mass

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback	Side- Setback (min)	Rear- Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
Detached single-family unit	.50	.28	20'	10'	30'	26'	2	3	.30
with attached accessory unit	.48	.30	20'	10'	20'	26'	2	3	.32
with detached accessory unit	.48	.30	n/a	n/a	n/a	n/a	n/a	n/a	.32
with 2 accessory units	.45	.32	n/a	n/a	n/a	n/a	n/a	n/a	.35
Live/Work unit	.50	.28	20'	10'	30'	26'	2	3	.40
Office	.25	n/a	20'	10'	20'	35'	2	3	.40
Lodging in the LO	.20	n/a	10'	0'	20'	35'	n/a	n/a	.80
Other principal use	.20	n/a	20'	10'	20'	35'	2	3	.25
Pre-1994 lot < 15,000 sf	.20	n/a	20'	10'	20'	35'	2	3	.46
Accessory use	See standards for primary use with which associated								
Detached accessory structure	n/a	n/a	30'	5'	5'	28'	2	n/a	n/a

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 provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.

Side/Rear Yard Residential Projections: Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Accessory Structure Detached Separation: 10'

2. Maximum Scale of Development	7. Environmental Standards
Individual Building (gross floor area) (max)	Natural Resource Setback (min) (Sec. 5.1.1.)
Single building	Cache Creek South of Cache Creek Dr. 20'
Single building in LO with CUP	Flat Creek North of Hansen Ave. 25'
Single building out of LO with CUP	Flat Creek South of Hansen Ave. 50'
3. Building Design Requirements	Wetland 30'
Nonresidential Design Guidelines (Div. 5.8.)	Irrigation Ditch Setback (min) (7.7.4.D.)
Design review required for all nonresidential development, unless exempted by Planning Director	Irrigation Ditch 15'
4. Site Development	Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)
Site Development Setbacks (min)	8. Scenic Standards
Side/rear yard	Exterior Lighting (Sec. 5.3.1.)
Front yard	Light trespass prohibited.
40% of lineal frontage	All lights over 600 initial lumens shall be fully shielded.
60% of lineal frontage	Lumens per sf of site development (max) 3
Curb Cut (max)	Lumens per site (max)
5. Landscaping (Div. 5.5.)	All fixtures 100,000
Plant Units (min)	Unshielded fixtures 5,500
Residential	Light Color \leq 3000 Kelvin
Nonresidential	Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)
Parking Lot (all uses)	9. Natural Hazards to Avoid
	Steep Slopes (Sec. 5.4.1.)
	Development prohibited Slopes $>$ 25%
	Hillside CUP required Lot with average cross-slope \geq 10%
6. Fencing	Areas of Unstable Soils (Sec. 5.4.2.)
Height (max)	Fault Area (Sec. 5.4.3.)
In street yard	Floodplains (Sec. 5.4.4.)
In side or rear yard	10. Signs (Div. 5.6.)
Setback	
Front lot line/R.O.W./Sidewalk	Number of Signs (max) 3 per business per frontage
Side or rear lot line	Home occupation/business 1 unlighted wall sign
Orientation	Background Color No white or yellow
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

Sign Area	
Total sign area (max)	3-sf per ft of street facade width up to 150 sf
Home occupation/business	2-sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	12'; LO: 6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units			*			(Sec. 5.7.1.)
5-10 units		*	*			(Sec. 5.7.1.)
>10 units	*	*	*			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf			*	*		(Sec. 5.7.1.)
5,001-15,000 sf		*	*	*		(Sec. 5.7.1.)
>15,000 sf	*	*	*	*		(Sec. 5.7.1.)
Sign					*	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the AC-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 AC-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the AC-ToJ zone, however, all standards in Article 6. are applicable in the AC-ToJ zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	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				see also 6.2.6.B	
Detached Single-Family Unit (6.1.4.B.)	Y	0-sf	1-unit per lot	2/DU	n/a
Attached Single-Family Unit (6.1.4.C.) (E.1.)	B	0-sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.) (E.1.)	B	0-sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0-sf	30-rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0-sf	30-rooms per acre	0.5/bed	n/a
Live/Work Unit (6.1.4.H.)	B	0-sf	n/a	1.5/DU or 1.5/1,500-sf	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B(LO)	0-sf	n/a	0.75/LU + 1/150-sf of assembly area	47 sf/1,000-sf
Short-Term Rental Unit (6.1.5.C.)	B(LO)	0-sf	n/a	2/LU (see also 6.2.6.B)	47 sf/1,000-sf
Commercial					
Office (6.1.6.B.)	B	0-sf	n/a	3.3/1,000-sf	14 sf/1,000-sf
Retail (6.1.6.C.)	B	0-sf	n/a	4.5/1,000-sf	156 sf/1,000-sf
Service (6.1.6.D.)	B	0-sf	n/a	3/1,000-sf	56 sf/1,000-sf
Restaurant/Bar (6.1.6.E.)	B	0-sf	n/a	1/55-sf dining area + 1/30-sf bar area	378 sf/1,000-sf
Heavy Retail/Service (6.1.6.F.)	C	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.)	C	0-sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	B	0-sf	n/a	2/1,000-sf + 1/4,000-sf outdoor display area + 1/company vehicle + 1/employee	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) = Only allowed in Lodging Overlay

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor-Area (min) (Div. 6.3.)
Amusement/Recreation					
Amusement (6.1.7.B.)	B	0-sf	n/a	1/30-sf seating area	independent calculation
Developed Recreation (6.1.7.D.)	B	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
Institutional					
Assembly (6.1.8.B.)	C	0-sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	B	0-sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	C	0-sf	n/a	1/1,000-sf + 1/company vehicle	8-sf/1,000-sf
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	0-sf	n/a	n/a	independent calculation
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.)				1/employee + 1/per stored vehicle	independent calculation
Minor	B	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.)	B	0-sf	n/a	1.25/DU	n/a
Bed and Breakfast (6.1.11.C.)	B	0-sf	n/a	0.75/LU	exempt
Home Occupation (6.1.11.D.)	B	0-sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0-sf	n/a	1/employee	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.)	B	0-sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Drive-In Facility (6.1.11.H.)	B	0-sf	n/a	n/a	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)= Only allowed in Lodging Overlay

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor-Area (min) (Div. 6.3.)
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Farm Stand (6.1.12.E.)	B	0 sf	n/a	5/1,000 sf display area	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.)-
 (LO)= Only allowed in Lodging Overlay

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single family unit (detached, attached, or apartment)	
Habitable floor area excluding basement	8,000 sf
Gross Floor area excluding basement	10,000 sf
Live/work unit	750 sf min/2,000 sf max habitable
Lodging operation with multiple buildings	90,000 sf habitable
Individual retail use excluding basement	
without CUP	12,500 sf habitable
with CUP	50,000 sf habitable
4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.) (E.3.)
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 AC-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 AC-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the AC-ToJ zone; however, all standards in Article 7. are applicable in the AC-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development (UCD)	22,500 sf	n/a	11.7 du/ae	.40	n/a	.40	.35	(Sec. 7.1.3.)
Planned Unit Development (PUD-ToJ)	22,500 sf	n/a	n/a	n/a	.45	.40	.30	(Sec. 4.4.2.)
2. Residential Subdivision Requirements								
Affordable Housing (Div. 7.4.)								
Required Affordable Housing								+affordable unit per 4 market units
Schools and Parks Exaction (Div. 7.5.)								
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								9 acres per 1,000 resident
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	Planned Unit Development (Sec. 8.7.3.)	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.)
<u>Land Division</u>					
≤ 10 Lots				✗	✗
> 10 Lots		✗	✗		✗
<u>Condominium/Townhouse</u>					
Non-subdivision development option (UCD or PUD-ToJ)					
0-4 Units	✗ (PUD)			✗	
5-10 Units	✗ (PUD)			✗	
> 10 Units	✗ (PUD)	✗	✗		

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the AC-ToJ zone:

1. **Attached Single-Family and Apartment Units.** Attached single-family and apartment units shall be located on the second or third floor.
2. **Open Storage.** The open storage of vehicles and equipment is prohibited.
3. **Pedestrian Facilities.** All new development, redevelopment and infill development in the Lodging Overlay and AC-ToJ 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.
4. **Highway Frontage Setback.** Where the highway frontage setback is 20 feet, the minimum parking area setback shall be 20 feet. This setback shall be landscaped generally in accordance with Div. 5.5, Landscaping Standards. In addition, where a 20 foot structure setback is required from the right-of-way of U.S. Highway 26-89-189-191, the first 20 feet adjacent to the right-of-way (as a minimum) must be landscaped. The objectives for highway setback landscaping shall be to provide for an attractive, high-quality streetscape, and where applicable, entryways to the Town of Jackson. Plant units shall maximize year-round screening. Public sidewalks and pathways may traverse landscaped areas, and monument signage is encouraged.

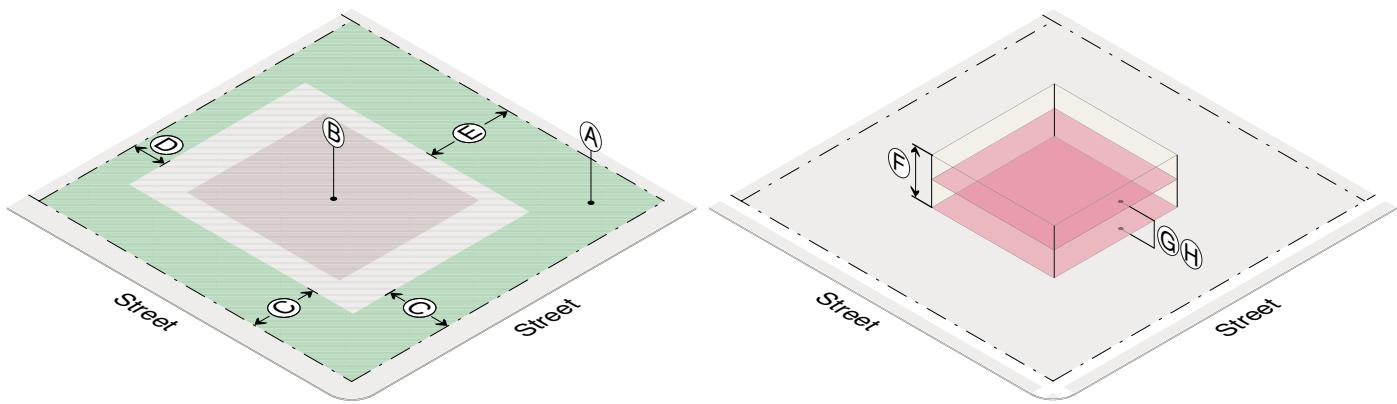
2.3.6. [deleted] (P17-077) Auto Urban Residential-Town (AR-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Auto-Urban Residential-Town (AR-ToJ) Zone is to maintain the character and cohesiveness of residential neighborhoods while allowing for a wide range of residential types, including affordable housing.

B. Physical Development

Standards applicable to physical development in the AR-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 AR-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the AR-ToJ zone; however, all standards in Article 5. are applicable in the AR-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)
Detached single-family unit	.50	.28	20'	10'	30'	26'	2	.30
with attached accessory unit	.48	.30	20'	10'	20'	26'	2	.32
with detached accessory unit	.48	.30	n/a	n/a	n/a	n/a	n/a	.32
with 2 accessory units	.45	.32	n/a	n/a	n/a	n/a	n/a	.35
Other principal use	.45	n/a	20'	10'	30'	26'	2	.35
Accessory use	See standards for primary use with which associated							
Detached accessory structure	n/a	n/a	30'	5'	5'	26'	2	n/a
Exceptions								

FAR: A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.

Residential Projections: Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Accessory Structure Detached Separation: 10'

2. Maximum Scale of Development		7. Environmental Standards	
Individual Building (gross floor area) (max)		Natural Resource Setback (min) (Sec. 5.1.1.)	
Single building	10,000 sf	Cache Creek South of Cache Creek Dr.	20'
3. Building Design Requirements		Flat Creek North of Hansen Ave.	25'
Nonresidential Design Guidelines (Div. 5.8.)		Flat Creek South of Hansen Ave.	50'
Design review required for all nonresidential development, unless exempted by Planning Director		Wetland	30'
4. Site Development		Irrigation Ditch Setback (min) (7.7.4.D.)	
Site Development Setbacks (min)		Irrigation Ditch	15'
Side/rear yard	5'	Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
Front yard	0'	8. Scenic Standards	
40% of lineal frontage	0'	Exterior Lighting (Sec. 5.3.1.)	
60% of lineal frontage	structure setback	Light trespass prohibited.	
Curb Cut (max)	40% of lineal frontage	All lights over 600 initial lumens shall be fully shielded.	
5. Landscaping (Div. 5.5.)		Lumens per sf of site development (max)	
Plant Units (min)		Lumens per site (max)	3
Residential	1 per du	All fixtures	100,000
Nonresidential	1 per 1,000 sf of landscape area	Unshielded fixtures	5,500
Parking Lot (all uses)	1 per 12 parking spaces	Light Color	≤3000 Kelvin
6. Fencing		Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
Height (max)		9. Natural Hazards to Avoid	
In street yard	4'	Steep Slopes (Sec. 5.4.1.)	
In side or rear yard	6'	Development prohibited	Slopes > 25%
Setback		Hillslope CUP	Lot with average cross-slope ≥ 10%
Front lot line/R.O.W./Sidewalk	4'	Areas of Unstable Soils (Sec. 5.4.2.)	
Side or rear Yard lot line	0'	Fault Area (Sec. 5.4.3.)	
Orientation		Floodplains (Sec. 5.4.4.)	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner		Wildland-Urban Interface (Sec. 5.4.5.)	
10. Signs (Div. 5.6.)		10. Signs (Div. 5.6.)	
Number of Signs (max)		Number of Signs (max)	3 per business per frontage
Home occupation/business		Home occupation/business	1 unlighted wall sign
Background Color		Background Color	No white or yellow

Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				*		(Sec. 5.7.1.)
5 - 10 units		*		*		(Sec. 5.7.1.)
>10 units	*		*			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf				*	*	(Sec. 5.7.1.)
5,001 - 15,000 sf		*		*	*	(Sec. 5.7.1.)
>15,000 sf	*		*		*	(Sec. 5.7.1.)
Sign					*	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the AR-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 Section 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the AR-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the AR-ToJ zone; however, all standards in Article 6. are applicable in the AR-ToJ zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0-sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0-sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0-sf	1-unit per lot	2/DU	n/a
Dormitory (6.1.4.F.)	C	0-sf	25 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0-sf	25 rooms per acre	0.5/bed	n/a
Commercial					
Office (6.1.6.B.)	B(OF)	0-sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Institutional					
Assembly (6.1.8.B.)	C	0-sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
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.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0-sf	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)(E.1.)	B	0-sf	2-units per lot	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0-sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0-sf	n/a	1/employee	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

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

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Temporary Uses					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	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.), (LO)=Only allowed in Lodging Overlay, (OF)=Only allowed in Office Overlay

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single Family unit (detached)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory residential unit	800 sf habitable
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 AR-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 AR-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the AR-ToJ zone; however, all standards in Article 7. are applicable in the AR-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development (UCD)	22,500 sf	n/a	11.7 du/ae	.40	n/a	.40	.35	(Sec. 7.1.3.)
Planned Unit Development (PUD-ToJ)	22,500 sf	n/a	n/a	n/a	.45	.40	.30	(Sec. 4.4.2.)
2. Residential Subdivision Requirements								
Affordable Housing (Div. 7.4.)								
Required Affordable Housing								+ affordable unit per 4 market units
Schools and Parks Exaction (Div. 7.5.)								
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								9 acres per 1,000 resident
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	Planned Unit Development (Sec. 8.7.3.)	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.)
<u>Land Division</u>					
≤ 10 Lots			X		X
> 10 Lots		X	X		X
<u>Condominium/Townhouse</u>					
Non-subdivision development option (UCD or PUD-ToJ)					
0-4 Units	X (PUD)			X	
5-10 Units	X (PUD)		X		
> 10 Units	X (PUD)	X	X		

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the AR-ToJ zone:

1. Accessory Residential Units (ARUs)

- Accessory residential units are only permitted in conjunction with a detached single-family unit.
- No more than 2 accessory units per lot are allowed.
- If only one accessory unit per lot is constructed, it may be attached to or detached from the principal structure.
- If 2 accessory units are constructed on one lot, one shall be attached to the principal structure, the other shall be detached. The minimum separation between detached units shall be 10 feet.

2.3.7. [deleted] (11/23/16, Ord. 1149)

[Section number reserved, original Section deleted]

2.3.8. [deleted] (11/23/16, Ord. 1149)

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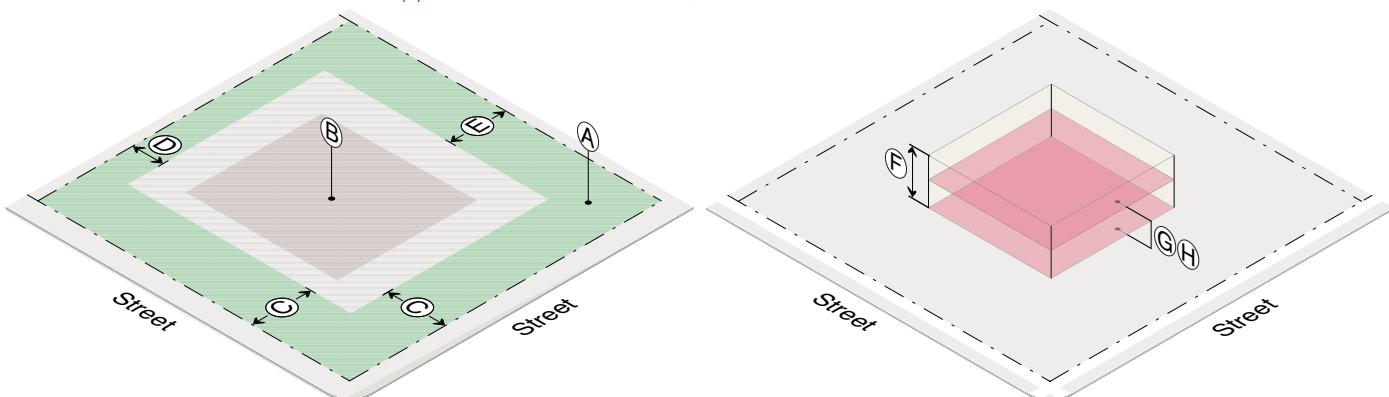
2.3.9. [deleted] (P17-077) Business Park-Restricted Uses (BP-R) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Business Park-Restricted Uses (BP-R) Zone is to provide suitable locations and environs for not only industrial, wholesaling, distribution and service commercial uses typically allowed in the Business Park-Town (BP-TdJ) Zone, but also uses such as office, commercial retail, certain services, restaurant/bar, drive-in facilities, and Urban Cluster Development to meet general community needs.

B. Physical Development

Standards applicable to physical development in the BP-R 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-R zone. This Subsection is intended to indicate all of the physical development standards applicable in the BP-R zone, however, all standards in Article 5. are applicable in the BP-R zone, unless stated otherwise.



1. Structure Location and Mass																
	(A) LSR (min)	(B) Lot Coverage (max)	(C) Street Setback (min)	(D) Side Setback (min)	(E) Rear Setback (min)	(F) Height (max) (E.3.)	(G) Stories (max)	(H) FAR (max)								
Live-work unit	.15	n/a	20'	10'	20'	35'	2	.40								
Office	.25	n/a	20'	10'	20'	35'	2	.40								
Retail, services (E.2.), restaurant, bar	.20	n/a	20'	10'	20'	35'	2	.25								
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'																

2. Maximum Scale of Development	7. Environmental Standards
Individual Building (gross floor area) (max)	Natural Resource Setback (min) (Sec. 5.1.1.)
Single nonresidential building	Cache Creek South of Cache Creek Dr. 20'
Single nonresidential building with CUP	Flat Creek North of Hansen Ave. 25'
3. Building Design Requirements	Flat Creek South of Hansen Ave. 50'
Nonresidential Design Guidelines (Div. 5.8.)	Wetland 30'
Design review required for all nonresidential development, unless exempted by Planning Director	Irrigation Ditch Setback (min) (7.7.4.D.)
4. Site Development	Irrigation Ditch 15'
Site Development Setbacks (min) (E.5.)	Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)
Side/rear yard 5'	8. Scenic Standards
Front yard	Exterior Lighting (Sec. 5.3.1.)
40% of lineal frontage 0'	Light trespass prohibited.
60% of lineal frontage structure setback	All lights over 600 initial lumens shall be fully shielded.
Curb Cut (max) 40% of lineal frontage	Lumens per sf of site development (max) 3
5. Landscaping (Div. 5.5.)	Lumens per site (max) 100,000
Plant Units (min)	All fixtures
Residential 1 per du	Unshielded fixtures 5,500
Nonresidential 1 per 1,000 sf of landscape area	Light Color \leq 3000 Kelvin
Parking Lot (all uses) 1 per 12 parking spaces	Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)
6. Fencing	9. Natural Hazards to Avoid
Height (max)	Steep Slopes (Sec. 5.4.1.)
In street yard 4'	Development prohibited Slopes $>$ 25%
In side or rear yard 6'	Hillside CUP required Lot with average cross-slope \geq 10%
Setback	Areas of Unstable Soils (Sec. 5.4.2.)
Front lot line/R.O.W./Sidewalk 1'	Fault Area (Sec. 5.4.3.)
Side or rear lot line 0'	Floodplains (Sec. 5.4.4.)
Orientation	Wildland Urban Interface (Sec. 5.4.5.)
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	10. Signs (Div. 5.6.)
	Number of Signs (max) 3 per business per frontage
	Home occupation/business 1 unlighted wall sign
	Background Color No white or yellow

Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	12'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				×		(Sec. 5.7.1.)
5-10 units			×	×		(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001-15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the BP-R 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-R zone. This Subsection is intended to indicate all of the use standards applicable in the BP-R zone, however, all standards in Article 6. are applicable in the BP-R zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.5.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Outdoor Recreation (6.1.3.C.)	E	0-sf	n/a	independent calculation	independent calculation
Residential					
Attached Single-Family Unit (6.1.4.C.)	B	0-sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.)	B	0-sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Live/Work Unit (6.1.4.H.)	E	0-sf	n/a	1.5/DU or 1.5/1,500-sf	n/a
Commercial					
Office (E.4.) (6.1.6.B.)	E	0-sf	n/a	3.3/1,000-sf	14 sf/1,000-sf
Retail (E.4.) (6.1.6.C.)	E	0-sf	n/a	4.5/1,000-sf	156 sf/1,000-sf
Service (E.2. & E.4.) (6.1.6.D.)	E	0-sf	n/a	3/1,000-sf	56 sf/1,000-sf
Restaurant/Bar (E.4.) (6.1.6.E.)	E	0-sf	n/a	1/55-sf dining area + 1/30-sf bar area	378 sf/1,000-sf
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.)	E	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.)	E	0-sf	n/a	4.5/1,000-sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	E	0-sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	E	0-sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	E	0-sf	n/a	independent calculation	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) = Only allowed in Lodging Overlay. (OF) = Only allowed in Office Overlay.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.5.)	Employee Housing Floor Area (min) (Div. 6.3.)
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					
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.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	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
Drive-In Facility (6.1.11.H.)	C	0-sf	n/a	n/a	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.),
(LO) = Only allowed in Lodging Overlay, (OF) = Only allowed in Office Overlay

3. Maximum Scale of Use

Individual Use (floor area) (max)

Single family unit (attached, or apartment)

Habitable floor area excluding basement	8,000 sf
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Gross floor area excluding basement	10,000 sf
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Individual retail use excluding basement

without CUP	12,500 sf habitable
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with CUP	50,000 sf habitable
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Accessory residential unit

800 sf habitable

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 BP-R 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-R zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the BP-R zone, however, all standards in Article 7. are applicable in the BP-R zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	5,000 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development (UCD)	22,500 sf	n/a	11.7 du/ae	.40	n/a	.40	.35	(Sec. 7.1.3.)

2. Residential Subdivision Requirements

Affordable Housing

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

Schools and Parks Exaction

(Div. 7.5.)

Schools exaction

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

Parks exaction

9 acres per 1,000 resident

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	Planned Unit Development (Sec. 8.7.3.)	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			✗		✗
>10 Lots	✗	✗			✗
Condominium/Townhouse					
Non-subdivision development option (UCD)					
0-4 Units				✗	
5-10 Units			✗		
>10 Units	✗	✗			

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the BP-R zone.

1. Attached single-family and apartment units shall be located on the second or third floor.
2. Allowed service uses exclude gunsmithing, taxidermy, mortuary/funeral home, kennels and veterinary services, restaurant/bar, and drive-in facility uses.
3. Mixed-use structures with a residential component for which a Conditional Use Permit has been approved may be raised up to 46 feet upon compliance with the following conditions:

- a. ~~The top 2 stories of the structure must be used for residential purposes only.~~
- b. ~~The roof pitch must be at least 4 feet in 12 feet.~~
- c. ~~The setback from U.S. Highway 26, 89, 189, High School Road and South Park Loop County Road and 191 shall be not less than 150 feet.~~
- d. ~~The rear setback shall be not less than 50 feet.~~
- e. ~~Building height shall not exceed 35 feet as measured from an elevation equal to the elevation of the adjacent Highway 26, 89, 189 and 191 at its highest point adjacent to the project.~~

4. Allowed Retail, Office, Service, and Restaurant/Bar uses are required to take their primary access and be primarily oriented towards Teton County Road No. 22-1 or U.S. Highway 26/89/189/191 or High School Road in order to minimize traffic impacts on internal roads in the adjacent lands zoned BP-ToJ.
5. Where the highway frontage setback is 20 feet, the minimum parking area setback shall be 20 feet. This setback shall be landscaped generally in accordance with Div. 5.5., Landscaping Standards. In addition, where a 20-foot structure setback is required from the right-of-way of U.S. Highway 26-89-189-191, the first 20 feet adjacent to the right-of-way (as a minimum) must be landscaped. The objectives for highway setback landscaping shall be to provide for an attractive, high-quality streetscape, and where applicable, entryways to the Town of Jackson. Plant units shall maximize year-round screening. Public sidewalks and pathways may traverse landscaped areas, and monument signage is encouraged.

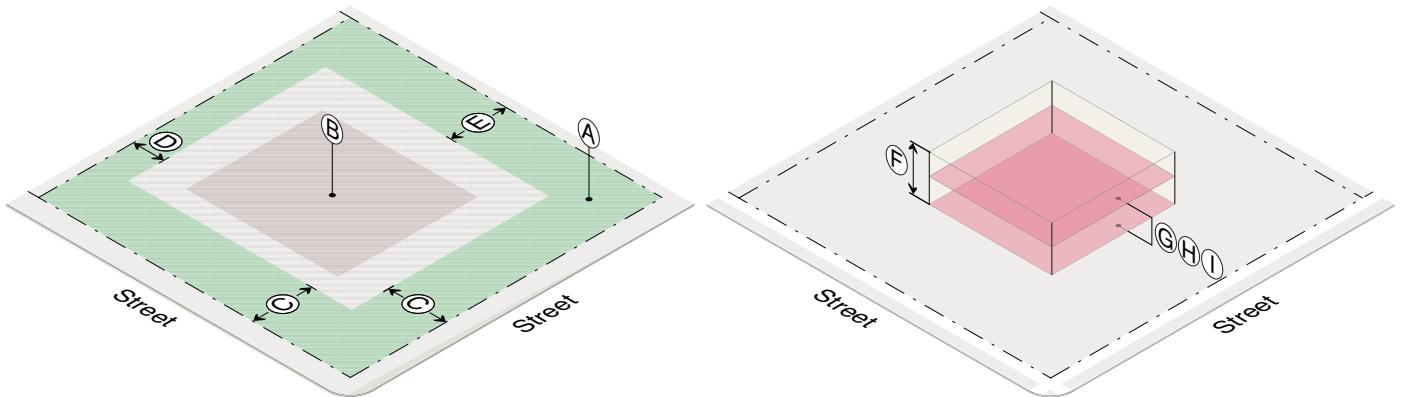
2.3.11. [deleted] (P17-077) Business Conservation-Town (BC-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Business Conservation-Town (BC-ToJ) Zone is to provide for the continuation of existing commercial development where the expansion of the nonresidential use into a commercial node is considered inappropriate. The BC-ToJ zone recognizes existing business uses as conforming, but requires a Conditional Use Permit for any change of use. The BC-ToJ zone shall not be expanded except to allow for a remedy of a nonconformity of an existing business.

B. Physical Development

Standards applicable to physical development in the BC-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 BC-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the BC-ToJ zone, however, all standards in Article 5. are applicable in the BC-ToJ zone, unless stated otherwise.



1. Structure Location and Mass									
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
Detached single-family unit	.50	n/a	20'	10'	30'	26'	2	3	.30
with attached accessory unit	.48	n/a	20'	10'	20'	26'	2	3	.32
with detached accessory unit	.48	n/a	n/a	n/a	n/a	n/a	n/a	n/a	.32
with 2 accessory units	.45	n/a	n/a	n/a	n/a	n/a	n/a	n/a	.35
Other principal use	.30	n/a	20'	10'	20'	26'	2	3	.30
Accessory use	See standards for primary use with which associated								
Detached accessory structure	n/a	n/a	30'	5'	5'	26'	2	n/a	n/a
Exceptions									
FAR. A 25% increase in FAR is allowed in all, provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.									
Side/Rear Yard Residential Projections. Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.									
Detached Accessory Structure Separation. 10'									

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single building (not lodging)	6,000 sf
Lodging building in the LO	15,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Div. 5.8.)	
Design review required for all nonresidential development, unless exempted by Planning Director	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage
5. Landscaping (Div. 5.5.)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
8. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Area (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	
10. Signs	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow

Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	12'; LO: 6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

11. Grading, Erosion Control, Stormwater

Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit				×		(Sec. 5.7.1.)
<5 units				×		(Sec. 5.7.1.)
5-10 units			×	×		(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area				×	×	(Sec. 5.7.1.)
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001-15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the BC-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 BC-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the BC-ToJ zone, however, all standards in Article 6. are applicable in the BC-ToJ zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	E	0-sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	E	0-sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0-sf	1-unit per lot	2/DU	n/a
Attached Single-Family Unit (6.1.4.C., E.5.)	E	0-sf	n/a	2/DU + 0.5/DU if \geq 3 units served by lot	n/a
Apartment (6.1.4.D., E.5.)	E	0-sf	n/a	2/DU + 0.5/DU if \geq 3 units served by lot	n/a
Dormitory (6.1.4.F.)	E	0-sf	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	E	0-sf	30 rooms per acre	0.5/bed	n/a
Lodging (E.4.)					
Conventional Lodging (6.1.5.B.)	E (LO)	0-sf	n/a	0.75/LU + 1/150 sf of assembly area	47 sf/1,000 sf
Short-Term Rental Unit (6.1.5.C.)	E (LO)	0-sf	n/a	2/LU	47 sf/1,000 sf
Commercial					
Office (6.1.6.B.)	E	0-sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	E	0-sf	n/a	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	E	0-sf	n/a	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	E	0-sf	n/a	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F.)	E	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.)	E	0-sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	E	0-sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	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.),

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor-Area (min) (Div. 6.3.)
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
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Transportation/Infrastructure					
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.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	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.)	B	0 sf	n/a	1.25/DU	n/a
Bed and Breakfast (6.1.11.C.)	C (LO)	0 sf	n/a	0.75/LU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Drive-In Facility (6.1.11.H.)	C	0 sf	n/a	n/a	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
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	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)

Single-family unit (detached)

Habitable floor area excluding basement	8,000 sf
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Gross floor area excluding basement	10,000 sf
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Lodging operation with multiple buildings	90,000 sf habitable
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Individual retail use excluding basement	12,500 sf habitable
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4. Operational Standards

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

Standards applicable to development options and subdivision in the BC-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 BC-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the BC-ToJ zone, however, all standards in Article 7. are applicable in the BC-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								

Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development	(Sec. 7.2.3.)
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2. Residential Subdivision Requirements

Affordable Housing	(Div. 7.4.)
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Required Affordable Housing	1 affordable unit per 4 market units
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Schools and Parks Exaction	(Div. 7.5.)
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Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit
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Parks exaction	.09 acres per 1,000 resident
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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	Planned Unit Development (Sec. 8.7.3.)	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 BC-ToJ zone:

1. **Expansion Permitted.** The land use existing on the site as of November 9, 1994 shall be allowed an expansion of 20 percent of the size of the structure so long as all the standards of this Section and these LDRs are met. In instances where expansion of 20% permits less expansion than the Floor Area Ratio listed in 2.3.11.B. Structure Location and Mass, expansion to the FAR shall be permitted, pursuant to the conditions of this Section and these LDRs.
 - a. **Determining Size.** The 20% expansion permitted shall be determined by the size of the structure in which the use is located on November 9, 1994. For example, the expansion of habitable building square footage shall be based upon the total square footage of all existing habitable building square footage.
 - b. **Expansion of Existing Use.** Expansion which exceeds 5,000 square feet shall require a Conditional Use Permit pursuant to Sec. 8.4.2., in addition to required physical development permits.
 - c. **ADA Necessitated Expansions Exempt.** Expansions to existing buildings for the primary purpose of meeting requirements of the American With Disabilities Act (ADA) shall be exempt from any limitations on expansions imposed in this Section. Expansions to meet ADA requirements may include, but shall not be limited to, covered wheelchair ramps, lifts, handicap accessible rest rooms, etc.

2. **Change Signs or Lighting.** Proposals to change signs or lighting shall not increase the discrepancy between the existing sign and the standards of Div. 5.6., Sign Standards, and Sec. 5.3.1., Exterior Lighting Standards.
3. **Change of Use Permitted.** The change shall be limited to uses of equal or lesser intensity only. The following standards shall be used in evaluating the change of use:
 - a. **Uses.** All uses permitted in the AC-ToJ zone are eligible uses for change of use applications.
 - b. **Level of Intensity.** Determination of the level of intensity shall include consideration of the size of structures, traffic generation (amount and type), impacts on access, parking demand, level of outdoor activity, operational characteristics, and other potential adverse impacts on neighboring uses.
 - c. **Signs and Lighting.** If the use is changed pursuant to this Subsection, the sign for the use shall comply with the standards of Div. 5.6., Sign Standards, and Sec. 5.3.1., Exterior Lighting Standards.
4. **Lodging.** Lodging is permitted in the BC-ToJ zone pursuant to the standards of this Section, regardless of the location of the subject property with respect to the Lodging Overlay (LO) zone.
5. **Residential Use.** Change of use to a conditional residential use shall meet the following standards:
 - a. **Nonresidential Use Abandoned.** Conditional residential use shall be the only use permitted on the BC site; all nonresidential use shall be abandoned.
 - b. **Density/Intensity.** The conditional residential use shall have an intensity less than the intensity of the existing non-residential use. The determination of the level of intensity shall include consideration of traffic generated (amounts and type), impact on access, parking demand, proposed level of activity, operational characteristics, and other potentially adverse impacts on neighboring lands.

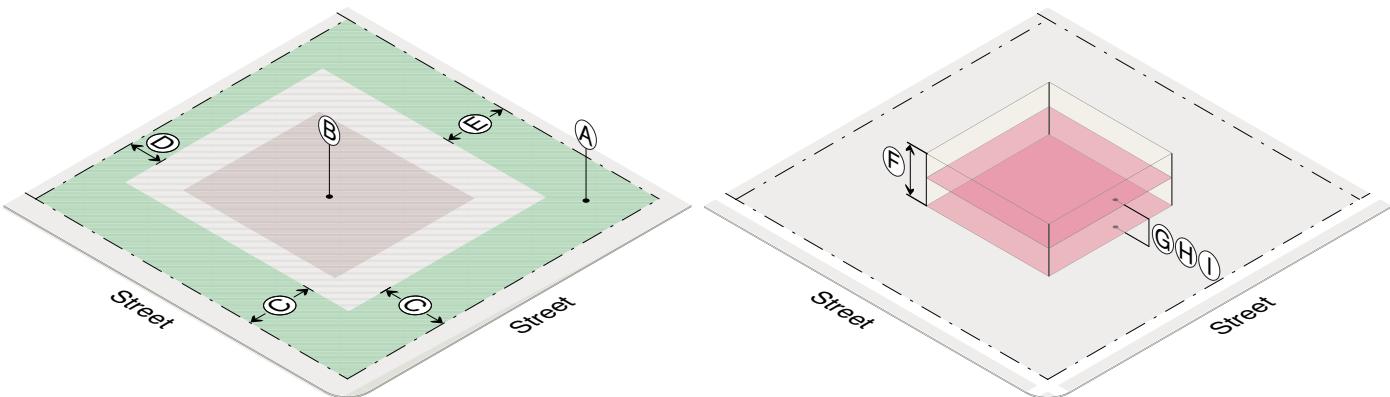
2.3.12. [deleted] (P17-077) Residential Business (RB) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Residential Business (RB) zone is to provide for the conduct of small scale businesses on a lot where the principal use is residential.

B. Physical Development

Standards applicable to physical development in the RB 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 RB zone. This Subsection is intended to indicate all of the physical development standards applicable in the RB zone, however, all standards in Article 5. are applicable in the RB zone, unless stated otherwise.



1. Structure Location and Mass									
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
Allowed use	.30	n/a	25'	10'	25'	30'	2	3	.32
Detached accessory structure	n/a	n/a	30'	5'	5'	30'	2	3	n/a

Exceptions

FAR. A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.

Side/Rear Yard Residential Projections. Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single building-	10,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines	(Div. 5.8.)
Design review required for all nonresidential development, unless exempted by Planning Director	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage
5. Landscaping	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 8 parking spaces
6. Fencing	
Height (max)	
In street yard-	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min)	
Cache Creek South of Cache Creek Dr.	(Sec. 5.1.1.) 20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	
Irrigation Ditch	(7.7.4.D.) 15'
Natural Resource Overlay (NRO) Standards	
8. Scenic Standards	
Exterior Lighting	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	
9. Natural Hazards to Avoid	
Steep Slopes	
Development prohibited	(Sec. 5.4.1.) Slopes > 25%
Hillside Area Standards	
Hillside CUP-	(Sec. 5.4.1.) Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	
Fault Area-	(Sec. 5.4.2.)
Floodplains	(Sec. 5.4.3.)
Wildland Urban Interface	(Sec. 5.4.4.)
10. Signs	
Number of Signs (max)	3 per business per frontage
Home occupation/business	-1 unlighted wall sign
Background Color	No white or yellow

Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	12'; LO: 6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				×		(Sec. 5.7.1.)
5-10 units			×	×		(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001-15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the RB 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 RB zone. This Subsection is intended to indicate all of the use standards applicable in the RB zone; however, all standards in Article 6. are applicable in the RB zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0-sf	1 unit per lot	2/DU	n/a
Attached Single-Family Unit (6.1.4.C.)	B	0-sf	n/a	2/DU + 0.5 per DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.)	B	0-sf	n/a	2/DU + 0.5 per DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0-sf	25 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0-sf	25 rooms per acre	0.5/bed	n/a
Commercial					
Office (6.1.6.B.)	B	0-sf	n/a	3.3/1,000-sf	14 sf/1,000-sf
Service (6.1.6.D.)	C	0-sf	n/a	3/1,000-sf	56 sf/1,000-sf
Heavy Retail/Service (6.1.6.F.)	C	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.)	C	0-sf	n/a	1/10 storage units + 1/employee	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0-sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	C	0-sf	n/a	1/1,000-sf + 1/company vehicle	8 sf/1,000-sf
Transportation/Infrastructure					
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.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0-sf	n/a		

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

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0-sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0-sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	B	0-sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0-sf	n/a	1/employee + 1 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
Temporary Shelter (6.1.12.D.)	B	0-sf	1 unit per lot	2/DU	exempt
Farm Stand (6.1.12.E.)	B	0-sf	n/a	5/1,000 sf display area	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)	
Single-family unit (detached, attached, or apartment)	
Habitable floor area excluding basement	8,000-sf
Gross floor area excluding basement	10,000-sf
Nonresidential use	Less than residential
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 RB 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 RB zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the RB zone, however, all standards in Article 7. are applicable in the RB zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	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 Exaction (Div. 7.5.)								
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								9 acres per 1,000 resident
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	Planned Unit Development (Sec. 8.7.3.)	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				*				*
>10 Lots		*		*				*
Condominium/Townhouse								*

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the RB-zone:

1. **Primary Use Residential.** The primary use of any property or development within the RB-zone shall be residential.
2. **Residential Types and Standards.** In addition to conventional single-family units and accessory residential units as provided in 2.3.12.C., Allowed Uses and Use Standards, 2-family structures are allowed in the RB zone. All residential uses and unit types are subject to the standards in 2.3.12.B., Structure Location and Mass.
3. **Nonresidential Use Accessory.** Any nonresidential use of a property or development in the RB-zone shall be accessory to the residential use. No nonresidential use may occupy more than 50% of the total allowable floor area on any property. All nonresidential activity and structures shall be located to the rear of the primary residence(s).
4. **Open Storage.** Open storage of materials, vehicles, and equipment is allowed provided it is adequately screened from residential areas of adjacent properties.

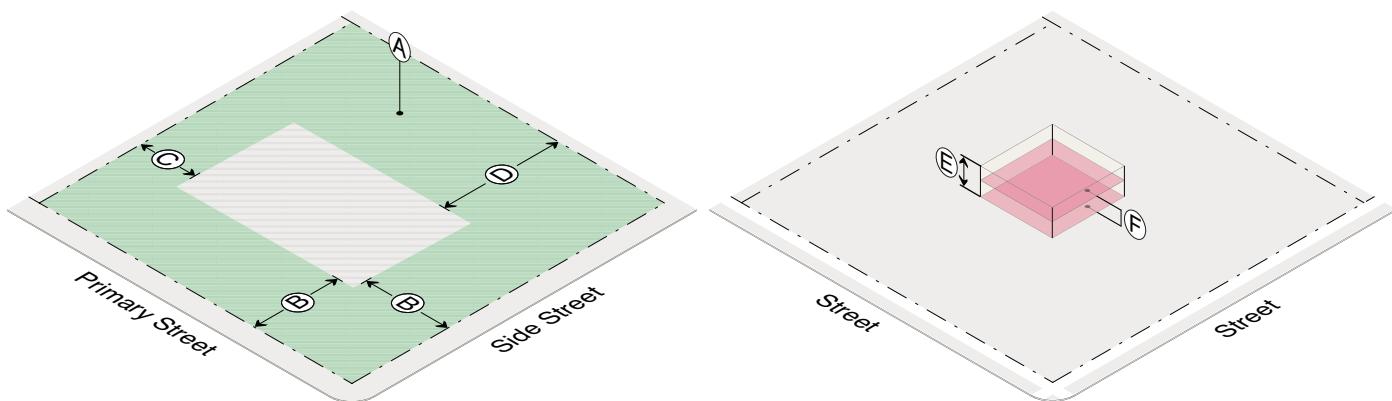
2.3.13. ~~[deleted] (P17-077) Mobile Home Park-Town (MHP-ToJ)~~ (1/4/17, Ord. 1159)

A. Intent

The purpose of the Mobile Home Park – Town of Jackson (MHP-ToJ) zone is to provide locations for mobile homes in a park-like setting and to provide for the continuation and redevelopment of existing mobile homes.

B. Physical Development

Standards applicable to physical development 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 physical development standards applicable in the MHP-ToJ zone; however, all standards in Article 5. are applicable in the MHP-ToJ zone, unless stated otherwise.



1. Structure Location and Mass

	(A) LSR (min)	(B) Street Setback (min)	(C) Side Setback (min)	(D) Rear Setback (min)	(E) Height (max)	(F) FAR (max)
Mobile home					18'	
in an existing mobile home park				see E.1.		
in a new mobile home park				Standards established through Mobile Home Park approval		
Other principal uses	.60	25'	15'	40'	28'	.30
Accessory Uses				See standards for primary use with which associated		

2. Maximum Scale of Development	
Individual Building (max gross FA)	
n/a	
3. Design Requirements	
Nonresidential Design Guidelines (Div. 5.8.)	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage
5. Landscaping (Div. 5.5.)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking lot	1 per 8 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Buffers (min) (Sec. 5.1.1.)	
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation ditch	15'
Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
8. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000'
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 30%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Areas (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	
10. Signs (Div. 5.6.)	
Allowable Signage	
Home occupation/business	1 unlighted wall sign
Sign Area (max)	
Home occupation/business	2 sf
11. Grading, Erosion Control, Stormwater	
Grading (Sec. 5.7.2.)	
Erosion Control (Sec. 5.7.3.)	
Erosion shall be controlled at all times	
Stormwater Management (Sec. 5.7.4.)	
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				*		(Sec. 5.7.1.)
5 - 10 units			*	*		(Sec. 5.7.1.)
>10 units	*	*	*			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				*	*	(Sec. 5.7.1.)
5,001 - 15,000 sf		*	*	*		(Sec. 5.7.1.)
>15,000 sf	*	*	*	*		(Sec. 5.7.1.)
Sign						*
						(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the MHP-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 MHP-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the MHP-ToJ zone; however, all standards in Article 6. are applicable in the MHP-ToJ zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employees Required to be Housed (min) (Div. 6.3.)
Residential					
Mobile Home (E.1.) (6.1.4.E.)	B	0 sf	n/a	2/DU	n/a
Transportation/Infrastructure					
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
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	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

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)	OSR (min)	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	Planned Unit Development (Sec. 8.7.3.)	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.

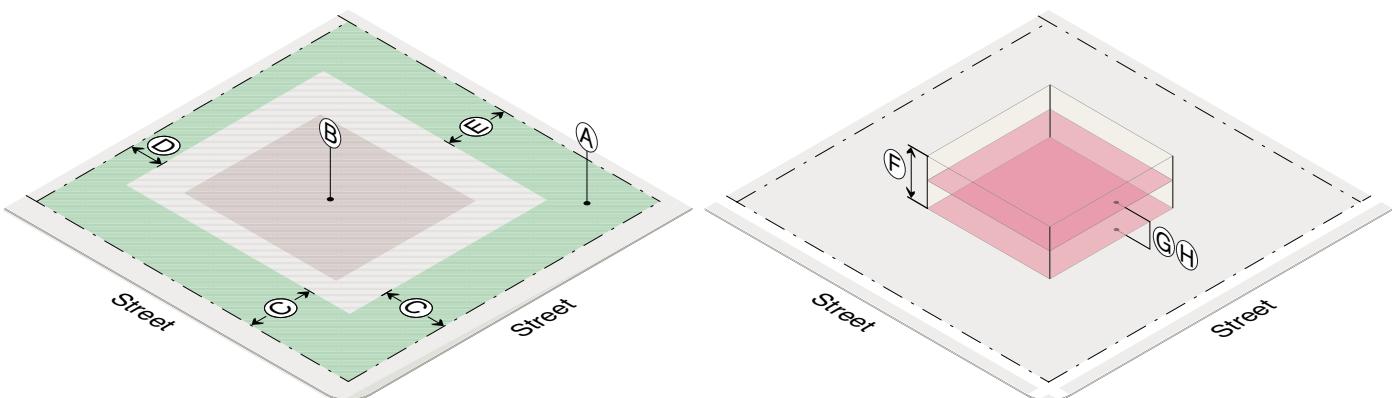
2.3.14. [deleted] (P17-077) Neighborhood Conservation-Town (NC-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Neighborhood Conservation-Town (NC-ToJ) Zone is to recognize existing residential neighborhoods and subdivisions and allow development to continue in a way that is consistent with the existing neighborhood character. The NC-ToJ zone is intended primarily for single-family detached dwellings and accessory uses and structures. The NC-ToJ zone shall not be applied to vacant land, except to allow for in-fill development, and shall not be permitted to expand beyond its original boundaries.

B. Physical Development

Standards applicable to physical development in the NC-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 NC-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the NC-ToJ zone, however, all standards in Article 5. are applicable in the NC-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)
Allowed use	.45	.32	25'	10'	25'	30'	2	.40
Detached accessory structure	n/a	n/a	30'	5' (E.3.)	5' (E.3.)	28'	2	n/a

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.

Residential Projections. Covered and uncovered decks, porches, and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios and similar architectural features may encroach into a side or rear yard not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios that are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation: 10'

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
n/a	
3. Design Requirements	
Nonresidential Design Guidelines (Div. 5.8.)	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb-Cut (max)	40% of lineal frontage
5. Landscaping (Div. 5.5.)	
Plant Units (min)	
Residential	1 per du
6. Fencing	
Height (max)	
In-street yard	4'
In-side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min) (Sec. 5.1.1.)	
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
8. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Area (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	
10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3-sf per ft of street facade width up to 150 sf
Home occupation/business	2-sf
Penalty	10% per projecting and freestanding sign

Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24" above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				×		(Sec. 5.7.1.)
5 - 10 units		×	×			(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001 - 15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NC-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 NC-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the NC-ToJ zone, however, all standards in Article 6. are applicable in the NC-ToJ zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0-sf	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0-sf	1-unit per lot	2/DU	n/a
Transportation/Infrastructure					
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
Accessory Uses					
Accessory Residential Unit (Sec. 6.1.11., E.3.)	B	0-sf	see E.3.	1/bedroom	exempt
Home Occupation (6.1.11.D.)	B	0-sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0-sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0-sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0-sf	1-unit per lot	2/DU	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 (See. 8.4.1.), C=Conditional Use Permit (See. 8.4.2.)

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single-Family unit (detached)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory Residential Unit	
Detached ARU on Lot < 11,250 sf	500-sf habitable
All other ARUs	800-sf habitable

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 NC-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 NC-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NC-ToJ zone, however, all standards in Article 7. are applicable in the NC-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division (E.1 & E.2)	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
2. Residential Subdivision Requirements								
Affordable Housing								(Div. 7.4.)
Required Affordable Housing								1 affordable unit per 4 market units
Schools and Parks Exaction								(Div. 7.5.)
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								.9 acres per 1,000 resident
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	Planned Unit Development (Sec. 8.7.3.)	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				*	*
>10 Lots		*	*		*
Condominium/Townhouse					

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NC-ToJ zone:

1. **Subdivision.** All new divisions of land within the NC-ToJ zone shall comply with Sec. 8.3.2., Sec. 8.5.3., and this Section. The maximum number of lots into which any given lot of record may be subdivided in the NC-ToJ zone shall be determined as follows:
 - a. **Maximum Number of Lots According to Prior Regulations.** The maximum number of lots into which a lot of record in the NC-ToJ zone can be subdivided shall not exceed the maximum number of lots that would have been permitted on the lot of record in the zones mapped on the Zoning Map, Town of Jackson, Wyoming, adopted on April 5, 1967, as amended from time to time with a final revision date of December 31, 1993, and as follows:
 - i. **LR-1.** The minimum lot area shall be 12,000 square feet per dwelling or building.
 - ii. **S-ToJ, MR-2 and All Others.** The minimum lot area shall be 7,500 square feet.
2. **Resubdivision.** Lots of record may not be combined with other lots of record for the purpose of resubdividing to increase density. However, resubdivision for other purposes where overall existing densities are retained or reduced shall be permitted.

3. **Accessory Residential Units (ARUs)**

- a. ~~Accessory residential units are prohibited north of West Broadway accessed via Budge Drive and West Broadway Avenue.~~
- b. ~~A maximum of 1 ARU shall be permitted per lot; except that, 2 units may be permitted on lots that meet minimum lot size and have alley access or reverse street frontage.~~
- c. ~~Home Occupations and Home Businesses in ARUs are prohibited.~~
- d. ~~Detached~~
 - i. ~~Detached ARUs shall only be permitted on lots that meet minimum lot size.~~
 - ii. ~~Detached ARUs less than 14' in height shall have at least 5' side and rear setbacks, otherwise they shall have at least 10' side and rear setbacks. Second floor decks shall also have at least 10' side and rear setbacks. The exception to this standard is that detached ARUs located on an alley or lot with reverse street frontage are permitted at least 5' rear setbacks regardless of height.~~

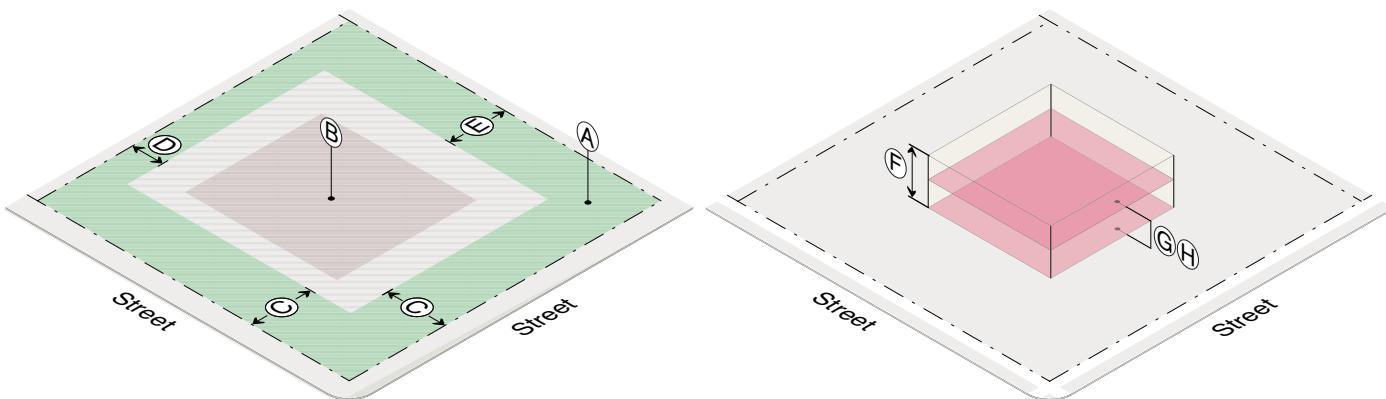
2.3.15. [deleted] (P17-077) Neighborhood Conservation-2-Family (NC-2) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Neighborhood Conservation 2 family (NC-2) zone is to recognize existing residential neighborhoods and subdivisions and allow development to continue in a way that is consistent with the existing neighborhood character. The NC-2 zone is intended primarily for single-family detached and duplex dwellings and accessory uses and structures. The NC-2 zone shall not be applied to vacant land, except to allow for in-fill development, and shall not be permitted to expand beyond its original boundaries.

B. Physical Development

Standards applicable to physical development in the NC-2 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 NC-2 zone. This Subsection is intended to indicate all of the physical development standards applicable in the NC-2 zone, however, all standards in Article 5. are applicable in the NC-2 zone, unless stated otherwise.



1. Structure Location and Mass								
	(A) LSR (min)	(B) Lot Coverage- (max)	(C) Street Setback- (min)	(D) Side- Setback (min)	(E) Rear- Setback (min)	(F) Height (max)	(G) Stories (max)	(H) FAR (max)
Detached single-family unit								
2 units on lot	.45	.34	20'	10'	15'	28'	2	.42
1 unit on lot	.45	.32	25'	10'	25'	30'	2	.40
Attached single-family unit	n/a	n/a	20'	10'	15'	28'	2	.30
Other principal use	.45	.34	20'	10'	15'	28'	2	.42
Accessory use	See standards for primary use with which associated							
Detached accessory structure	n/a	n/a	30'	5' (E.5.)	5' (E.5.)	28'	2	n/a
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.

Residential Projections- Covered and uncovered decks, porches, and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios and similar architectural features may encroach into a side or rear yard not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios that are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation- 10'

2. Maximum Scale of Development	
n/a	
3. Design Requirements	
Nonresidential Design Guidelines	(Div. 5.8.)
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage
5. Landscaping	
Plant Units (min)	
Residential	1 per du
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min)	
Cache Creek (South of Cache Creek Drive)	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	
8. Scenic Standards	
Exterior Lighting	
	(Sec. 5.3.1.)
Light trespass prohibited:	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000'
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	
9. Natural Hazards to Avoid	
Steep Slopes	
	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	
	(Sec. 5.4.2.)
Fault Area	
	(Sec. 5.4.3.)
Floodplains	
	(Sec. 5.4.4.)
Wildland Urban Interface	
	(Sec. 5.4.5.)
10. Signs	
	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
	3-sf per ft of street facade width up to 150 sf
Total sign area (max)	
Home occupation/business	2-sf
Penalty	10% per projecting and freestanding sign

Sign Type Standards

Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24" above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

11. Grading, Erosion Control, Stormwater

Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units			✗			(Sec. 5.7.1.)
5-10 units		✗	✗			(Sec. 5.7.1.)
>10 units	✗	✗	✗			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf			✗	✗		(Sec. 5.7.1.)
5,001-15,000 sf		✗	✗	✗		(Sec. 5.7.1.)
>15,000 sf	✗	✗	✗	✗		(Sec. 5.7.1.)
Sign					✗	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NC-2 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 NC-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NC-2 zone, however, all standards in Article 6. are applicable in the NC-2 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	2 units per lot	2/DU	n/a
Attached Single-family Unit (6.1.4.C.)	B	0 sf	2 units per lot	2/DU + 0.5 per DU if ≥ 3 units served by lot	n/a
Apartment	B	0 sf	2 units per lot		
Dormitory (6.1.4.F.)	C	0 sf	7 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	7 rooms per acre	0.5/bed	n/a
Transportation/Infrastructure					
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.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B., E.5.)	B	0 sf	2 units per lot	1/bedroom	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	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)

Single family unit (detached, attached, or apartment)

Habitable floor area excluding basement 8,000 sf

Gross floor area excluding basement 10,000 sf

Accessory Residential Unit

Detached ARU on Lot < 11,250 sf 500 sf habitable

All other ARUs 800 sf habitable

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 NC-2 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 NC-2 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NC-2 zone, however, all standards in Article 7. are applicable in the NC-2 zone, unless stated otherwise.

1. Development Options and Subdivision

Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options (E.1.,E.4.)								
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4..)
Allowed Development Options								
Urban Cluster Development (UCD)	22,500 sf	n/a	11.7 du/ae	.40	n/a	.40	.35	(Sec. 7.1.3.)

2. Residential Subdivision Requirements

Affordable Housing

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

Schools and Parks Exaction

(Div. 7.5.)

Schools exaction

.020 acres per 1- or 2-family unit

.015 acres per multi-family unit

Parks exaction

9 acres per 1,000 resident

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	Planned-Unit Development (Sec. 8.7.3.)	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			✗		✗
>10 Lots		✗	✗		✗
Condominium/Townhouse					✗
Non-subdivision development option (UCD)					
0-4 Units				✗	
5-10 Units			✗		
>10 Units	✗		✗		

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NC-2 zone:

1. Development is allowed according to the standards for single-family development and Urban Cluster Development in the AR/AC-TdJ zones.
2. There shall be 25 feet minimum separation between principal structures.
3. Subdivision. All new divisions of land within the NC-2 zone shall comply with Sec. 8.3.2., Sec. 8.5.3., and this Section. The maximum number of lots into which any given lot of record may be subdivided in the NC-2 zone shall be determined as follows:

- a. **Maximum Number of Lots According to Prior Regulations.** The maximum number of lots into which a lot of record in the NC-2 zone can be subdivided shall not exceed the maximum number of lots that would have been permitted on the lot of record in the zone mapped on the Zoning Map, Town of Jackson, Wyoming, adopted on April 5, 1967, as amended from time to time with a final revision date of December 31, 1993, and as follows:
 - i. **LR-1.** The minimum lot area shall be 12,000 square feet per dwelling or building.
 - ii. **S-ToJ, MR-2 and All Others.** The minimum lot area shall be 7,500 square feet.
4. **Resubdivision.** Lots of record may not be combined with other lots of record for the purpose of resubdividing to increase density. However, resubdivision for other purposes where overall existing densities are retained or reduced shall be permitted.
5. **Accessory Residential Units (ARUs)**
 - a. Where there are two primary dwelling units per site, there may only be a single ARU per primary dwelling unit.
 - b. Home Occupations and Home Businesses in ARUs are prohibited.
 - c. **Detached**
 - i. Detached ARUs shall only be permitted on lots that meet minimum lot size.
 - ii. Detached ARUs less than 14' in height shall have at least 5' side and rear setbacks, otherwise they shall have at least 10' side and rear setbacks. Second floor decks shall also have at least 10' side and rear setbacks. The exception to this standard is that detached ARUs located on an alley or lot with reverse street frontage are permitted at least 5' rear setbacks regardless of height.

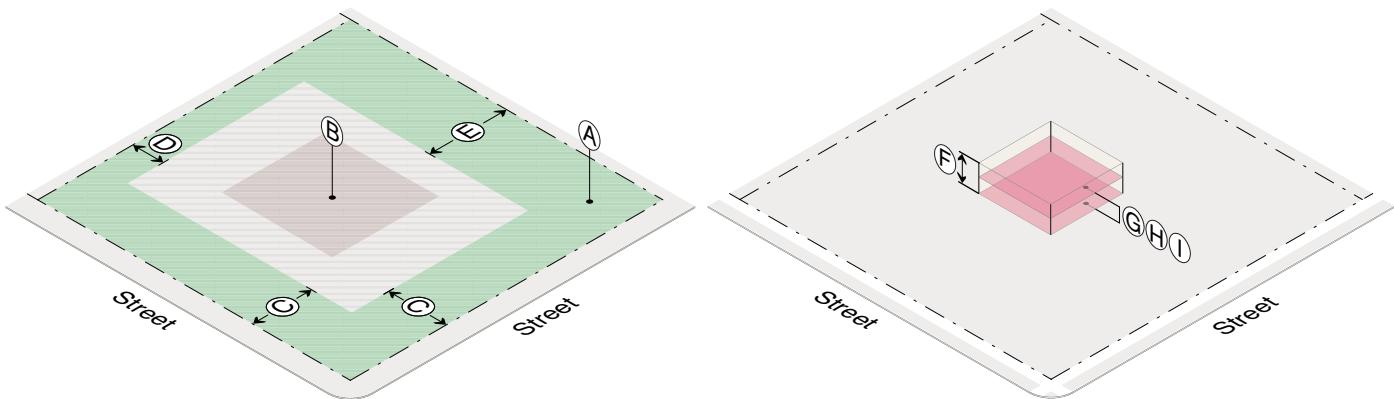
2.3.16. [deleted] (P17-077) Suburban-Town (S-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Suburban-Town (S-ToJ) Zone classification is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape over buildings, where there is less human interaction than in the Urban zones, where a stronger sense of privacy is maintained through building orientation and landscaping, and where shared open space is provided. The S-ToJ Zone is also intended to provide for low to moderate density residential development with a range of primary residential and associated uses.

B. Physical Development

Standards applicable to physical development in the S-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 S-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the S-ToJ zone, however, all standards in Article 5. are applicable in the S-ToJ zone, unless stated otherwise.



1. Structure Location and Mass

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSP (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
Allowed use	.60	.26	25'	15'	40'	28'	2	3	.30
Detached accessory structure	n/a	n/a	30'	5' (E.2.)	5' (E.2.)	28'	2	3	n/a

Exceptions

Residential Projections. Covered and uncovered decks, porches, and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios and similar architectural features may encroach into a side or rear yard not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios that are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single building	10,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines	(Div. 5.8.)
Design review required for all nonresidential development, unless exempted by Planning Director	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage
5. Landscaping	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min)	
Cache Creek South of Cache Creek Dr.	(Sec. 5.1.1.) 20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	
Irrigation Ditch	(7.7.4.D.) 15'
Natural Resource Overlay (NRO) Standards	
8. Scenic Standards	
Exterior Lighting	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	40,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	
9. Natural Hazards to Avoid	
Steep Slopes	
Development prohibited	(Sec. 5.4.1.) Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	
Fault Area	
Floodplains	
Wildland Urban Interface	
10. Signs	
Number of Signs (max)	(Div. 5.6.) 3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow

Sign Area	
Total sign area (max)	3-sf per ft of street facade width up to 150 sf
Home occupation/business	2-sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(See. 5.6.1.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				×		(Sec. 5.7.1.)
5-10 units			×	×		(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001-15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the S-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 S-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the S-ToJ zone, however, all standards in Article 6. are applicable in the S-ToJ zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0-sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0-sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0-sf	1-unit per lot	2/DU	n/a
Dormitory (6.1.4.F.)	C	0-sf	15 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.) (E.1.)	C	0-sf	15 rooms per acre	0.5/bed	n/a
Institutional					
Assembly (6.1.8.B.)	C	0-sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
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.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0-sf	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B., E.2.)	B	0-sf	1-unit per lot	1/bedroom	exempt
Home Occupation (6.1.11.D.)	B	0-sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0-sf	n/a	1/employee	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					
Real Estate Sales Office (6.1.12.C.)	B	0-sf	n/a	3.3/1,000-sf	exempt
Temporary Shelter (6.1.12.D.)	B	0-sf	1-unit per lot	2/DU	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 (See. 8.4.1.), C=Conditional Use Permit (See. 8.4.2.)

3. Maximum Scale of Use**Individual Use (floor area)**

Single-family unit (detached)

Habitable floor area excluding basement (max) 8,000 sf

Gross floor area excluding basement (max) 10,000 sf

Habitable floor area (min) 1,000 sf

Accessory Residential Unit

Detached ARU on Lot < 18,000 sf 500 sf habitable

All other ARUs 800 sf habitable

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 S-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 S-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the S-ToJ zone, however, all standards in Article 7. are applicable in the S-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	Site Area (min)	Lot Size- (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	12,000 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Townhouse Condominium-Subdivision	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development								(Sec. 7.1.3.)
25% ratio	80,000 sf	n/a	3.64 du/ac	.25	n/a	.30	.35	
35% ratio	80,000 sf	n/a	4.0 du/ac	.35	n/a	.30	.38	
Planned Unit Development (PUD)	80,000 sf	n/a	n/a	n/a	.70	.20	.25	(Sec. 4.4.2.)
2. Residential Subdivision Requirements								
Affordable Housing								(Div. 7.4.)
Required Affordable Housing								1 affordable unit per 4 market units
Schools and Parks Exaction								(Div. 7.5.)
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								9 acres per 1,000 resident
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	Planned Unit Development (Sec. 8.7.3.)	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			*		*
>10 Lots		*	*		*
Condominium/Townhouse					
Non-subdivision development option (UCD or PUD-ToJ)					
0-4 Units	X (PUD)			*	
5-10 Units	X (PUD)		*		
>10 Units	X (PUD)	*	*		

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the S-ToJ zone:

1. Group Home Use Standards

Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

2. Accessory Residential Units (ARUs)

- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached
 - Detached ARUs shall only be permitted on lots that meet minimum lot size.
 - Detached ARUs less than 14' in height shall have at least 5' side and rear setbacks, otherwise they shall have at least 10' side and rear setbacks. Second floor decks shall also have at least 10' side and rear setbacks. The exception to this standard is that detached ARUs located on an alley or lot with reverse street frontage are permitted at least 5' rear setbacks regardless of height.

Article 4. Special Purpose Zones

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4.4.2. Planned Unit Development - Town (PUD-ToJ) (8/9/17, Ord. 1183)	4-34

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														
	Complete Neighborhood Zones													Rural Area Zones
	NL-1	NL-2	NL-3	NL-4	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
PUD-TOJ (Sec. 4.4.2.)	--	--	--	--	--	--	--	--	--	--	--	--	n/a	

Key: P = PUD option allowed with permit
-- = PUD option prohibited

PUD Option Schedule: Legacy Zones														Civic Zones		
	Complete Neighborhood Zones													Rural Area Zones	Civic Zones	
	TS	UC	UR	AC-ToJ	AR-ToJ	BP-R	BP-ToJ	BG-ToJ	RB	MHP-ToJ	NG-ToJ	NC-2	S-ToJ	R-ToJ	P/SP-ToJ	P-ToJ
PUD-TOJ (Sec. 4.4.2.)	--	P	P	P	P	--	--	--	--	--	--	--	P	--	--	--

Key: P = PUD option allowed with permit
-- = PUD option prohibited

4.4.2. Planned Unit Development - Town (PUD-ToJ) (8/9/17, Ord. 1183)

A. Purpose and Intent

The Planned Unit Development - Town (PUD-ToJ) option is intended to provide a mechanism for land development through an overall, unified approach rather than the traditional lot by lot approach. The PUD-ToJ allows for a variety of types of residential development and encourages appropriate mixes of residential product types. The purpose of the PUD-ToJ option is:

1. To encourage flexibility, innovation of design and variety of development types in order to promote the most suitable use of a site.
2. To facilitate efficient provision of streets, utilities and municipal services.

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- h. **Spring, Summer, and Fall Habitat Occurs in Riparian Areas.** During spring, summer, and fall, bald eagles forage primarily in riparian areas for fish, waterfowl, and other prey items.
- i. **Winter Habitat Is Important.** During winter, heavy snow accumulation and freezing water surfaces reduces the availability of spring, summer, and fall habitat. At these times, bald eagles forage on wild ungulate and livestock carrion, supplemented by fish and waterfowl carcasses. Ungulate carrion is readily available but sparsely distributed on ungulate winter ranges, meaning that in addition to its nesting habitat, the crucial ungulate winter ranges also become critical to the bald eagle's survival.
- j. **Additional Crucial Winter Habitat Essential to Survival.** It is vital that bald eagle crucial winter habitat be protected to ensure the survival of this species in Teton County.

D. Applicability of NRO Standards

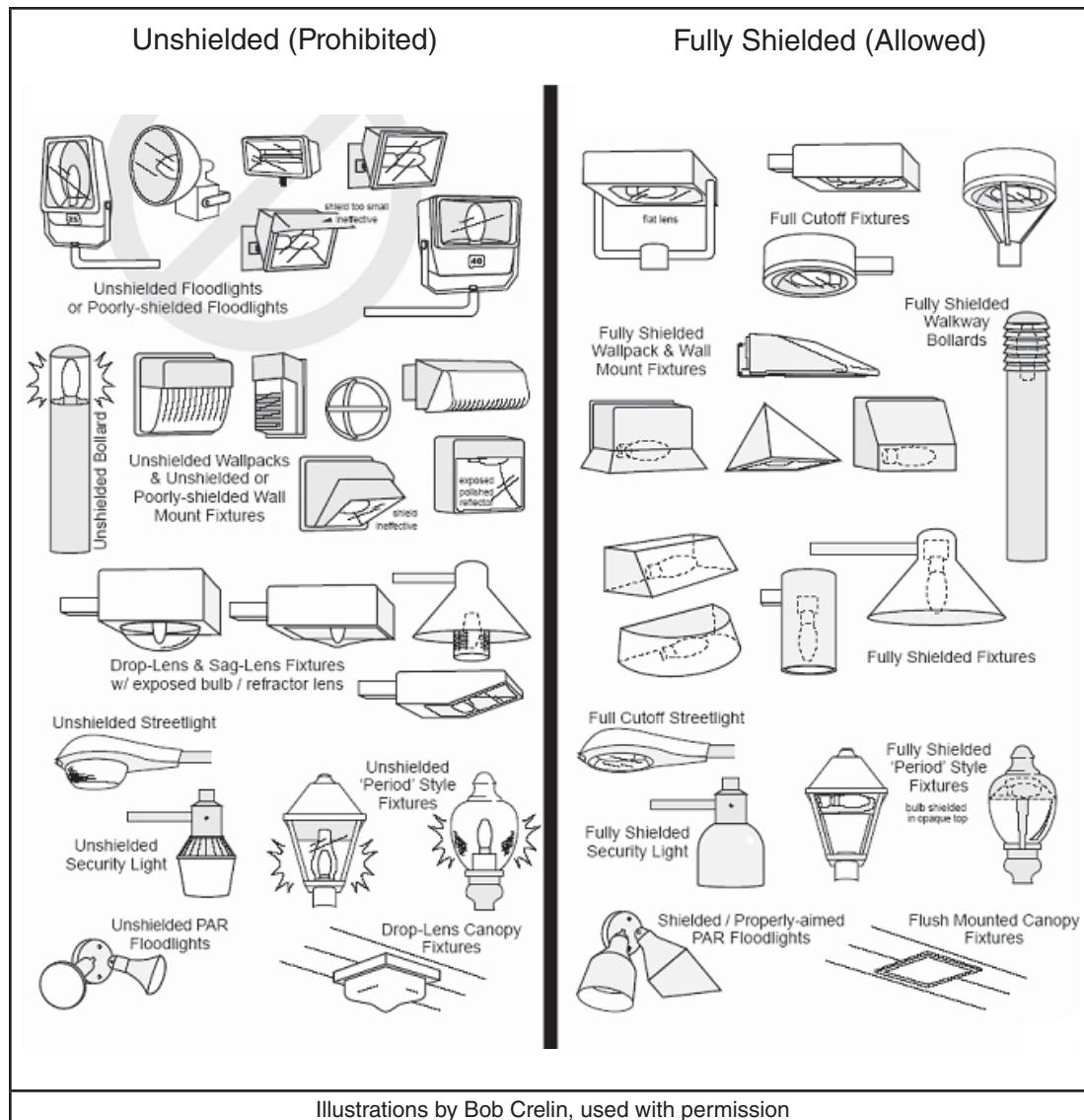
In addition to all other standards required by these LDRs, all physical development, use, development options and subdivision within the NRO shall comply with all standards of this Section, unless exempted below. Demonstration of compliance with the standards of this Section shall come from a qualified professional, even if an EA is exempt.

1. **Alterations and Additions.** Structural alterations and additions to existing structures shall be exempt from the standards of this Section.
2. **NL-2, NL-3, and NM-1~~NC-ToJ~~ Zoned Lands.** All physical development, use, and development options, except new subdivisions, within the [NL-2, NL-3, and NM-1](#) ~~NC-ToJ~~ zone shall be exempt from the standards of this Section, except that F.4., F.6., and Sec. 5.1.2. shall apply.
3. **Land in Conservation Easement.** Land protected by a conservation easement where proposed development density is one house per 70 acres or less and the total acreage subject to the easement is 320 acres or more, shall be exempt from the standards of this Section, except that F.4. and F.6. shall apply.

E. Impacting the NRO

The base site area shall not be reduced because a portion of the lot of record is in the NRO. When conflicts exist between the NRO and SRO, the standards of this Section shall have priority and be achieved to the maximum extent practical. The requirements of Sec. 5.3.2. shall receive second priority. Where densities/intensities permitted cannot be achieved by locating development outside of the NRO, then lands protected by the NRO may be impacted pursuant to the standards of this Subsection.

1. **Minimizes Wildlife Impact.** The location of the proposed development shall minimize impacts on the areas protected (e.g., crucial migration routes, crucial winter range, nesting areas). For the purposes of this standard, "minimize" is defined as locating development to avoid higher quality habitats or vegetative cover types for lesser quality habitats or vegetative cover types. Only when



2. **Total Exterior Light Output.** Total exterior light output for light fixtures on a site shall not exceed the limits shown in the table below.

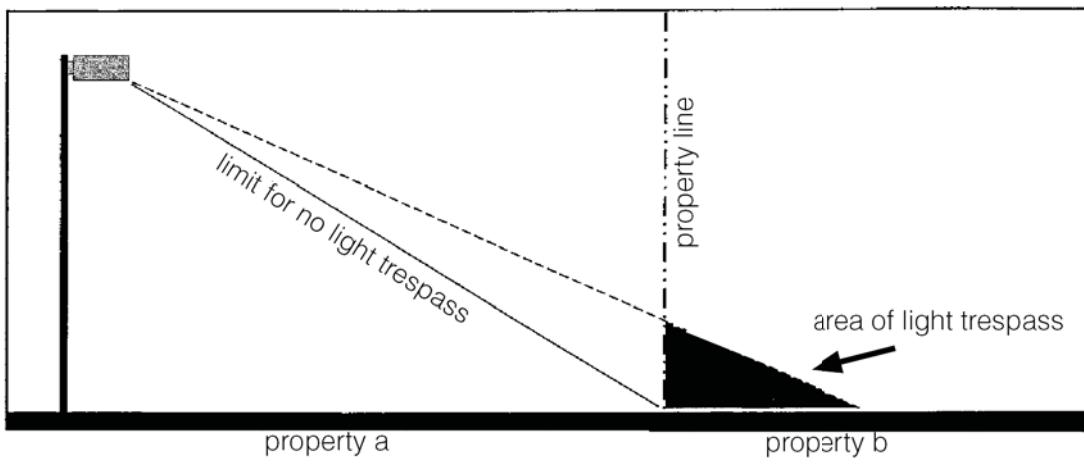
How much light is permitted? All Fixtures	Unshielded Fixtures (for lights emitting fewer than 600 lumens)
Maximum lumens per sq ft of site development	
DC, CR-1, CR-2, <u>CR-3</u> , OR, TS, UC, <u>UR</u> , <u>AC-ToJ</u> , <u>AR-ToJ</u> , <u>BP-R</u> , <u>BP-R</u> , BP-ToJ, <u>BC-ToJ</u> , MHP-ToJ, P/SP, P-ToJ, <u>NL-4</u> , <u>NM-2</u> , <u>NH-1NC-2</u>	3
R-ToJ, <u>S-ToJ</u> , <u>NC-ToJ</u> , <u>RB</u> , <u>NL-2</u> , <u>NL-2</u> , <u>NL3</u> , <u>NM-1</u>	1.5
Maximum lumens per site	
DC, CR-1, CR-2, <u>CR-3</u> , OR, TS, UC, <u>UR</u> , <u>AC-ToJ</u> , <u>AR-ToJ</u> , <u>BP-R</u> , BP-ToJ, <u>BC-ToJ</u> , MHP-ToJ, P/SP, P-ToJ, <u>NL-4</u> , <u>NM-2</u> , <u>NH-1NC-2</u>	100,000
R-ToJ, <u>S-ToJ</u> , <u>NC-ToJ</u> , <u>RB</u> , <u>NL-2</u> , <u>NL-2</u> , <u>NL3</u> , <u>NM-1</u>	60,000
5,500	
4,000	

- a. These lumen limits are upper limits and not a design goal; the design goal should be the lowest levels of lighting possible.
- b. Individuals with visual impairments and organizations that primarily serve individuals with visual impairments (e.g. retirement communities, hospices, and hospitals) may use up to 4 times the illumination allowed by this section.

3. **Light Color.** Correlated color temperature of any exterior light source shall not exceed 3000 Kelvin.

EXAMPLE: Many light bulb manufacturers include correlated color temperature on packaging. Where packaging does not indicate light color in Kelvins, it is often indicated in descriptive terms. Lights with a “cool” quality typically exceed 3000 Kelvin in color temperature. Light bulbs that create a more “warm” tone are typically under 3000 K..

4. **Light Trespass.** All lighting fixtures shall limit horizontal light levels such that no light falls onto the adjacent property as shown in the diagram below.



5. **Maximum Pole Height of Light Fixture.**

Zone	Maximum Pole Height of Light Fixtures
DC, CR-1, CR-2, <u>CR-3</u> , OR, TS, UC, UR, AC-ToJ, AR-ToJ, BP+R, BP-ToJ, BC-ToJ, MHP-ToJ , P/SP, P-ToJ, <u>NL-4</u> , <u>NM-2, NH-1NC-2</u>	18 feet
R-ToJ, S-ToJ, NC-ToJ, RB, NL-2, NL-2, NL3, NM-1	15 feet

6. **Controls.** All nonresidential lighting fixtures shall employ automatic lighting controls that extinguish exterior lighting when sufficient daylight is available. Such controls include, but are not limited to: timers, wireless remote monitoring with turn on/off capabilities, photo sensitive light controls, photoelectric switches,

D. Applicability

1. **Foreground Standards.** All physical development, use, development options, and subdivision within the Foreground of the Scenic Areas described above shall comply with the foreground standards of 5.3.2.G.
2. **Development in Skyline.** All physical development, use, development options, and subdivision within the Skyline of the SRO shall comply with the skyline standards of 5.3.2.H.
3. **Exemptions**
 - a. **NL-2, NL-3, NM-1 NC-ToJ Zones.** All physical development, use, and development options, except new subdivisions, within the NL-2, NL-3, NM-1 NC-ToJ-Zone shall be exempt from the foreground standards of 5.3.2.G.
 - b. **Remodeling or Expansion of Existing Structures.** Remodeling or expansion of structures that existed prior to November 9, 1994, shall be exempt from the foreground standards of 5.3.2.G.
 - c. **Land in Conservation Easement.** Land protected by a conservation easement where proposed development density is one house per 70 acres or less and the total acreage subject to the easement is 320 acres or more, shall be exempt from the foreground standards of 5.3.2.G.

E. Impact on SRO

1. The base site area shall not be reduced because a portion of a lot of record is located within the SRO.
2. When conflicts exist between the NRO and SRO, the standards of Sec. 5.2.1. shall have priority and be achieved to the maximum extent practical. The requirements of this Section shall receive second priority.

F. Visual Resource Analysis

1. If a proposed physical development, use, development option, or subdivision is in the SRO, the application shall contain a visual analysis narrative, provide a photographic simulation or other comparable visual analysis of the proposed development, depict the boundaries of the SRO, compare the visual impacts of alternative site designs, if any, and include plans identifying how the proposal complies with the standards of this Section.
2. A visual resource analysis shall demonstrate and document for review the visual impact of the proposed development on surrounding designated scenic corridors and viewpoints. The analysis shall show, in accurate perspective format, what portions of the proposed development are visible from various points along the scenic corridor or from critical viewpoints. Multiple perspectives may be required along scenic corridors to accurately reflect the appearance of the development as the viewpoint is moved along the corridor.

Div. 5.4. Natural Hazard Protection Standards

The purpose of this Division is to limit development in naturally hazardous areas.

Development in hazardous areas threatens the health, safety and welfare of human inhabitants, steep slopes, poor soils, avalanche chutes, floodplains, dense forest and areas along fault lines offer unique opportunities for interaction with the environment, but when natural events do occur in these areas the results can be disastrous.

5.4.1. Steep Slopes ([1/4/17, Ord. 1162 P17-077](#))

A. Slopes in Excess of 25%

No physical development shall be permitted on natural slopes in excess of 25%.

B. Exceptions

1. **NL-2, NL-3, NM-1 NC-ToJ Zone-Zones.** In the **NL-2, NL-3, NM-1 ZonesNC-ToJ Zone**, no physical development shall be permitted on natural slopes in excess of 30%.
2. **Manmade Slopes.** Physical development on manmade slopes is permitted, provided that the proposed finish grade complies with all other applicable standards of these LDRs.
3. **Small Slopes.** Physical development of isolated slopes that cover less than 1,000 square feet and have less than 10 feet of elevation change is permitted.
4. **Essential Access.** Physical development of steep slopes is permitted to provide essential access for vehicles and/or utilities when no other alternative access exists.

C. Standards in Hillside Areas

The purpose of this Section is to provide requirements, standards, criteria, and review procedures which are supplementary to those found elsewhere in these LDRs, and which apply only to hillside areas of the Town of Jackson.

1. **Definition.** For purposes of this Section, hillside areas within the Town of Jackson shall be defined as any lot of record which has an average cross-slope (in any direction) of 10% or greater. This definition shall include any lot of record upon which proposed physical development, use, development option, or subdivision may affect any portion of said lot of record having a slope of 10% or greater, even though the average cross-slope of the subject property may be less than 10%.
2. **Applicability and Exceptions.** The requirements and procedures of this Subsection shall apply when any hillside area is proposed for subdivision, lot split, or development or terrain disturbance of any kind, including a building permit. The only exception shall be in the case of a detached single-family unit on a lot which has been legally platted prior November 9, 1994.

C. Parking Lot Requirements

- General. All parking lots shall comply with the plant unit requirements below.

Zone	Required Plant Units per Parking Space by Use and Zone			
	Agriculture	Residential	Institutional	Use
R	0	--	--	1 per 8 spaces
S	--	<u>1 per 12 spaces</u>	--	<u>1 per 8 spaces</u>
MHP-ToJ	--	--	--	<u>1 per 8 spaces</u>
NL-1	--	<u>1 per 12 spaces</u>	--	<u>1 per 8 spaces</u>
NL-2	--	--	--	<u>1 per 8 spaces</u>
NL-3	--	--	--	<u>1 per 8 spaces</u>
NL-4	--	--	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>
NM-1	--	--	--	<u>1 per 8 spaces</u>
NM-2	--	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>
NH-1	--	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>
AR-ToJ	--	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>	<u>1 per 8 spaces</u>
AC-ToJ	--	--	<u>1 per 12 spaces</u>	<u>1 per 8 spaces</u>
BP-ToJ	--	--	--	1 per 16 spaces
UC	--	--	--	1 per 12 spaces
UR	--	--	--	<u>1 per 12 spaces</u>
TS	--	--	--	0
BC-ToJ	--	--	--	<u>1 per 12 spaces</u>
NC-ToJ	--	--	--	<u>1 per 8 spaces</u>
RB	--	--	--	<u>1 per 8 spaces</u>
DC	--	--	--	0
CR-1	--	--	--	1 per 12 spaces
CR-2	--	--	--	1 per 12 spaces
CR-3	--	--	--	<u>1 per 12 spaces</u>
OR	--	--	--	1 per 12 spaces
P/SP-ToJ	--	--	--	1 per 8 spaces

- Existing Trees Can Be Counted. Existing trees that can be preserved by leaving the area under their canopy substantially undisturbed shall count towards the plant unit requirement for parking lots.
- Landscape Objectives. The primary objectives of parking lot plant units shall be:

- a. To avoid large, unbroken expanses of asphalt;
- b. To screen or soften parked vehicles as viewed from off site;
- c. To provide attractive, pleasing streetscapes; and
- d. To better define and organize vehicular and pedestrian spaces.

D. Loading Area Requirement

Except in the UC, DC, CR-1, CR-2, CR-3, and OR zones, two plant units per loading bay shall be provided.

E. Standard Plant Unit

This Section describes a standard landscaping element called a “plant unit.” It serves as a basic measure of plant material.

1. **Standard Plant Units.** Three standard plant unit alternatives are identified in the table below. Any one or a combination of the alternatives may be used. Some of the alternatives, however, may be required upon review of the proposed landscape plan.

EXAMPLE: Where year-round screening is needed, Alternative C may be required. Plant sizes given are minimums. All plant units shall be in scale with the development proposed, and shall be of adequate installed size to clearly achieve the purpose of the required plant units (e.g. screening, buffering, softening of structural mass, community character enhancement).

Standard Plant Unit Alternatives	
Alternative	Quantity, Size & Type of Plants Required
A	1 3" caliper canopy tree
	6 6' – 8' large shrubs or multi-stem trees
	4 #5 container shrubs
B	2 3" caliper canopy trees
	2 6' – 8' large shrubs or multi-stem trees
	3 8' high evergreen trees
C (preferred for year-round screening)	3 6' – 8' large shrub or multi-stem trees
	3 8' high evergreen trees
	2 #5 container shrubs

2. **Plant Guidelines.** The following plant types are provided as guidelines:
 - a. 3-Inch Caliper Canopy Tree - Cottonwood or Aspen.
 - b. 6 to 8-Foot Large Shrub or Multi-Stem Trees - Chokecherry or Amur Maple.
 - c. #5 Container Shrub - Dogwood or Willow.

- b. **Wyoming Nursery Stock Law.** All nursery stock used for site revegetation or restoration must be used in accordance with W.S. 11-9-101 through 109 accompanied by a valid health certificate and acquired through a dealer licensed by the Wyoming Department of Agriculture.
2. **Native Vegetation.** All plant material should be native vegetation, which duplicates adjacent plant communities both in species composition and spatial distribution patterns.

EXAMPLE: Landscaping placed on a hillside or slope should consist of plant material that is typically found on a similar hillside or slope. Similarly, landscaping plant material placed in a floodplain or drainageway should be native vegetation that is generally found in a similar floodplain or drainageway. Further, the use of native vegetation should acknowledge the relative attractiveness of certain plant species to wildlife. Responsive planting designs should therefore position plants, which are palatable to wildlife in areas where browsing damage will not affect the screening or ornamental qualities of the planting plan.

C. Removal of Existing Vegetation Prohibited

Removal of specimen trees of 3 inch caliper or greater, and removal of shrub stands and rows with an average height of 3 feet or greater is prohibited in the DC, CR-1, CR-2, CR-3, OR, UC, NL-4, AC-ToJ, PRD, MHP-ToJ, RB, and BP-ToJ zones except in accordance with an approved landscape plan. Removal of dead, diseased, or damaged trees and shrubs which are a potential hazard to life and property may be approved by the Planning Director. In addition, vegetation may be removed to meet fuel reduction mitigation measures required by the Fire Marshal.

D. Use of Landscaped Areas

No portion of a site required to be landscaped shall be used for the parking of vehicles or for open storage of any kind.

E. Open Space Standards

All areas of required open space that are presently covered with natural vegetation and are to remain undisturbed shall not be required to be landscaped. Areas of open space that have been disturbed, except those to be used as sports fields and other areas that are to be paved, must be restored to prior conditions, as much as feasible. In addition, adequate ground cover shall be provided so that no landscaped ground areas are exposed to erosion. Noxious weeds appearing on the designated list under the Wyoming Weed and Pest Control Act of 1973 shall be controlled.

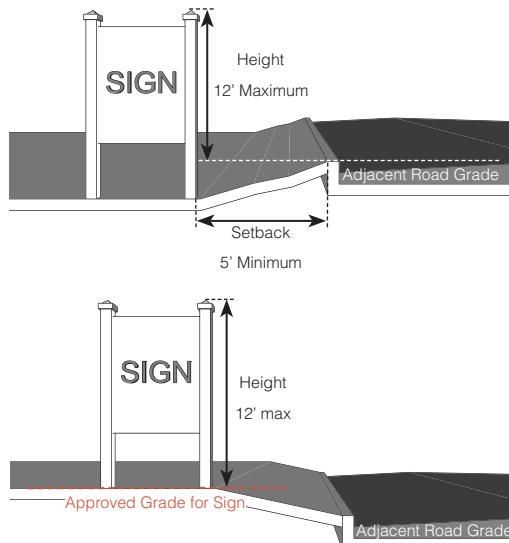
F. Landscaping in Public Rights-of-Way

In addition to required landscaping on private property, the property owner shall be responsible for the provision and maintenance of landscaping in accordance with the requirements of this Section for that area between the property line and the back of curb or the edge of the traveled way of any public street, alley or other public way, in a manner which provides consistency of landscaping and maintenance between

7. Freestanding Signs

a. Height

- i. Permitted freestanding signs and support structures within the Town Square Sign District and DC, CR-1, CR-2, CR-3, OR, UC, AC-ToJ/LO, BC-ToJ, RB, UR, AR-ToJ, S-ToJ, and NC-ToJ NL-1, NL-2, NL-3, NL-4, NM-1, MN-2, and NH-1 zones in the General Sign District and shall not exceed 6 feet in height.
- ii. Permitted freestanding signs and support structures within the AC-ToJ, BP-ToJ, and R-ToJ zones in the General Sign District shall not exceed 12 feet in height.
- iii. Sign heights for freestanding signs including support structures and any decorative extensions above the sign shall be measured from the adjacent road grade to the top of the sign including support structures. If the adjacent road grade is lower than the proposed freestanding sign, the sign shall be measured from the approved grade at the base of the proposed sign to the top of the sign including support structures.



Div. 5.8. Design Guidelines

5.8.1. Applicability ([11/23/16, Ord. 1151P17-077](#))

A. General

The following applications shall be required to complete design review based upon criteria established in the Town's Design Guidelines prior to the issuance of a building permit or development plan, as established in [Div. 8.3](#).

1. All applications for nonresidential development and redevelopment within the Town.
2. All applications within the DC, CR-1, CR-2, [CR-3](#), and OR zones.

B. Zone-Specific Applicability

In certain zones only portions of the Town's Design Guidelines apply. The zone-specific applicability of the design guidelines is established in [Article 2](#).-[Article 4](#).

C. Planning Director Exemption

The Planning Director may exempt certain building additions and exterior modifications to existing buildings that require only a building permit approval, provided that the modifications do not expand the floor area of the building by more than 20% and such additions and modifications are consistent with the materials and architecture of the existing structure.

5.8.2. Design Guidelines (1/1/15, Ord. 1074)

The Town's Design Guidelines are established and adopted pursuant to Resolution No. 04-02 and are available in the office of the Planning Department or on the Town's website: www.townofjackson.com.

5.8.3. Design Review Committee (1/1/15, Ord. 1074)

Procedures and requirements for conduct of the Town's Design Review Committee are established in [Article 8](#).

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USE CATEGORY	Town Character Zones												Complete Neighborhood Zones				Def/ Stos
	<u>NL-1</u>	<u>NL-2</u>	<u>NL-3</u>	<u>NL-4</u>	<u>NM-1</u>	<u>NM-2</u>	<u>NH-1</u>	DC	CR-1	CR-2	<u>CR-3</u>	OR	n/a				
Specific Use																	6.1.2.
Open Space																	
Agriculture	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B		6.1.3.B.
Outdoor Recreation	C	=	C	=	C	=	C	=	C	=	C	=	C	=	C		6.1.3.C.
Residential																	6.1.4.
Detached Single-Family Unit	Y	Y	Y	Y	Y	Y	Y	=	=	=	=	=	=	=	=		6.1.4.B.
Attached Single-Family Unit	=	=	=	=	B	B	B	B	B	B	B	B	B	B	B		6.1.4.C.
Apartment	=	=	B	B	B	B	B	B	B	B	B	B	B	B	B		6.1.4.D.
Mobile Home	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=		6.1.4.E.
Dormitory	=	=	C	C	B	C	C	C	C	C	B	C	C	C	C		6.1.4.F.
Group Home	C	=	C	C	B	C	C	C	C	C	C	C	C	C	C		6.1.4.G.
Live/Work Unit	=	=	=	=	=	=	=	=	B	=	B	=	B	=	B		6.1.4.H.
Lodging									B(LO)	B(LO)	B(LO)	=	=	=			6.1.5.
Conventional Lodging	=	=	=	=	=	=	=	B(LO)	B(LO)	B(LO)	=	=	=	=			6.1.5.B.
Short-Term Rental Unit	=	=	=	=	=	=	=	B(LO)	B(LO)	B(LO)	=	=	=	=			6.1.5.C.
Commercial																	6.1.6.
Office	=	=	=	=	=	=	B	B	B	B	B	B	B	B	B		6.1.6.B.
Retail	=	=	=	=	=	=	B	B	B	B	B	B	B	B	B		6.1.6.C.
Service	=	=	=	=	=	=	B	B	B	B	B	B	B	B	B		6.1.6.D.
Restaurant/Bar	=	=	=	=	=	=	B	B	B	B	B	B	B	B	B		6.1.6.E.
Heavy Retail/Service	=	=	=	=	=	=	=	=	B	B	B	B	B	B	B		6.1.6.F.
Mini-Storage Warehouse	=	=	=	=	=	=	=	=	B	B	B	B	B	B	B		6.1.6.G.
Nursery	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=		6.1.6.H.

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

USE CATEGORY	Specific Use	Town Character Zones										Complete Neighborhood Zones					Rural Area Zones	Def/ Stos
		<u>NL-1</u>	<u>NL-2</u>	<u>NL-3</u>	<u>NL-4</u>	<u>NM-1</u>	<u>NM-2</u>	<u>NH-1</u>	DC	CR-1	CR-2	<u>CR-3</u>	OR	n/a				
Amusement/Recreation									B	B	B	<u>B</u>	--	--		6.1.7.		
Amusement									B	B	B	<u>B</u>	--	--		<u>6.1.7.B.</u>		
Developed Recreation									B	B	B	<u>B</u>	--	--		<u>6.1.7.D.</u>		
Outfitter/Tour Operator									C	B	B	<u>B</u>	--	--		<u>6.1.7.E.</u>		
Adult Entertainment Business									--	--	--	--	--	--		<u>6.1.7.F.</u>		
Institutional																6.1.8.		
Assembly				<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	--		<u>6.1.8.B.</u>		
Daycare/Education									B	B	B	<u>B</u>	B	--		<u>6.1.8.C.</u>		
Industrial																6.1.9.		
Light Industry									--	--	--	<u>B</u>	--	--		<u>6.1.9.B.</u>		
Heavy Industry									--	--	--	<u>B</u>	--	--		<u>6.1.9.C.</u>		
Disposal									--	--	--	<u>B</u>	--	--		<u>6.1.9.D.</u>		
Transportation/Infrastructure																6.1.10.		
Parking									C	C	C	<u>C</u>	--	--		<u>6.1.10.B.</u>		
Utility Facility				<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	C	<u>C</u>	C	--		<u>6.1.10.C.</u>		
Wireless Communication Facilities																<u>6.1.10.D.</u>		
Minor		<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	B	B	B	<u>B</u>	B	--				
Major									--	--	--	<u>B</u>	--	--				
Heliport									--	--	--	<u>C</u>	--	--		<u>6.1.10.E.</u>		
Accessory Uses																<u>6.1.11.</u>		
Accessory Residential Unit		<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	B	B	B	<u>B</u>	B	--		<u>6.1.11.B.</u>		
Bed and Breakfast									--	--	--	<u>B</u>	--	--		<u>6.1.11.C.</u>		
Home Occupation		<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	B	B	B	<u>B</u>	B	--		<u>6.1.11.D.</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

USE CATEGORY	Town Character Zones										Complete Neighborhood Zones				Rural Area Zones		Def/ Sts
	<u>NL-1</u>	<u>NL-2</u>	<u>NL-3</u>	<u>NL-4</u>	<u>NM-1</u>	<u>NM-2</u>	<u>NH-1</u>	DC	CR-1	CR-2	<u>CR-3</u>	OR	n/a				
Specific Use	C	C	C	C	C	C	C	--	--	--	--	--	--	--			
Home Business	C	C	C	C	C	C	C	--	--	--	--	--	--	--	6.111.E.		
Family Home Daycare	B	B	B	B	B	B	B	B	B	B	B	B	--	--	6.111.F.		
Home Daycare Center	C	=	C	=	C	C	C	--	--	--	--	--	--	--	6.111.G.		
Drive-In Facility	H	H	H	H	H	H	H	--	--	--	B	B	--	--	6.111.H.		
Temporary Uses																6.112.	
Christmas Tree Sales	=	=	=	=	Y	Y	Y	Y	Y	Y	Y	Y	--	--		6.112.B.	
Real Estate Sales Office	B	=	C	=	B	B	B	--	--	--	--	--	--	--		6.112.C.	
Temporary Shelter	B	B	B	B	B	B	B	--	--	--	--	--	--	--		6.112.D.	
Farm Stand	=	=	=	=	=	=	=	B	B	B	B	B	--	--		6.112.E.	
Temp. Gravel Extraction and Processing	B	B	B	B	B	B	B	--	--	--	--	--	--	--		6.112.F.	

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USE CATEGORY		Town Legacy Zones															
		Complete Neighborhood Zones						Rural Area Zones									
Specific Use	TS UC	UR	AC- Tod	AR- Tod	BP-R Tod	BP- Tod	BC- Tod	RB Tod	MHP- Tod	NC- Tod	NC-2- Tod	S- Tod	R-ToJ Tod	P/SP- Tod	Civic Zones	Def/ Stds	
Open Space																	
Agriculture	--	--	--	--	B	--	--	G	--	--	B	B	B	Y	Y	6.1.3.B.	
Outdoor Recreation	--	--	--	G	G	G	G	--	--	--	G	C	C	C	C	6.1.3.C.	
Residential																	6.1.4.
Detached Single-Family Unit	--	Y	Y	Y	Y	--	--	Y	--	Y	Y	Y	Y	--	--		6.1.4.B.
Attached Single-Family Unit	--	B Z	B	B ^z	--	B ^z	--	B ^z	--	B	--	B	--	--	--		6.1.4.C.
Apartment	--	B Z	B	B ^z	--	B ^z	--	B ^z	--	B	--	B	--	--	--		6.1.4.D.
Mobile Home	--	--	--	--	--	--	--	--	--	B ^z	--	--	--	--	--		6.1.4.E.
Dormitory	--	C	G	G	G	G	--	G	G	G	--	G	G	C	C		6.1.4.E.
Group Home	--	C	G	G	G	--	--	E	E	--	E	E ^z	C ^z	C	--		6.1.4.G.
Live/Work Unit	--	--	--	B	--	E	C	--	--	--	--	--	--	--	--		6.1.4.H.
Lodging																	6.1.5.
Conventional Lodging	C(L)O)B(LO)	--	B(L)O)	--	--	--	--	G(L)O) ^z	--	--	--	--	--	--	--		6.1.5.B.
Short-Term Rental Unit	C(L)O)B(LO)	--	B(L)O)	--	--	--	--	G(L)O) ^z	--	--	--	--	--	--	--		6.1.5.C.
Commercial																	6.1.6.
Office	B	B	--	B	B(O)F	G ^z	--	E	B ^z	--	--	--	--	C	--		6.1.6.B.
Retail	B	B	--	B	--	E ^z	--	E	--	--	--	--	--	--	--		6.1.6.C.
Service	B	B	--	B	--	E ^z	--	E	E ^z	--	--	--	--	C	--		6.1.6.D.
Restaurant/Bar	B	B	--	B	--	E ^z	--	E	--	--	--	--	--	--	--		6.1.6.E.
Heavy Retail/Service	--	--	--	G	--	B	B	E	E ^z	--	--	--	--	C	--		6.1.6.F.
Mini-Storage Ware-house	--	--	--	G	--	B	B	E	E ^z	--	--	--	--	C	--		6.1.6.G.
Nursery	--	--	--	B	--	C	C	G	--	--	--	--	--	C	--		6.1.6.H.

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z = Use subject to zone specific standards

USE CATEGORY	Town Legacy Zones																					
	Complete Neighborhood Zones																					
Specific Use	TS	UC	UR	AC-	AR-	BP-	BP-R	BP-	BC-	RB	MHP-	NC-	NC-2	S-	R-ToJ	P/SP-	P-ToJ	Civic	Area	Zones	Def/	Stds
Amusement/Recreation																						
Amusement	C	C	--	B	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.7.	
Developed Recreation	--	B	--	B	--	E	C	E	--	--	--	--	--	--	C	--	C	--	6.1.7.B.	6.1.7.D.		
Outfitter/Tour Operator	--	C	--	E	--	E	C	E	--	--	--	--	--	--	--	--	--	--	6.1.7.E.	6.1.7.F.		
Adult Entertainment	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--	6.1.7.G.	6.1.7.H.		
Business																						
Institutional																						
Assembly	--	C	G	G	G	G	C	E	E ^z	--	--	E	C	C	C	C	C	--	6.1.8.	6.1.8.B.		
Daycare/Education	--	B	--	B	--	E	C	--	--	--	--	--	--	--	C	--	C	--	6.1.8.C.	6.1.8.D.		
Industrial																						
Light Industry	--	--	--	E	--	B	B	E	E ^z	--	--	--	--	--	C	--	C	--	6.1.9.	6.1.9.B.		
Heavy Industry	--	--	--	--	--	E	C	--	--	--	--	--	--	--	C	--	C	--	6.1.9.C.	6.1.9.D.		
Disposal	--	--	--	--	--	E	C	--	--	--	--	--	--	--	C	--	C	--	6.1.9.E.	6.1.9.F.		
Transportation/Infrastructure																						
Parking	--	--	--	E	--	--	--	--	--	--	--	--	--	--	C	--	C	--	6.1.10.	6.1.10.B.		
Utility Facility	--	C	E	E	E	C	C	E	E ^z	E	E	E	E	C	C	C	C	C	6.1.10.C.	6.1.10.D.		
Wireless Communication Facilities																						
Minor	B	B	B	B	B	B	B	B	B ^z	B	B	B	B	B	B	B	B	B	B	6.1.10.E.		
Major	--	--	--	--	--	C	--	--	C	--	--	--	--	--	C	C	C	C	6.1.10.F.	6.1.10.G.		
Heliport	--	--	--	C	--	C	C	E	--	--	--	--	--	--	C	--	C	--	6.1.10.H.	6.1.10.I.		

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USE CATEGORY	Town Legacy Zones											
	Complete Neighborhood Zones											
Specific Use	TS	UC	UR	AC-	AR-	BP-	BP-	MHP-	NC-	NC-	P/SP-	
				TeJ	TeJ	TeJ	TeJ	TeJ	TeJ	TeJ	TeJ	
Accessory Uses												
Accessory Residential Unit	B	B	--	B	B ^z	E	C	B	B	B	B	B
Bed and Breakfast	--	B(LO)	--	B(LO)	--	--	E(LO)	--	--	--	--	--
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	--
Home Business	--	B	E	E	E	--	E	B	--	E	C	--
Family Home Daycare	--	B	B	B	B	B	B	B	B	B	B	--
Home Daycare Center	--	B	E	B	E	C	--	--	--	E	--	B
Drive-In Facility	--	B	--	B	--	E	--	--	--	--	--	--
Temporary Uses												
Christmas Tree Sales	--	Y	Y	Y	Y	Y	Y	--	--	Y	Y	6.1.12.B
Real Estate Sales Office	--	--	B	--	B	B	--	--	--	B	B	--
Temporary Shelter	--	B	B	B	--	--	B	B	B	B	B	--
Farm Stand	--	B	--	B	--	--	B	--	--	B	B	--
Temp. Gravel Extraction and Processing	--	B	B	B	B	B	B	B	B	B	B	6.1.12.E

Key: Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed
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Noise Level Restrictions	
Zone	Maximum Permitted Sound Level
R, S, NC-ToJ, AR-ToJ, MHP-ToJ-NL-1, NL-2, NL-3, NL-4, NM-1, NM-2, NH-1	55 DBA
All other zones	65 DBA

B. Exceptions

- General.** Noises of vehicles, home appliances, and chain saws in private use, occasionally used safety signals, warning signals, emergency pressure relief valves, and temporary construction operations shall be exempt from the requirements of this Section.
- Limited Exception/Limited Interval of Time/One Day.** The maximum permitted sound level may be exceeded by 10 DBA for a single period, not to exceed 15 minutes, in any one day.
- Impact Noises.** For the purposes of this Section, impact noises are those noises whose peak values are more than 6 DBA higher than the values indicated on the sound level meter, and are of short duration, such as the noise of a forging hammer or punch press. For impact noises, the maximum permitted sound level may be exceeded by 10 DBA.

C. Measurement

Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute (ANSI S1.4-1961) "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale and the meter to the slow response. Measurements shall be conducted in accord with ANSI S1.2-1962 "American Standard Method for the Physical Measurement of Sound" (or most current standards). Measurements may be made at any point along a zone boundary or site boundary line.

6.4.4. Vibration (1/4/17, Ord. 1163)

All uses shall conform with the following standards:

A. General

Vibration shall be measured at the site boundary line. Except for temporary construction operations and blasting for avalanche control, no activity shall cause or create a displacement for the frequencies prescribed in the table below.

Maximum Permitted Steady State Vibration Displacement	
Frequency (cycles per second)	Vibration Displacement (inches)
10 and below	0.0008
10-20	0.0005
20-30	0.0003
30-40	0.0002
40 and over	0.0001

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Div. 7.1. Development Option Standards

7.1.1. Development Options Schedule (11/23/16, Ord. 1153 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															
Option	Complete Neighborhood Zones												Rural Area Zones		
	NL-1	NL-2	NL-3	NL-4	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	Stds	
UCD	—	—	—	—	—	—	—	--	--	--	—	--	--	7.1.3.	
MHP								--	--	--	--	--	--	7.1.4.	

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

Town Legacy Zones - Development Options																
Option	Complete Neighborhood Zones												Rural Area Zones		Civic Zones	
	TS	UC	AC-UR	AR-ToJ	BP-BP-R	BP-ToJ	BC-ToJ	MHP-RB	NC-ToJ	NG-ToJ	S-NC-2	ToJ	R-ToJ	P/SP-ToJ	P-ToJ	Stds
UCD	--	P	P	P	P	P	--	--	--	--	P	P	--	--	--	7.1.3.
MHP	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	7.1.4.

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. Urban Cluster Development (UCD) (1/1/15, Ord. 1074 P17-077)

A. Purpose

The purpose of Urban Cluster Development is to permit development that will result in improved living and working environments, promote more efficient development, encourage a variety of types of residential dwellings, encourage ingenuity and originality in total development and individual site design, allow for denser clustering of development where appropriate, and preserve open space to serve wildlife, scenic, agricultural, and recreational purposes, all within the densities established for the zone. Furthermore, it is the purpose of the Urban Cluster Development option to preserve and enhance the character and qualities of urban and suburban neighborhoods.

B. Standards

The site, lot, and building standards for Urban Cluster Developments are given added flexibility in order to permit and encourage compact development, affordable housing, preservation of open space, innovative site planning and design, and compatibility with existing neighborhoods, in concurrence with the Comprehensive Plan. Urban Cluster Development proposals shall demonstrate substantial compliance with the following standards as applicable to the specific proposal.

1. **Conformance with Other Applicable Regulations.** Urban Cluster Developments shall conform with the requirements of these LDRs, all other applicable Resolutions of the Town, County, and Wyoming State Statutes, except as modified by this Section.
2. **Interior Yards.** Urban Cluster Developments allow increased density and flexibility over the Single-Family Detached option. However, in the interior of the project, the requirements for front, side, and rear yards may be deviated from.
3. **Perimeter Setbacks.** For any Urban Cluster Development, the minimum perimeter setbacks (street yard, side yard, and rear yard) are those set forth for a structure in the zone. Notwithstanding perimeter setbacks may be required to be increased in order to preserve the character and qualities of adjacent properties, provide adequate buffer and transition areas, provide functional open space, preserve existing vegetation, or to meet any other objectives of this Section.
4. **Dwelling Unit Types.** All Urban Cluster Developments shall be permitted and are encouraged to provide a variety and mix of dwelling unit types. Permitted unit types may include, but shall not be limited to, single-family homes (attached and detached), townhouses, condominiums, apartments, and accessory residential units. ~~Mobile home parks are permitted provided the provisions of See. 7.1.4. are met.~~
5. **Mix of Unit Types/Sizes.** In order to provide a variety of dwelling unit types, all Urban Cluster Developments of more than 4 units must provide 2 or more types or sizes of unit. Units within a single project may vary by type, square footage of living area, or number of bedrooms. For purposes of this Section each unit type listed in B.4., above is to be considered a separate and distinct unit type from the other types listed. Units may vary in size by number of bedrooms, or by a difference in total living area of not less than 20%.

EXAMPLE: A 3-bedroom townhouse varies in size from a 2-bedroom townhouse. A 3-bedroom townhouse with 1,400 square feet of total living area varies from a 3-bedroom townhouse of 1,100 square feet. A 3-bedroom townhouse of 1,400 square feet does not vary from a 3-bedroom townhouse of 1,300 square feet.

Units shall vary by type or size according to the schedule set forth in the table below.

- e. **Pathways.** Provision shall be made for pedestrian and bicycle travel in accordance with Pathways Master Plan - The Town of Jackson & Teton County, Wyoming, March 2007. Linkages to schools, parks, public lands, and pathways existing on adjacent properties shall be provided.
- 15. **Parking and Drive Areas.** All parking, drive, and maneuvering areas shall be designed in accordance with Sec. 6.2.5.
- 16. **Pedestrian System.** Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwelling units, appropriate project facilities, and principal off-site pedestrian destinations.
- 17. **Adequate Facilities.** There shall be a demonstration that the development proposed is provided with adequate potable water, sewage treatment, solid waste disposal, electrical, park, school, police, and fire-fighting facilities.

C. Review Procedure and Findings for Approval

Any application for an Urban Cluster Development may be approved only if the following findings are made:

1. That the proposed project is in substantial compliance with all applicable standards of this Section;
2. That the proposed project substantially meets the character objectives of preservation or enhancement of the zone and neighborhood in which it is to be located. Projects which are out of scale and character with their surroundings will not be approved;
3. That streets and intersections serving the project will not be reduced to unacceptable levels of service, nor will the safety of motorists, pedestrians, and cyclists be jeopardized;
4. That the density and distribution of population resulting from the project will not overburden schools, parks, utilities, or other public services; and
5. That all adverse impacts associated with the proposed project are effectively mitigated to the extent possible.

7.1.4. [deleted] P17-077 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.

2. **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 two particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.
3. **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.
4. **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.

B. General Mobile Home Park Dimensional Requirements

1. **Area Requirements.** A lot for a single wide unit shall be at least 3,300 square feet in area and a lot for a double wide unit shall be at least 5,000 square feet in area if common recreational open area is provided pursuant to this Section. If no common recreational open area is to be provided, the above stated area requirements shall be increased to 3,800 and 5,500 square feet respectively.
2. **Replacement of Single Unit Lot with Doublewide Unit.** If any lot in a Mobile Home Park is initially designed to accommodate a single unit, it shall not be replaced by a doublewide unit unless all applicable setbacks and spacing between units are met, and the stand is modified to accept the double wide unit.
3. **Side to Side Spacing.** There shall be a minimum 20 feet side-to-side spacing between units.
4. **End to Side Spacing.** There shall be a minimum 15 feet end-to-side spacing between units.
5. **End to End Spacing.** There shall be a minimum ten 10 feet end-to-end spacing between units.
6. **Contiguous to Other Lot of Record.** On any lot in a Mobile Home Park site which is contiguous to another lot of record not in the Mobile Home Park, the unit shall be set back a minimum of 25 feet from the boundary line contiguous to the other lot of record.
7. **Contiguous to Internal Streets.** A unit shall be set back a minimum of 25 feet from an internal street or road.

8. **Additions and Alterations.** Any additions or alterations made to a mobile home unit, including porches, awnings, and overhangs, shall not exceed an area of one hundred 160 square feet, shall be set back a minimum distance of fifteen 15 feet from an adjacent mobile home, conform in color with the existing unit, and be of suitable material.
9. **Limits of Mobile Home Space.** The limits of each mobile home space shall be marked on the ground with monuments placed at each corner.
10. **Adequate Support for Placement.** The area of the mobile home stand shall be improved to provide adequate support for the placement of the mobile home.
11. **Skirting.** Skirting of mobile homes is mandatory and shall be accomplished within 60 days of placement and installation of the mobile home.
12. **Height.** Mobile homes, including any additions, shall not exceed 18 feet in height.
13. **Accessory Structures.** Accessory structures, such as storage buildings, shall not exceed one story or fifteen 15 feet in height, whichever is greater.
14. **Storage Buildings.** Storage buildings and structures may be provided adjacent to individual mobile homes to accommodate seasonal equipment, outdoor furniture, and other large or bulky possessions not normally stored within the mobile home unit. Such structures shall not be used as a living unit and shall not exceed two hundred fifty 250 square feet of space.

C. **Access, Traffic Circulation, and Parking**

1. **Internal Streets.** Internal streets and walkways within the mobile home park shall be privately owned, built, and maintained, and shall be designed for safe and convenient access to all stands and parking spaces, and to facilities for common use of Mobile Home Park residents.
2. **Internal Streets to Each Stand.** An internal street shall be provided to each stand. The street shall be a minimum of 24 feet in width. The internal street shall be continuous and connect with other streets in the Mobile Home park or with public streets or shall be provided with a cul-de-sac having an outside roadway diameter of at least 100 feet, and a street property line diameter of at least 125 feet. No cul-de-sac shall exceed 500 feet in length.
3. **Drives.** All drives, including the private access to the site, shall be surfaced with a minimum of 4 inches of crushed aggregate.
4. **Parking Lot.** The common parking lot or guest parking lot shall be surfaced with a minimum of 4 inches of crushed aggregate.
5. **Lot.** Each mobile home lot shall be provided with two parking spaces thereon.
6. **Guest Parking Space.** A minimum of 1 guest parking space shall be maintained for every 3 mobile home lots for the purpose of guest parking. No mobile home lot shall be more than three 300 feet from such guest parking lot.

7. **Internal Streets.** Internal streets shall be maintained free of cracks, holes, and other hazards;
8. **Street Intersections.** Street intersections generally shall be at right angles for a distance of 75 feet from the point of intersection of the centerlines of intersecting streets; a right angle shall be maintained as nearly as possible with consideration for topography and the Mobile Home Park design. There shall be no intersections of streets at angles of less than 60 degrees;
9. **Intersecting Streets form Jog.** Where the centerlines of intersecting streets are offset to form a jog, the minimum distance between the centerlines of the offset intersecting streets shall be 100 feet;
10. **Alignment and Grade of Streets Adapted to Topography.** The alignment and grades of all internal streets shall be properly adapted to the topography of the Mobile Home Park and shall provide for safety of traffic and pedestrian movement, satisfactory surface and groundwater drainage, and the proper functioning of sanitary and storm sewer systems;
11. **Access to Public Street.** A Mobile Home Park shall have an entrance drive from a public street or highway and access to individual homes shall be from the internal roadway;
12. **Entrance in Relation to Public Street Intersection.** Mobile Home Park entrance drives shall not be located closer than 150 feet to intersections of public streets or highways. The entrance drive shall be at least 30 feet in width, except that the minimum width shall be at least 40 feet if the drive is divided by a landscaped median;
13. **Right of Way for Public Street.** Where a public street is planned, a 60 foot right-of-way shall be maintained.

D. Common Recreational Open Area Standards

Mobile Home Parks shall comply with the standards below:

1. **Common Recreational Open Area.** A minimum of 300 square feet of recreational open space per mobile home unit shall be provided on portions of the Mobile Home Park site, which are free from hazards that are incompatible with the purposes of recreational areas. The common recreational open area shall be located so as to minimize hazards to users from traffic and drivers and shall be located so as to be conveniently accessible to all residents of the Mobile Home Park;
2. **Permitted Uses.** Common recreational open area shall not include drives, parking areas, storage areas, service areas, or areas required for setbacks, but may include playgrounds, swimming pools, tennis courts, pathways, and other outdoor recreation facilities;

3. **Location and Minimum Size.** The common recreational open area shall be provided in one or more locations within the Mobile Home Park, unless the individual lots meet the larger lot sizes as stated in this Section. The minimum size of each required common recreational open area, if applicable, shall be 5,000 square feet.
4. **Maintenance.** Maintenance of common recreational open area shall be the responsibility of the manager.
5. **Landscaping.** All common recreational open area and other common open area shall be landscaped.

E. Landscaping Standards

1. **Setbacks and Landscaping.** Where a Mobile Home Park is contiguous to a public street, there shall be a minimum setback of 25 feet from the right-of-way line that shall be landscaped in accordance with the requirements of Div. 5.5.
2. **Landscape Area.** There shall be a landscape area of 10 feet along all other boundaries to be landscaped according to the requirements of Div. 5.5.

F. Landscaping of Unpaved Areas

Unpaved areas between mobile homes shall be landscaped with lawns or other appropriate ground cover, and shall be maintained.

1. **Watering Systems.** Sprinklers, hose bibs, or other suitable types of watering systems shall be provided for all landscaped open spaces.
2. **Hose Bibs.** Each mobile home space shall be provided with hose bibs.

G. Maintenance

Maintenance of all landscaping, except that on individual mobile home spaces, shall be the responsibility of the management in rental Mobile Home Parks.

H. Water and Sewer Connections

If a proposed Mobile Home Park will generate over 2,000 gallons of wastewater per day, or require over 2,000 gallons of water per day, as determined by the Town Engineer, approval is required from the Wyoming Department of Environmental Quality. If the wastewater generated or water required will be less than 2,000 gallons per day, approval of the Town Engineer is required.

7.1.5. Floor Area Option (1/4/17, Ord. 1164)

[Section number reserved, standards only apply in County]

7.1.6. Complete Neighborhood Planned Residential Development (CN-PRD) (1/4/17, Ord. 1164)

[Section number reserved, standards only apply in County]

Div. 7.2. Subdivision Standards

This Division contains the development standards required for subdivision, such as requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided property and minimize impacts on existing community services and infrastructure. See [Sec. 8.5.3.](#) for the procedure to subdivide property.

7.2.1. Subdivision Types Schedule (11/23/16, Ord. 1153 P17-077)

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

Town Character Zones - Subdivision Types														Rural Area Zones	Stds		
Complete Neighborhood Zones																	
	<u>NL-1</u>	<u>NL-2</u>	<u>NL-3</u>	<u>NL-4</u>	<u>NM-1</u>	<u>NM-2</u>	<u>NH-1</u>	DC	CR-1	CR-2	<u>CR-3</u>	OR	n/a				
Land Division	P	P	P	P	P	P	P	P	P	P	P	P	--	7.2.3.			
Condominium/Townhouse	--	--	--	--	--	P	P	P	P	P	P	P	--	7.2.4.			

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

Town Legacy Zones - Subdivision Types														Rural Area Zones	Civic Zones	Stds	
Complete Neighborhood Zones																	
	TS	UC	UR	AG- ToJ	AR- ToJ	BP- R	BP- ToJ	BC- ToJ	MHP- RB	NC- ToJ	NC- ToJ	S- 2	S- ToJ	R- ToJ	P/SP- ToJ	P- ToJ	Stds
Land Division	P	P	P	P	P	P	P	P	--	P	P	P	--	P	P	P	7.2.3.
Condominium/ Townhouse	P	P	P	P	P	P	P	--	P	--	--	P	--	P	P	P	7.2.4.

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

- C. In the NL-1, NL-4, NM- 2., CR-2, and CR-3 S-ToJ, AR-ToJ, and AC-ToJ zones, structures and other land disturbing activities for active recreation facilities; however, evening or night facilities which require obtrusive lighting are prohibited.
- D. Creation of ecologically functioning wetlands for wastewater and stormwater treatment.
- E. Wildlife habitat improvements that are primarily enhancing existing wildlife habitat or are restoring existing, but degraded, habitat.

7.3.6. Record of Restriction (1/1/15, Ord. 1074)

Required open space shall be duly restricted, in perpetuity, by recorded instrument in a form acceptable to the County Attorney and the Board of County Commissioners. The instrument shall not be amended or varied without first obtaining approval by the Board of County Commissioners. Refer to a sample easement, which may be obtained from the Planning Department, for guidance. At minimum, the instrument shall contain the following:

- A. A legal description of the property and its location;
- B. The purpose of the restriction on the property;
- C. Conveyance of rights to enforce the restrictions to an organization qualified and dedicated to preserving the values intended by the restrictions;
- D. Specification of the uses and physical development permitted and prohibited on the property under restriction;
- E. Enforcement procedures;
- F. Documentation of the existing uses and condition of the property under restriction;
- G. Specification that notice be given 15 days prior to any transfer of ownership, and that such notice be in a written form to the qualified organization holding the easement; and
- H. A granting of the restrictions in perpetuity.

7.3.7. Ownership of Open Space (1/1/15, Ord. 1074)

An individual landowner, a homeowners association, or nonprofit organization may retain ownership of the required open space. Ownership does not affect the terms of the easement.

Maximum Exempt Unrestricted Floor Area per Voluntarily Restricted Floor Area	
Zone	Unrestricted Floor Area : Restricted Floor Area
<u>NM-2</u>	<u>2:1</u>
<u>NH-1</u>	<u>2:1</u>
DC	2:1
CR-1	2:1
CR-2	2:1
<u>CR-3</u>	<u>2:1</u>
OR	2:1

2. **Restricted Housing.** The restricted floor area provided pursuant to this Section shall be subject to an affordable, employee, employment-based, or rental workforce deed restriction, acceptable to the Jackson/Teton County Housing Department, which is recorded with the County Clerk.
3. **Required Restrictions Do Not Apply.** Floor area that is required to be restricted in order to comply with Div. 6.3., Div. 7.4., or another standard of these LDRs shall not be included in the calculation of the maximum amount of unrestricted floor area allowed by this Section.
4. **Allowed Use.** Floor area approved pursuant to this Section shall only be used for one of the following uses:
 - a. Attached Single Family Dwelling (6.1.4.C.); or
 - b. Apartment (6.1.4.D.); or
 - c. Dormitory (6.1.4.E.); or
 - d. Group Home (6.1.4.G.).

C. Exemptions

Floor area meeting the applicability standards of this Section is exempt from calculation of the following standards, but is still subject to all other applicable standards of these LDRs.

1. Maximum Floor Area Ratio (FAR)
2. Thresholds for physical development permits
3. Affordable housing required by Div. 7.4.
4. Limit on 20% expansion of a nonconforming physical development

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D. Timing

A pre-application conference shall be held prior to the submittal of an application.

A potential applicant shall initiate a request for a pre-application conference pursuant to Sec. 8.2.4. The pre-application conference shall be scheduled for a date acceptable to the requester that is within 60 days of receipt of the request.

E. Conference Focus

At the pre-application conference, the applicant and representatives of the Town shall discuss the potential proposal to identify the standards and procedures that would apply to the proposal. Applicable LDR provisions not identified at the pre-application conference or amended following the pre-application conference are still applicable to the proposal. The level of detail of the Town's review will match the level of detail contained in the materials submitted with the request for the pre-application conference. The pre-application conference is intended as a means of facilitating the application review process; discussions at the meeting and the written summary of the meeting are not binding on the Town.

F. Conference Summary

The pre-application conference requester shall be provided a written summary of the pre-application conference within 14 days of its completion.

G. Expiration

A pre-application conference only satisfies a pre-application conference requirement if the application for which it is required is submitted within 12 months of the pre-application conference.

8.2.2. Environmental Analysis (EA) (1/4/17, Ord. 1165 P17-077)

A. Purpose

The purpose of an Environmental Analysis (EA) is to coordinate the application of all natural resource protection standards through identification of the natural resources on a site. An EA review does not result in application approval, it results in recommended natural resource protections for an application.

B. Applicability

Unless exempted below, physical development, use, development options, and subdivision subject to Div. 5.1., Div. 5.2. or Sec. 7.1.2. shall complete an EA in accordance with the requirements of this Section.

1. Exemptions

- a. **Previous Approval.** Physical development, use, development options, and subdivision that has received approval in accordance with the LDRs.
- b. **NL-2, NL-3, and NM-1 NC-ToJ.** All development located in the NL-2, NL-3, and NM-1 NC-ToJ zones, except new subdivision.
- c. **Detached Single-Family Dwelling.** Physical development of a detached single-family dwelling if:
 - i. The proposed location is not within the NRO;

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Maximum Extent Practicable. Maximum extent practicable means no feasible or practical alternative exists, as determined by Staff, and all possible efforts to comply with the LDRs and minimize potential harmful or adverse impacts have been undertaken by the applicant. Economic considerations may be taken into account but shall not be the overriding factor determining “maximum extent practicable.”

Maximum Permitted Illumination. Maximum permitted illumination means the maximum illumination measured in footcandles at the street, side, and rear setbacks at ground level.

Maximum. See 9.4.3.B.

Mean High Water. Mean high water means the average of the elevation achieved each year by the water level of a water course during the month of June. Mean high water should not to be construed as a flood elevation.

Minimum Site Area. See 9.4.4.D.

Minimum. See 9.4.3.C.

Mini-Storage Warehouse. See 6.1.6.G.

Mobile Home Park. See See. 7.1.4.

Mobile Home. See 6.1.4.E.

Monopole. A single, freestanding, tubular, self-supporting pole-type structure supporting one or more antennas

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

Native Species. Native species means vegetation which is indigenous to, and is commonly found in, landscapes in the Town of Jackson and Teton County which have never been disturbed. A list of native species is available at the Planning Department.

Natural Grade. See “Grade, Natural.”

Natural Topographic Break. Natural topographic break means any naturally occurring change in relief on land such as a mound, knoll, hill, bank, ridge, or terrace, or an area sloping away from a flat grade, which creates a recessed area capable of screening development.

Neon Sign. See, “Sign, Neon.”

Nonconforming or Nonconformity. See Div. 1.9.

Nursery. See 6.1.6.H.

Personal wireless service facilities. Personal wireless service facilities means facilities for the provision of personal wireless services. Personal wireless services means commercial wireless telecommunication services, unlicensed wire-less services, and common carrier wireless exchange access services.

Physical Development. Physical development means any of the following activities that alter the natural character of the land and for which a permit may be required pursuant to the LDRs: the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, fence, wall, or other site development; any grading, clearing, excavation, dredging, filling or other movement of land; any mining, paving, or drilling operations; or the storage, deposition, or excavation of materials. Physical development does not include the use of land that does not involve any of the above listed activities.

Planned Residential Development. See Sec. 7.1.2.

Plat. Plat means the legally recorded drawing depicting the subdivision of land into 2 or more lots.

Primary Use. See 6.1.2.B.4.

Principal Use. See 6.1.2.B.1.

Profane Language on Signs. Any signs that can be viewed by the public that involves the use of profane or vulgar language, words, epithets, or expressions.

Protected Zone. The following zones are protected zones: Neighborhood Conservation--Single-Town (NC-ToJ) and Auto-Urban Residential-Town (AR-ToJ).

Public Sanitary Sewer. See "Wastewater Treatment System, Public."

Public Water Supply. See "Water Supply, Public."

R

(1/1/15, Ord. 1074)

Ranch Compound. Ranch compound means a cluster of structures built in traditional ranch forms commonly found on ranches in Teton County.

Real Estate Sales Office. See 6.1.12.C.

Rear Lot Line. See, "Lot Line, Rear."

Rear Yard. See, "Yard, Rear."

Recorded. Recorded means formally indexed and abstracted in the official records of the Teton County Clerk. Recorded does not include documents that are merely filed.

Recreational Park Trailers (RPT). An RPT or park model, is a trailer type that is primarily designed to provide temporary living quarters for recreational, camping, travel or seasonal use that meets the following criteria: (1) built on a single chassis; (2) mounted on wheels having a gross trailer area not exceeding 400 square feet in the set-up mode; and (3) certified by the manufacturer as complying with current ANSI A119.5, which

From: Tim Bradley
To: [Pete Muldoon](#); [Hailey Morton Levinson](#); [Bob Lenz](#); [Jim Stanford](#); [Don Frank](#); [Tyler Sinclair](#)
Subject: Proposed CR-3 zoning comments
Date: Friday, April 20, 2018 4:42:57 PM

Dear Mayor Muldoon, Town of Jackson Town Council, and Town of Jackson Planning Department,

With respect to the CR-3 zoning, particularly in the area where it is replacing the BP-R zone, why has Mini-Storage Warehouse been eliminated as an allowed use? The CR-3 zone would permit Heavy Retail/Service and Light Industry uses with only a Basic Use Permit, so why eliminate Mini-Storage Warehouse?

Mini-Storage Warehouse has long been a permitted use in the BP-R zone, and is in fact in extraordinarily high demand by the public, with vacancy rates in the sector consistently near 0%. With the push to create higher density housing, I suspect that housing designs will increasingly be smaller in size, with smaller (or no) garages, and little to no storage space, thereby increasing demand for self storage facilities even higher. Restoring Mini-Storage Warehouse to the CR-3 zone is both consistent with the other proposed uses in the zone, and will serve the community demand for that style of storage space.

Please revise the CR-3 zone to include Mini-Storage Warehouse as an allowed use requiring a Basic Use Permit.

Thank you for your consideration,

Tim

Tim Bradley, CCIM
Associate Broker/Owner
Contour Investment Properties
172 Center Street, Suite 200
P.O. Box 1152
Jackson, WY 83001
(307) 733-6400
tim@contourproperties.com
www.contourproperties.com

Housing Mitigation Evaluation

Overall

Currently we have a 7% shortfall in our goal to have 65% of the workforce live locally. This gap requires 1,000 additional units without increased commercial development to bridge. If you look at what is on the books currently, we have 90 units at Sagebrush apartments, 32 units at the Town's King St project, 28 units at Redmond/Hall & ~70 units at Hidden Hollow. These are a combination of free market and private/public partnerships (at least financially). These methods as well as zoning incentives should be looked at to bridge the rest of that 1,000 unit gap as well as future units lost to retirement. We are having an impact.

The 65% goal needs to be looked at beyond our current employment situation. At some point, "sense of community" is a critical mass issue – for instance, when we get to 35,000 employees, is it necessary to have 22,750 employees living locally to have a "sense of community"? I do not believe that to be the case. We have a sense of community today (is not 5,000 participants in Old Bills a sense of community?), have 15,000 employees living locally and are short of our goal. It can be argued that although somewhat arbitrarily selected at the time, the goal made sense at adoption but needs to be considered in a context beyond current employment and as simply a percentage.

Residential Development

We need to look at the residential mitigation rates. As we hope the free market contributes to mitigating workforce housing, we cannot penalize those efforts with their own mitigation.

Issues:

- Town requires mitigation for homes less than 1,500 sqft and both require mitigation for apartments – these homes are workforce housing by nature and should not be mitigated.
- Gaining accessory units in Town will only occur if they are exempt from workforce housing mitigation. The proposed plan requires a workforce restriction which restricts resale/rent increases, this is a disincentive to their creation. Exempting accessory units from housing mitigation will only work if the restriction is solely that you must be workforce to purchase/rent – no appreciation or rent caps and the non-paying guest or direct family exemptions should still apply.
- No Westbank housing project will supply free market workforce housing (simply due to the value of land), although Town projects can. The rules do not consider these differently, and intuitively, more mitigation should be charged to 2nd home projects.

Solutions:

- Do not require mitigation for the first 1,500 sqft of a home or townhouse/condo (so long as they are not developed in the Lodging Overlay or in Commercial zones)
- Develop a simple employment-based restriction which only requires working at the time of purchase/rent and has NO other restrictions – for ARUs, continue to use the current ARU restriction.

Commercial Development

Commercial mitigation rates are too high and the effect of their use as a tool to close the 65% gap is increased development; a double-edged sword. It is not right that 16% of commercial development is not required to mitigate housing (government, see below), furthering the problem considering the only government employees mitigated in commercial development (per the Nexus chart) are CSPs so other

new government jobs therefore only work against mitigation efforts. Per staff, institutional jobs are the greatest job growth sector.

Issues:

- 100% mitigation is placing the burden on one property owner to mitigate the development their next-door neighbor did not – no one can call this fair or equitable.
- The lack of government housing mitigation is a large contributor to the problem – if government mitigated at 65% for their 16% of development, we would not have a workforce housing problem.
- 100% mitigation assumes the free market plays no role in housing the workforce, but it currently houses nearly half of the <120% AMI employees – an assumption of what contribution the free market will have going forward (with existing or new units) has to be considered and removed from mitigation.
- 100% mitigation requires 8M sqft of commercial development and 2.14M sqft of high-density residential development. Zoning does not exist for that development.

Solutions:

- Mitigate at <65% - consider the contribution from the free market and reduce the 65% by an appropriate factor.
- Require all government projects to mitigate at the same rate required by the public – included in capital and SPET projects, make schools mitigate.

Commercial backup

Per the data from the 7/31 Housing Supply Plan and information from Staff (both below), 10% of the workforce lives locally in restricted units. We can assume that 80% of these employees make less than 120% AMI (essentially that 80% of the restricted units are CAT I, II & III restricted or serve those employees v. restricted units serving 120%-200% of AMI) and know that 76% of the workforce makes less than 120% of AMI (see below).

It is said regularly that the workforce cannot afford to live in Jackson in the free market, however, a significant portion of the sub-120% AMI workforce does live locally finding free market solutions. If you assume that 90% (conservatively) of the employees living outside of JH are sub-120% AMI (9,650 employees), then this population accounts for another 38% of the workforce. Adding this 38% to the 8% that live locally, you have 46% of the total workforce. Since 76% of the entire workforce makes sub-120% AMI, we therefore know that 30% of the workforce is sub-120% AMI and finding market housing solutions in JH – or 40% of all sub-120% AMI workers are living in JH in free market situations.

Going forward

In order to get back to 65% of the workforce living locally, you have to either move the 7% deficit (1,800 employees) from outlying markets into the local market (keeping the total employment number the same), or, mitigate 100% of the new employees generated from new commercial development (or a combination of both).

1,800 employees = 1,000 unit gap

To generate gap units through 100% mitigation, that means the total number of units generated is $1,000 / 35\% = 2,857$ units required, of which, 1,857 are new commercial-employment generated (simply meeting 65% of the new jobs generated). To add this number of units, based on the new AH Mitigation Worksheet from staff and the current (and assumed future) commercial development mix (below), it would take 8M sqft of commercial development generating 2.14M sqft of high-density residential development.

As you can see, using 100% mitigation to close the gap between our current state and 65% is a direction that requires tremendous growth which is not the goal of the mitigation. Currently, staff estimates that there is approximately 5M sqft of commercial entitlement left so even if we wanted to, we cannot grow ourselves out of the issue.

Data

7/31 Housing Supply Plan

25,723 employees
8,316 workforce units (per chart)
868 deed-restricted – 6% – 1,543 employees
600 employer-restricted – 4% – 1,029 employees
2,560 FM rentals – 16% – 4,115 employees
4,290 FM ownership – 31% – 7,974 employees

25,723 workers
15,000 workers live locally
1.8 workers/unit

Workforce is made up of (data from the planning department) the following balance of AMIs:

<50%	50%-80%	80%-100%	100%-120%	120%-150%	150%-200%	200%+
29%	28%	11%	8%	9%	5%	15%

Current commercial development mix (with future mix assumed to be similar to existing per staff):

3%	restaurant/bar
11%	office
14%	retail
12%	industrial
16%	institutional
44%	lodging (900 sf per lodging room)

LDR Specific Comments:

6.3.1 B 4 – We DO NOT have a deteriorated community character. There have been no studies showing that the AMI mix of employees living here has changed and swung to only those who are high-earners. The only data shown is that there is a reduction in the number of workers living locally. If you look at the data, I am sure it will say that the number of employees living locally is higher than it was in 1994 (as there are simply more employees total). This section reads as a manipulation of numbers without complete data. For instance, if all of the low-income workers were living out of the valley, our social services would not be taxed the way they currently are.

6.3.2 B 3 – if a developer chooses to replace an existing apartment building with a new one with the same number of units, they should NOT be subject to mitigating the entire new build. The effect of this will be old, deteriorating, unhealthy buildings never changing and those that do get built, will have significant rent increases to pay for the mitigation, thus serving a higher income category – the opposite of the desired effect. A change of use to ownership is a different story and should be mitigated.

6.3.2. B 12 – physical development in the public/semi-public zone should not be exempt

6.3.3. A 6 c – the definition of SF is habitable floor area then “c” includes non-habitable. This is a pure contradiction. Non-habitable should not be included. In addition, due to the fact that our climate is cold, outdoor seating only applies for 3 months of the year, so it is inappropriate to mitigate for 12 months of use. Additionally, restaurant kitchens are designed for their indoor seating and cannot handle both indoor and outdoor seating so when you see outdoor seating, the indoor is usually lighter.

6.3.3 A 8 – if you have local occupancy, you have workforce housing so you should not be mitigating one part of the workforce for another. What happens when the unit sells, will you make someone mitigate if a 2nd home owner buys a house and how will you know? This separate rate makes no sense, you mitigate ST lodging like hotels, non-ST lodging all the same unless it is developed in a commercial zone b/c you can assume it is a 2nd home or non-working homeowner.

6.3.4 B 2 a i – staff should not have the authority to require a change from the base allocations but should have the authority to approve adjustments that reduce the number of required units as it may align better with current need (ie, looking at the current state of supply, they may elect to allow two three beds instead of three two beds as it serves the overall community better at that time). The user’s employment base should be allowed to modify the unit mix so that they can actually use the units they are building since were actually intended for their employees.

6.3.5 – this entire section should determine “sufficient” or not by staff and should not be negotiated by the Council or Commission in a by-right development.

6.3.5 B – there should be no difference between a banked unit and an existing unit. Banked units are existing and there is no incentive on the books for a developer to create a “banked” unit so they will not happen.

- priorities between build and land and existing units are not black and white. If a project requires 1.8 units and a developer finds an existing unit to restrict and pays a fee-in-lieu for the .8 balance, this should not be restricted. If the developer owes 10 units, this is a different situation. This priority list should be based on practicality and done at staff level.

6.3.5 B 2 – there is no calculation of the value of a unit required so you cannot figure out the credit a unit has toward land acquisition, therefore there is no ability to value the mitigation of land. Also, as we are basing housing from livability standards, there is no base sqft per unit. An average unit size should be determined like 750 sqft (assumes a 2 bed average).

6.3.5 C 2 – impractical is very subjective. One thing not considered at all in an on-site mitigation requirement is how a project changes adding ~30% more sqft to it on-site. As much of downtown is a 1.3 FAR and is allowed 3 stories, with a little creativity, larger projects with underground parking have the opportunity for 40%+ greenspace. If a design incorporates this, it has to be understood that on-site housing is impractical. The effects of 30% mitigation on-site in a lodging project is lower room rates (due to an environmental change for the lodging property) which equals lesser projects which equals on-grade parking which equals no green space and a project that has an aesthetic that no-one wants to see.

6.3.5 D 4 – restrictions of existing units should fall under the same requirements as the sale of existing deed-restricted units. 15 years was selected when all deed-restricted units were less than 5 years old. Now, there are deed-restricted units over 15 years old and there should be a common set of standards governing the sale and conversion of units.

6.3.5. D 5 – the unit sizes established for fee in-lieu are higher than the average of what will be built by 150-250 sqft, this number is egregious. A proper fee should be established per sqft to build what are appropriate sized units.

Zoning

Comments from the Summary Document

Suburban change to NL-1 - Changing to a 400% downzone of Suburban may look appropriate overall but along Cache Creek Dr, immediately west of Redmond as well as Upper Redmond Rd, it is inappropriate as those properties' peer group is largely $\frac{1}{4}$ to 1/3 acre lots and across the street are 0.17 acre zoning. You have to be conscious of families that have been in JH a lot longer than any of us who have 1 acre in that area knowing for decades that they have had 3 to 4 lots and are counting on the sale of those as their retirement. This zone change will cost them close to \$2M and does not match what the current development pattern is there. The moratorium effectively stopped this type of lot split immediately which is completely outside of transparency.

NC change to NL-3 – requiring alley loading has multiple problems; 1) it eliminates back yards, which is critical if you have 3 units on a lot (see diagram below), 2) there are very few vacant NC lots currently and therefore one should be allowed to match the current development (which staff acknowledges in the regs as front-loaded and 3) the effect of eliminating a back yard will eliminate the desire for a family to add ARUs to their property making the ARU tool ineffective.

NC-2 to NM-1 – allowing an easier split of a NC-2 lot from the existing requirements is a great plan as well as allowing ARUs.

AR – removing the ARU size maximums is a good idea.

AR to NH-1 – not allowing a single family home on a residential lot is a philosophical issue. On paper, it sounds like a good idea, but the reality is that there are a number of existing ownership situations that are now not allowed to what their next door neighbor has recently done, completely changing the character of the neighborhood. Either these blocks need to be physically looked at for what exists today or a provision to allow a SF home needs to remain. Further, now all development on former AR lots going to NH-1 require DRC review – was that the intention?

BC to NH-1 – an accommodation needs to be made to allow for an existing business to continue with its non-conformity and increase 20% as the current regs provide (if the new regs don't provide for that)

MHP to nothing – we need to look at a case for MHPs. You want to have housing solution in those zones that is not just placing new trailers on an old trailer lot.

Workforce Rental Requirements – ARUs currently have a rental requirement, this should not be made more arduous as the requirements behind the new restrictions will simply cause these units not to get built.

Tiny Homes – Construction of Tiny Homes to residential building codes is not the problem, the foundation systems are. The value of Tiny Homes is that they can be brought to a property inexpensively. The problem comes with the infrastructure costs associated with ground work. In addition, if site work is reasonable, then Tiny Homes can be put on vacant lots easily then moved to another lot when an owner chooses to build. The trailer aspect of the home should not be the concern, it should be the construction above the foundation. This is an opportunity that we are missing but can

be simply realized. I know this from experience, it costs nearly \$80,000 to pull utilities and put a foundation in for a 500 sqft ARU, that is \$160/sqft for the foundation alone, crazy.

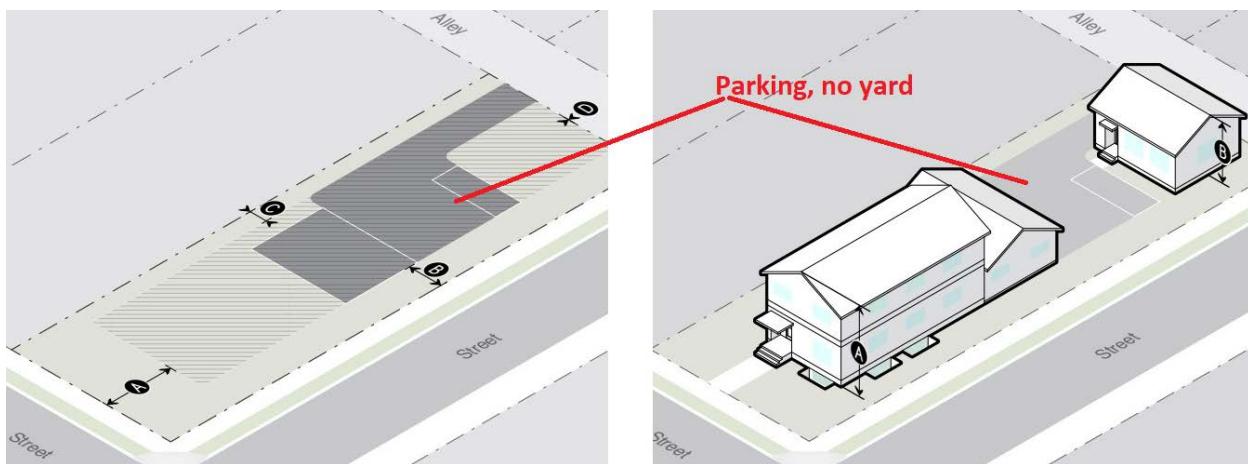
Parking – Kudos to not changing the overnight parking limitations in winter. A reduction in parking requirements is a good plan but we MUST start backing that up with increased START funding – specifically if the density is going to Town, then the Town Shuttle needs to be more available than $\frac{1}{2}$ splits. 10-minute splits will provide the ease of access that will allow people to freely take a bus rather than a car across Town. You have to start funding this.

Overall comment – when you take a big picture look at things in effort to see how many of the 1,800 units we could move into Town, most of the zoning stayed essentially the same with the exception of the area around the Brew Pub and south of the Center for the Arts. There were some good tools added to the NC-2 zone and AR zones but those will not add a significant number of units. We talk a lot about the workforce not being able to afford a home here (ignoring Townhomes and Condos) and find there is absolutely nothing in the new zoning regulations to create homes at lower price points (all incentives are for multi-unit situations, ie, rentals, townhomes or condos). In order to create more affordable homes, you need to have lower home prices which means smaller homes on smaller lots. The NC-2 zone (now NM-1) provides that opportunity – $\frac{1}{2}$ sized lots with $\frac{1}{2}$ sized homes. The problem is there are no new units created in this zone, only a conversion from NC-2. Placing all NC lots with alley access (now going to NL-3) to NM-1 would provide 2 ownership opportunities where currently only one exists. This is the only way to actually add ownership homes but it simply does not exist in the proposed regulations.

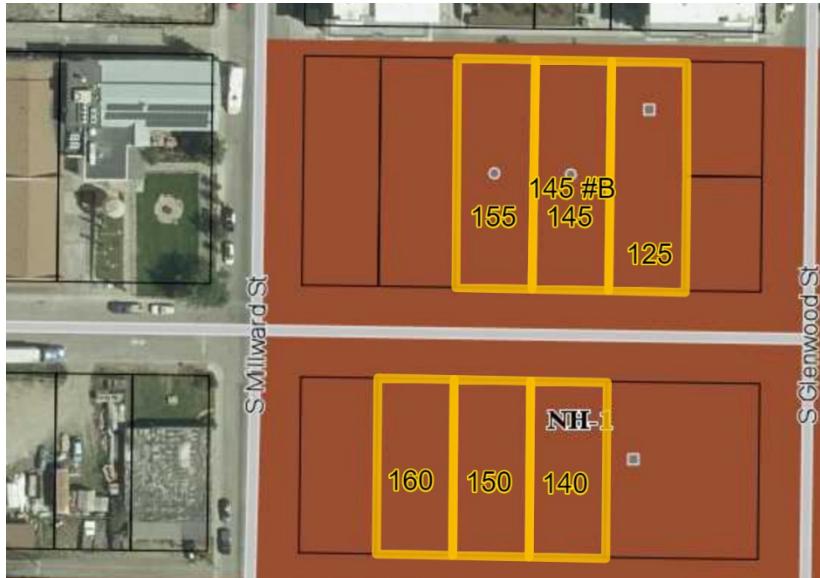
Zone specific

NL-1 – pay specific attention to each street to make sure this zoning fits and does not take away entitlements that a landowner should not have feared going away.

NL-3 – rear loading is inappropriate as impact can be better spread with dual loading. The figure here which is the required use of the lot shows NO backyard space which may look pretty from the street, has zero function for a family, encouraging children playing in the street which does not lead to positive outcomes.



NH-1 – the specific locations of this zone need to be evaluated prior to removing the ability to have a SF detached home as many of the lots in this proposed zone are SF which will mean all new development is character changing for the neighborhood. The example below highlights 6 lots of 12 on a block that are all new homes. What is the effect of building projects on the east and west sides of drastically different character from those new homes in the middle? This will change the character of the neighborhood drastically.



In E Jackson along Nelson Dr., Daisy Bush is in the NH-1 zone and all the homes are less than 10 years old. None of them are to the NH-1 standard, rather they are built to the NL-2 therefore the zone should reflect that. To the north of Daisy Bush is a vacant lot, a good idea to put zoning there but to the north of that is what is currently NC functioning as NL-2. To place the 1.33 acre lot between Daisy Bush and the bulk of the Nelson Dr neighborhood in the NH-1 while the surrounding properties are NL-2, you are spot zoning. The NL-2 should extend from Broadway through Daisy Bush. The spot zone provides for a 30,000 sqft foot print west of Nelson Dr with a 39' height at 3 stories and using the workforce housing bonus, then a 90,000 sqft building, which, assuming 750 sqft/2 beds is a 120 unit apartment building which provides as much density by # of units as its immediate 60 lots combined (or 10 adjacent acres). The Town Square is just a little smaller than this lot, imagine 120 apartments there without the benefit of the streets as building separations.



NL-1

Increasing minimum lot size from 12,000sf to 43,560 I think works for some of the existing Suburban zones but non-conforming lots and lots surrounded by smaller/more dense zones this should be analyzed in more depth...Possibly create options for NL-1 lots that are non-conforming/smaller sizes slightly lower FAR to maintain open space in these neighborhoods?

NH-1

Allow Single Family for existing structures/lots and provide exemptions or reduced FAR if owners elect not to build duplex or triplex options. Increased density in these transitional areas makes sense but establishing a triplex as a minimum use will create several non-conforming properties and will limit the type of housing that could potentially be built including larger housing for families.

LSR

LSR and Floor Area will become prohibitive in certain lots especially when 2:1 bonus floor area is available as an opportunity. Providing alternate development options could be a way to meet the goals of LSR such as sustainable development measures, photovoltaics, vegetated roofs, site grey water systems, etc. if the measures taken can be proven to provide the intent of what LSR typically provides.

From: J & A Minor
To: [Bob Lenz](#); [Don Frank](#); [Hailey Morton Levinson](#); [Jim Stanford](#); [Pete Muldoon](#)
Subject: East Jackson rezone
Date: Monday, April 23, 2018 5:09:53 PM

Greetings Town Councilors and Mayor,

I am writing as a home owner in the Daisy Bush Addition, which as you know is located in East Jackson between Rancher and Hansen. It has recently come to the attention of my wife and I that there have been changes proposed to the vacant lot immediately to the north of us as well as the area immediately adjacent to the Putt Putt trailhead. I want to begin by thanking you for removing these areas surrounding our neighborhood from NH1 zoning. We feel that this zoning would negatively impact the quality of life in East Jackson and was not fitting for many reasons, a few of which include a lack of parking and sidewalks as well as a very probably negative impact to the large amount of wildlife that reside with us on the east edge of town.

We feel that a zoning similar to what we have in Daisy Bush would be very fitting for any proposed changes to far East Jackson and ideally more neighborhoods like ours, with a mix of free market and affordable homes, would be best suited for the area. We are so proud of our little neighborhood and are so lucky to have our own place to call home here in this amazing valley. If changes must be made, please consider the NL2 designation for any future development in the areas mentioned above or any future large tracts that become vacant in East Jackson.

Thank you for your consideration and for all you do.

Sincerely,

Jeremy and Acacia Minor

307.413.0255

"The real measure of your wealth is how much you'd be worth if you lost all your money."

Anonymous

From: [Tyler Sinclair](#)
To: [Paul Anthony](#); [Tiffany Stolte](#)
Subject: FW: Proposed CR-3 Zoning comments
Date: Thursday, April 26, 2018 5:56:24 AM

From: Pete Muldoon
Sent: Monday, April 23, 2018 4:55 PM
To: Tyler Sinclair <tsinclair@jacksonwy.gov>
Subject: Fwd: Proposed CR-3 Zoning comments

Sincerely,

Pete Muldoon
Mayor
Town Of Jackson, WY

Begin forwarded message:

From: Ray Elser <ray@contourproperties.com>
Date: April 23, 2018 at 4:22:49 PM MDT
To: <pmuldoon@jacksonwy.gov>, <jstanford@jacksonwy.gov>, <dfrank@jacksonwy.gov>, <hmortonlevinson@jacksonwy.gov>, <blenz@jacksonwy.gov>
Subject: Proposed CR-3 Zoning comments

Dear Mayor Muldoon and fellow Council members,

I concur with comments submitted to you via email by Tim Bradley and would ask that the elimination of self-storage units as an allowed use in the CR-3 be reconsidered.

I believe that there will be increased demand for self-storage units drive by two forces. First future residential projects will be denser with the focus on living space not garages or storage areas, as evidenced by the Ellenwood project on Blair Drive. When this project went through the process, I was a member of the planning commission and possibly chairman, so what I have learned is the requirement for the garages to be used for vehicle storage, not toy storage is largely ignored as evidenced by the increase in on-street parking upon lifting the winter restrictions. Planning commission had recommended this restriction be in the CCRs, but I don't know if that survived Town Council's review or is largely ignored by the HOA.

Further, there is no warehouse available for lease or purchase, nor has there been for 12-18 months, by the myriad of service companies and local contractors, so self-storage units serve this market segment too. I admit this is not an ideal use for self-storage but that is what is taken place.

Please reconsider and add self-storage to the list of allowed uses in the CR-3.
Thank you for your consideration.

Best,

Ray

Ray Elser
Broker
Contour Investment Properties
Jackson's Hole, WY
e-mail: ray@contourproperties.com
Office: 307.733.6400 x 222 Mb: 307.690.4313
www.contourproperties.com www.RayElser.com

THE COLLABORATIVE GROUP

April 23, 2018

Re: Town Zoning, Parking and Workforce Housing

Members of the Town Council, County Commission and Town/County Planning Commissions,

Last fall, a diverse group of organizations came together to listen, work, and identify areas of issue alignment in support of the Engage 2017 process. Participating organizations include Friends of Pathways, Habitat for Humanity, Jackson Hole Chamber of Commerce, Jackson Hole Community Housing Trust, Jackson Hole Working and Shelter JH. This group represents for-profit and not-for-profit business, housing, and transportation advocates.

Zoning, Parking and Housing

We unequivocally support the transfer of residential units from rural areas in the county to complete neighborhoods in the town and county. We agree this objective will help advance housing goals, reduce traffic on county roads, mitigate impacts associated with growth, and protect natural resources.

We are concerned that a core conflict exists between the standards that have been established for districts intended to absorb additional density (FAR, LSR, and height) and the underlying parking requirements that do not accommodate this density. Parking and LSR standards must be adjusted to support the density desired; absent meaningful changes, it won't be possible to take advantage of incentives in designated districts. By considering development standards, progressive parking strategies and density objectives as a package, we create an opportunity to develop much needed housing in our community and minimize transportation issues. However, if we do not adjust parking and LSR in areas of desired density, the development of new housing supply will be reduced and the cost of housing in our community will increase.

Before action is taken in zones NM-1, NM-2, NH-1 and CR-3, we recommend the Town appoint a working group for each zone to confirm the viability of residential buildout. Each group should include architects, builders, planners, and neighborhood stakeholders that are committed to achieving our community's goals for housing and transportation. This group should be tasked with identifying tangible amendments that will help accomplish density objectives for each zone.

We are hopeful that these suggestions are useful as you consider the complexities of zoning and parking.

Sincerely,

The Collaborative Group

Friends of Pathways

Habitat for Humanity

Jackson Hole Community Housing Trust

Jackson Hole Chamber of Commerce

Jackson Hole Working

Shelter JH

From: Lorie Cahn
To: feedback@jacksonetonplan.com
Subject: Comments on zoning Districts 3-6
Date: Wednesday, April 25, 2018 8:23:30 AM

Town Councilors, Planning Commissioners, and Planning Staff

I had a few thoughts after attending Monday's Town Council meeting on Zoning Districts 3 through 6.

Setbacks: There are issues with 5-ft setbacks in terms of snow slides and solar shading. When Council approved allowing ARUs in neighborhood conservation areas, I remember that Councilor Frank mentioned that he has concerns with this setback and planned to revisit this issue during zoning for Districts 3-6. I share councilor Frank's concern and urge you to increase the setback and not allow 5-ft setbacks, no matter what the building height is.

Parking: I listened to public comments urging you to allow street parking in winter or possibly to allow parking on alternating days on each side of the streets. I strongly disagree with this suggestion and urge you to keep the winter parking ban. The streets in East Jackson are narrow and it can be difficult to safely back out of driveways when snow banks are high even when both sides of the street are plowed. Another concern is that the winter parking ban needs to be enforced just as the summer parking ban is enforced. Many of my neighbors are using landscaped areas of their property to park RVs, commercial vehicles, and passenger cars in winter. If the winter parking ban is lifted, more than just passenger cars will clog our streets and make it difficult for town plowing staff to do their job. These problems will only get worse as more ARUs are built and density increases. Please keep the winter parking ban and start enforcing regulations that are supposed to prevent landscaped areas of residential properties from being used illegally as extra parking spaces.

Thank you for your hard work and for providing the opportunity to comment.

Respectfully,
Lorie Cahn
East Jackson

From: wandnpettus@aol.com
To: [Hailey Morton Levinson](#)
Subject: Wildlife Crossings
Date: Friday, April 27, 2018 9:26:42 AM

Dear Council Member Levinson,

Although I am unable to attend the meeting on May 7 I wanted to write to express my support for wildlife crossings. Since the Master Plan is complete you now need to adopt that plan. Also, you have the necessary information and then need to allocate resources to implement the next steps for implementation of the proposals in that plan.

We have had and will continue to have far too many animal deaths and tragedies due to wildlife crossing our roads and being hit by vehicles. Having driven up from Rock Springs just last weekend, we were appalled by the number of elk that had been hit between our trip down on Friday and the return trip on Saturday. Of course, migration just heightens the problem; however, all year long our animals become victims of vehicles. I, too, many years ago, hit a deer and know the terrible guilt and feelings of remorse that result.

As the traffic increases and tourism grows, it is time to seriously plan and implement the crossings. I encourage to take action as quickly as possible so we can begin to significantly reduce the numbers of animals killed each year.

Thank you for your consideration,

Nancy Pettus



May 2, 2018

Re: Town Districts 3-6 Zoning Updates

Dear Mayor Muldoon and Town Councilors:

Thank you for the opportunity to comment on the Review Draft of Town District 3-6 land development regulations (Town LDRs). We appreciate all the work and time that you, your staff, and community members have invested in this important update, and your commitment to public engagement through Engage2017.

At the Jackson Hole Conservation Alliance, we believe that we have a responsibility to write land use rules that align with our Comprehensive Plan vision: a community with walkable neighborhoods surrounded by protected open space, working agricultural lands, and connected wildlife habitat; a community where at least two-thirds of our diverse workforce can affordably rent or purchase a safe and healthy home. In order to achieve this vision:

1. We support bold decisions to add a significant amount of workforce housing potential in Town, to prevent sprawl into open space and wildlife habitat.

This is a once-in-a-generation opportunity to shape our future by locating growth where it belongs. Developers are constantly pushing to upzone, annex, and build on important open space and wildlife habitat. Recently, the County Planning Commission asked for an accelerated upzone of Northern South Park and Hog Island. We hear the argument that if there isn't political will to locate additional workforce housing in Town, then large open spaces are the "escape valve." To deflate this argument, please be bold: build more densely within our existing footprint, especially Town – thus becoming a national model of a strong community living in balance with nature.

We support the proposal to add density through incentives, not in base zoning. This way, the community maintains flexibility as needs change. Right now, we need to incentivize workforce housing, but perhaps in a decade we'll need to incentivize small business space or conservation (such as through a policy to transfer development potential from rural areas into Town).

2. Please change parking regulations to encourage workforce housing development.

We understand that parking is a key constraint on building workforce housing in Town – both for private market and public-sector builders, and for potential use of the "fill the box" incentive. One solution is to allow year-round on-street parking. While it would complicate snow plowing, "alternate side parking" works in other snowy communities and could lift a major obstacle to workforce housing production. Please be bold and consider winter on-street parking – and other creative and flexible parking policies – as part of these updates.

3. Please increase natural resource protections and community amenities.

Much opposition to increased density in Town comes from our shared values of protecting our wildlife, natural resources, and neighborhood quality, and from the feeling that added density will harm these values. It doesn't have to be this way. To address these fears, please package increased density with increased natural resource protections and increased community amenities in impacted neighborhoods.

Protecting the wildlife, wild places, and community character of Jackson Hole.

685 S. Cache St. • P.O. Box 2728 • Jackson, WY 83001 • (307) 733-9417 • info@jhalliance.org • JHAlliance.org

→ **Please update the Town Natural Resource Protection LDRs in 2019**

We should be updating our Town Natural Resource Protection LDRs *in conjunction with* Town Zoning – to give our community the confidence that even as we add density, we'll be protecting our cherished wildlife, water quality, and quality of life. At the least, we should commit to strengthening the Natural Resource Protections as soon as possible.

→ **Please ask neighborhoods what amenities could balance growth**

Once we have identified how much density each District should expect, the Town should ask the neighbors in that District what kind of public investments could make that change palatable – sidewalks, neighborhood bodegas, park or pathway improvements, shared parking – and then build those investments into our Capital Improvement Plan.

4. Please base Town LDRs on transparent numbers, data, and market analysis.

The District 3-6 FAQs repeatedly reference "1,800 units" as a maximum number of new units added through this rezone. Please share the analysis behind this forecast. Specifically:

- Given market realities, existing development on the ground, and the best available data, how many of those units should we expect to *actually* be built in the next 20 or 50 years – overall and by neighborhood?
- How many of those units will be deed-restricted to our local workers, and how many are unrestricted and able to "leak" to second homes, vacation rentals, etc?

These are the important big-picture questions. Lacking them, we're just looking at maps and technical codes. Please share clear and detailed analysis before bringing this update to a vote.

5. Please deed-restrict density increases for our workforce.

The District 3-6 FAQs state very clearly: "The only purpose for adding any portion of the 1,800 units is to provide workforce housing for local workers." But the proposed tool is a 2-to-1 *market-to-workforce* housing bonus, which could result in significantly more *market-rate* housing. The 2-to-1 tool was created for Downtown District 2, where we expected needing major incentives to get workforce housing built. Now we're in the residential area, so instead of just re-using the same downtown tool, please run and share real market analysis to find the optimal level of market/workforce incentive in these zones.

Please be in touch with any questions, and again, thank you for your commitment to our community character.

Sincerely,



Skye Schell
Executive Director
Jackson Hole Conservation Alliance

From: [Peter Regan](#)
To: [Alex Norton](#)
Subject: Comments on District 3-6 Zoning Recommendations
Date: Thursday, May 03, 2018 11:19:36 AM

Dear Ms. Norton -

We are full-time residents of Jackson, and are writing in support of the proposed changes in Town zoning.

We very much appreciate the efforts of the planning staff, your team, and the town council in this sometimes-arduous effort. Juggling the competing interests is a very difficult and often thankless task. We believe that the proposed changes reach a sensible compromise among competing interests, enables increased workforce housing, recognizes topographic and natural constraints, and protects the character of older neighborhoods.

As we state above, we support the entire package of proposed changes, and offer the following input:

On-Site Parking

We appreciate that not allowing overnight parking during winter is a contentious issue and perhaps has prevented projects to be built in the past. In our view, however, snow removal must take precedence over allowing overnight parking on town roads during the winter. If one drives around town during the summer, it is very easy to imagine that it would be impossible to plow the roads in winter because cars on both sides of the street won't allow the snow to be pushed off the road. This is a potentially tragic safety issue, and agree that the on-site parking requirements should remain.

NL-1

These parts of town have larger lot sizes, and generally are a very steep and challenging construction environment. Setting the minimum lot size at 1 acre, and allowing one primary single-family home and one ARU are both sensible requirements for this area. Further, the existing, narrow roads in many parts of NL-1 suggest that lower density is sensible.

We appreciate that many will think that any increase in minimum lot size is inappropriate. However, we believe the decreased subdivision potential as proposed in the Upper Cache Creek area is wholly appropriate given the unique nature of these neighborhoods.

NH-1

These parts of town already have relatively high density and many buildings that neatly fit into the characteristics of NH-1. Increasing height to 39' may allow three-story buildings to be built - this is essential to increase workforce housing.

CR-3

We particularly support the mix of commercial and residential along Hwy 89. Mixed developments of this type are being built all around the country, and they are very popular. This allows inhabitants easy access to public transportation and bike paths, and many will walk to nearby stores and other commercial establishments. Some people will live much closer to work, which should decrease traffic on our roads. Increasing height to 46' along this corridor seems very sensible.

We hope you find our comments useful. Thank you again for your efforts to complete this important work.

Sincerely,

Peter T. Regan
Coleen C. Regan
PO Box 7405
Jackson, WY 83002

From: Harry Statter
To: feedback@jacksonetonplan.com
Subject: Public Comment
Date: Thursday, May 03, 2018 8:24:19 PM
Attachments: [image002.png](#)

Town of Jackson:

My name is Harry Statter. I own property at 785 and 795 West Broadway. This property is located adjacent to the landslide. Some of my specific comments pertain to the apparent downzoning of sloped areas for “slope stability” purposes such as the property that my wife and I own.

During this many year planning process, we have seen multiple iterations of proposed zoning in our area of town. We previously commented that it makes sense to have areas of density within the Northern Hillside, and this would include our property. I would encourage more density than what is currently being proposed.

“Subarea 4.2: Northern Hillside (TRANSITIONAL) (existing zoning districts include NC, AC, AR, PUD): The goal for this transitional subarea is to balance providing some mixed-use development and residential opportunities with wildlife movement and steep slopes. The recent landslide is evidence of slope instability and a need to consider less residential density than originally planned. Smaller building footprints are desired in order to maintain open areas. A variety of housing types, including multi-family, may be appropriate depending on slope conditions.”

To base planning of this entire swath of valuable housing land on “slope instability” as it relates to the landslide makes no sense to myself and many in the community. Prior to the hillside being undermined, the slope stayed in place. Once the bottom of any hill (regardless of how it was formed) is undermined, it fails. It is very similar to pulling a chair out from a person who is sitting down. Without the chair, they fall. However, with the chair, they sit with stability.

From the standpoint of slope stability, the proposal in this area is counter to achieving a stable slope. The proposed areas at the base of the butte are proposed CR3. Encouraging more commercial development at the bottom of this hillside is the antithesis of what is needed to support the slope above it, regardless of how much development is located on the upper hillside.

I encourage allowing greater density and ARUs to be allowed within this area above the base of the slope, and I would reduce the amount of commercial development at the base of the slope.

I also have a concern regarding the disallowance of ARUs in the NL-2. Reducing development on the hillside will do nothing to increase slope stability. Rather, a better way to increase slope stability is to not allow the hill to be undermined AT ITS BASE. For example, see the apartment complex on Budge Drive. The apartments did not fall down because the land beneath it was not undermined.

If the reason for reducing density and not allowing ARUs is to promote ungulate habitat, this is not the location to encourage ungulate habitat. Creating additional non-point highway crossings will only lead to additional mortality of ungulates. If the concern is ungulate mortality, we need to follow

the example of Pinedale where crossings were made. The project in Pinedale (for all intensive purposes) was a fencing project that directed animals to the locations of the crossings.

If the reason for reducing density is open space, please look to the 350 acres of state land immediately adjacent to the north of the Hillside area.

The above are my main comments to my specific area.

As general comments, please accept the following:

Lowering the height allowance for flat roofs seems completely aesthetic based and not a functional consideration. This only appears like an aesthetic discretion rather than a constructive way of bettering our community. It is comparable to the idea of banning the color blue.

Encourage more ARUs, more tiny homes. These have been shown to be an important tool to achieving affordable housing. Only allowing these in certain areas of town is not going far enough. Town is where we want density to provide housing. So allow the tools everywhere in town to provide such density.

I hope you consider my comments and include them in additional iterations to the district.

Thank you,

Harry A. Statter
www.thetreeandlandscapecompany.com
307.732.3986 (office)
307.222.0297 (fax)
307.413.3473 (mobile)



From: Stacy Saunders <bondogirl@hotmail.com>
Sent: Monday, April 23, 2018 8:44:23 AM
To: tsinclair@tetoncountywy.gov; anorton@tetoncountywy.gov
Subject: Jackson Zoning

Hello Alex & Tyler ,

Thank you for hosting the open house to help answer questions and concerns regarding the new zoning recommendations, it was a helpful forum. I just wanted to make sure that I am clear on the information I received and have a few follow up questions. Our main concern of the new recommendations are regarding Mobile Home Park zones, specifically the one on 750 Cache Creek Drive (Budge Mobile Park).

As you know the Sub area that it is grouped into is 3.1 East Jackson. Given the larger density areas and current zoning of that area we agree that is the proper place for this parcel to be included with rather than the 6.2 Upper Cache area which mainly consists of larger lot sizes. This and other mobile home parks offer housing opportunities to a segment of our population that would otherwise struggle to maintain housing in Jackson. Being able to preserve this parcel and protect its zoning needs continues its ability to provide housing to this segment. It also helps to meet the towns goal of workforce housing and keeping density to areas where people are able to take advantage of mass transit, walking and biking to work and recreation, such as utilizing the recent project of sidewalks and Start Bus stops on the adjacent Redmond street.

It is being recommended for the new zoning to completely dissolve the Mobile Home Park zoneS. The gentleman (Paul?) I spoke with at the meeting stated the reasoning was that its current zoning was done in 1996 and was just outdated. We are concerned that removing this zoning could bring in many non-conforming issues with the Budge Mobile Park, and others. One of our main concerns was when someone takes their mobile home (since they are owned by the occupant) to a new location out of the park that it would remove our ability to bring in a new mobile home as it would be non-conforming. He stated this it would still be allowed and covered in the non-conforming section of the zoning regulations, but he said they are kind of obscure and hard to find. Can you please point me directly to these non-conforming regulations that are currently in place that would still allow this and any proposed changes to them? Not being able to update and replace mobile homes as needed would hinder our ability to operate and would be a determinant to the occupants of the mobile park and surrounding neighbors as it would reduce our ability to provide home value, reduce housing and reduce the general aesthetics of what would be a decaying mobile park.

The current Mobile Home Park Zone Section 2340 has clear zoning that is very specif to Mobile Home Park situations such as area requirements, setbacks, spacing, accessory structures, skirting and so on. Removing this zoning seems that it would produce a variety of issues. If this zone is removed then what zoning requirements would the Mobile Home Parks be required to

follow? These are types of situations that do not exist in any other type of zoning as far as I understand. Trying to follow the types of regulations that would be specific to single family or multi family home zoning not mobile homes for a Mobile Home Park would be very problematic. Would it not make sense to leave the zoning so the regulations are clear? Do you have any further reasoning for dissolving Mobile Home Park zones?

Within the East Jackson zone you are recommending that the Budge Mobile Park be zoned Neighborhood Low Density 2 (NL-2) while the other two Mobile Parks to be Neighborhood High Density (NH-1). With the NL-2 zoning it is stated that this would make the minimum lot size of 7500 sq ft. This property if developed with the new zoning recommendations would only be able to have one single-family home and one attached ARU per 7500 sq. ft lot. Is this correct and what is the maximum size of the ARU with the new recommendations? It also states alleys would not be able to be utilized in this zone.

I appreciate your time and help addressing our questions and concerns.

Best regards,
Stacy Saunders

Dear Planning Commission Members and Town Councilors,

We are writing you to voice strong opposition to the proposed NH-1 zoning for portions of the “May Park Area”. Staff has recently recommended reducing that proposal to NM-1 which is a step in the right direction. However for some of this area that reduction does not go far enough.

We favor density and would love to see new density similar to the existing surrounding neighborhoods. We believe the appropriate zoning for the USFS parcel and the area including Daisy Bush north should be zoned NL-2, which would allow 2 dwelling units per standard town lot. This is what currently exists in Daisy Bush and is more dense than the current reality on Nelson St. Again, we support increasing density, just not to the extreme levels NH-1 would allow (6X the surrounding density) or NM-1 (2X the surrounding density).

Please move the northern boundary line for what constitutes the “May Park Area” to the south so it does NOT include the newly developed Daisy Bush subdivision (or at least not the 1.3 acre vacant property to the North of Daisy Bush) as this is an incredibly stable neighborhood that should keep its current character in the NL-2 zoning. From Daisy Bush to the north there are no lots (with the exception of 1) that have more than 2 dwelling units per standard town lot. Density should feather down to the perimeters and toward the elk refuge.

We support NM-1 zoning for the parcels at the corner of Rancher and Hansen due to their proximity to sidewalks, bus stops and the higher density buildings in that area, but we ask you to zone the USFS property and the lot north of Daisy bush NL-2 for the following reasons:

- Nelson St. is narrow and designed for a low density neighborhood - it is full of kids, pedestrians, dogs, trail users, etc and is not a complete street as is needed for high density zoning
- parking on Nelson and Rancher is maxed in summer and denser zoning would create more overflow parking problems
- homeowners in Daisy Bush are required to have impervious paver driveways and the Habitat for Humanity homes are required to maintain grass roofs to meet green/undisturbed space requirements
- no sidewalks exist beyond Rancher Street and even those are incomplete
- this area is not walkable to town amenities (groceries, restaurants, jobs, post office, etc.)
- dense zoning will send significant traffic through established low density neighborhoods
- dense zoning is not in character with the surrounding neighborhood
- wildlife corridors would be eliminated (part of this zoning area borders winter wildlife closure)
- planning staff documents identify “May Park” as a stable neighborhood and the new zoning should reflect that (the proposed NH-1 zoning is designated for transitional neighborhoods)
- in order to preserve neighborhood character the 1.3 acre property to the north of Daisy Bush should be included in the zoning area to the north along Nelson and not grouped into May Park

Thank you,
Jeff and Amy Golightly

Dear Mayor Muldoon, Town of Jackson Town Council, Town of Jackson Planning Commission,

Our family owns the property at 265 East Kelly Avenue, Schultz Addition, Lots 9, 10, and 11 (lot 11 is a portion of the alley purchased from the Town of Jackson by previous owners). The property is in the name of Riggan's Wrecks LLC. We are enclosing a vicinity map, and an aerial view of that property. The property is currently occupied by a mixed use nonconforming building made up of both small residential units and office space. The zoning recommendation for that property is Neighborhood Low Density 4 (NL-4). We are asking that that recommended zoning be changed to Neighborhood Medium Density 2 (NM-2).

To reinforce our request, we would like to share with you the surrounding neighborhoods adjacent to our property. On the north and east sides are mixed residential neighborhoods considered stable by the Comprehensive Plan. On the west side and south across Kelly Avenue are mixed residential neighborhood considered transitional by the Comprehensive Plan. The current zoning map proposal has the transition between the stable and transitional zones to the west of 265 East Kelly Avenue which we feel would be more appropriate to east of the 265 East Kelly Avenue property.

There are two points which we feel support this requested change: access to the alley and more appropriate building scale relative to the existing site development.

The access to the town alley that is shared by the properties to the west would provide an opportunity to mitigate impacts from additional units that would be available with the NM-2 zone.

The potential for buildings containing more smaller units in the requested NM-2 zone would be more reflective by the existing site development. While the existing building is nonconforming, it would be less nonconforming under the NM-2 zone as opposed to the currently proposed NL-4. This is primarily due to the existing smaller units which would result in more than three units per lot if the full building were residential units.

Our family feels that this request for a zone change is very reasonable. We know this request will receive a fair and comprehensive review and we look forward to your response. We are available at your convenience to discuss this request.

Best Regards,
Carolynn and Bruce Hawtin
690-1124 690-1125



PO Box 1391 Jackson, Wyoming 83001 jacksonholeworking.com

Dear County Commissioners, Town Council, County Planning Commissioners and Town Planning Commissioners,

As always, we appreciate your intention to increase workforce housing. However, the proposed 100% housing mitigation is simply a no-growth policy. Private development has provided the vast majority of affordable housing. These requirements give no flexibility to developers and small businesses owners nor get to the density and FAR needed for projects to be even marginally financially feasible.

- A 100% mitigation rate is a non-starter. When no new development happens, including re-development of existing non-residential spaces, our community will have a net gain of zero affordable dwelling units. *Zero development will yield zero workforce housing.*
- The nonresidential use charts proposed with the 100% mitigation inject confusion, not clarity, in an apparent attempt to demonstrate that 100% is something less.
- A proposal to eliminate accrued entitlements and housing mitigation if a nonresidential use is vacated for twelve months unreasonably burdens and is hurtful to private property owners and does nothing to increase workforce housing.
- A proposal to reduce the single-family housing exemption from 2,500 sq ft to 2,000 sq ft is unreasonably expensive on the very working families we want in our community.
- A proposal to count basements as developable FAR is counterintuitive to providing inexpensive workforce housing.
- A proposal to eliminate the 4th story in UR PRD's will eliminate workforce housing.
- Taking residential parking requirements off the table in Districts 3 – 6 results in the inability to increase residential density, the very goal of these housing districts.

As property owners, small business owners, employers and long-time and lifetime residents and families of our community, we understand the critical need to increase our workforce housing inventory. After all, our children and grandchildren want a productive opportunity to grow roots here. These solutions must be tied to increasing density, adding floors of dwelling units, decreasing on-site parking while utilizing alternative transportation, using sub-surface development potential and other creative solutions. Increasing density in town and the complete neighborhoods of the county will provide needed housing solutions while protecting our rich natural resources, open spaces and rural character.

Sincerely,
Jackson Hole Working Board Members
Mark Barron
John Carney
Anna Cole
Sadek Darwiche
Kelly Lockhart
Joe Rice
Ted Staryk

From: [Tyler Sinclair](#)
To: [Paul Anthony](#); [Tiffany Stolte](#)
Subject: FW: Comments on District 3-6 Zoning Recommendations
Date: Monday, May 07, 2018 4:03:08 PM

Sorry just saw this, please forward to PC if you did not already have it tx, Tyler

From: Peter Regan [mailto:petertregan@gmail.com]
Sent: Thursday, May 3, 2018 11:17 AM
To: Tyler Sinclair <tsinclair@jacksonwy.gov>
Subject: Comments on District 3-6 Zoning Recommendations

Dear Mr. Sinclair -

We are full-time residents of Jackson, and are writing in support of the proposed changes in Town zoning.

We very much appreciate the efforts of you and the planning staff in this sometimes-arduous effort. Juggling the competing interests is a very difficult and often thankless task. We believe that the proposed changes reach a sensible compromise among competing interests, enables increased workforce housing, recognizes topographic and natural constraints, and protects the character of older neighborhoods.

Under separate cover, we have written to each member of the Town Council to express our support for the District 3-6 Zoning Recommendations.

As we state above, we support the entire package of proposed changes, and offer the following input:

On-Site Parking

We appreciate that not allowing overnight parking during winter is a contentious issue and perhaps has prevented projects to be built in the past. In our view, however, snow removal must take precedence over allowing overnight parking on town roads during the winter. If one drives around town during the summer, it is very easy to imagine that it would be impossible to plow the roads in winter because cars on both sides of the street won't allow the snow to be pushed off the road. This is a potentially tragic safety issue, and agree that the on-site parking requirements should remain.

NL-1

These parts of town have larger lot sizes, and generally are a very steep and challenging construction environment. Setting the minimum lot size at 1 acre, and allowing one primary single-family home and one ARU are both sensible requirements for this area. Further, the existing, narrow roads in many parts of NL-1 suggest that lower density is sensible.

We appreciate that many will think that any increase in minimum lot size is inappropriate. However, we believe the decreased subdivision potential as proposed in the Upper Cache Creek area is wholly appropriate given the unique nature of these neighborhoods.

NH-1

These parts of town already have relatively high density and many buildings that neatly fit into the characteristics of NH-1. Increasing height to 39' may allow three-story buildings to be built - this is essential to increase workforce housing.

CR-3

We particularly support the mix of commercial and residential along Hwy 89. Mixed developments of this type are

being built all around the country, and they are very popular. This allows inhabitants easy access to public transportation and bike paths, and many will walk to nearby stores and other commercial establishments. Some people will live much closer to work, which should decrease traffic on our roads. Increasing height to 46' along this corridor seems very sensible.

We hope you find our comments useful. Thank you again for your efforts to complete this important work.

Sincerely,

Peter T. Regan
Coleen C. Regan
PO Box 7405
Jackson, WY 83002

From: James Ross
To: [Tiffany Stolte](#); [Tyler Sinclair](#)
Cc: [Bob Bell](#); [Richard Lurie](#); [Dan Zelenko](#); [Zacco, Frank](#)
Subject: Alternatives
Date: Tuesday, May 08, 2018 10:04:13 PM

Per the alternatives prepared by Tyler Sinclair and presented at the Stakeholder meeting today. Alternatives 1 and 2 under "SKRMA Commitments" page 7 the statement is made "Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement". I have reviewed the Master Plan, SKRMA Bylaws and CCRs. I would appreciate someone providing the source document of this requirement including page number.

Thanks,

Jim Ross, Love Ridge owner and full time resident
532 Snow King Loop #3210
PO Box 10610
Jackson, WY 83002

661-332-6071
jameshross1946@gmail.com

From: James Ross
To: [Tiffany Stolte](#); [Tyler Sinclair](#)
Cc: ["Bob Bell"](#); ["Richard Lurie"](#); ["Dan Zelenko"](#); ["Zacco, Frank"](#)
Subject: Alternatives
Date: Wednesday, May 09, 2018 12:40:28 PM

5/9/18

Further to the question of 5/8/18 below, page 9 states: "Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ"

Again, please provide source document and page number for this "funding" requirement.

5/8/18

Per the alternatives prepared by Tyler Sinclair and presented at the Stakeholder meeting today.

Alternatives 1 and 2 under "SKRMA Commitments" page 7 the statement is made "Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement". I have reviewed the Master Plan, SKRMA Bylaws and CCRs. I would appreciate someone providing the source document of this requirement including page number.

Thanks,

Jim Ross, Love Ridge owner and full time resident
532 Snow King Loop #3210
PO Box 10610
Jackson, WY 83002

661-332-6071
jameshross1946@gmail.com

From: James Ross
To: [Tiffany Stolte](#); [Tyler Sinclair](#)
Cc: ["Bob Bell"](#); ["Richard Lurie"](#); ["Dan Zelenko"](#); ["Zacco, Frank"](#)
Subject: Housing and Parking
Date: Wednesday, May 09, 2018 6:13:34 PM

Per the alternatives prepared by Tyler Sinclair and presented at the Stakeholder meeting 5/8/18. There are several references to Housing and Parking. Page 1, Alternative 3 suggests a study be performed "...collaboratively by SKRMA and TOJ...". A traffic study is already a requirement of the Master Plan. In addition, there has been considerable effort and agreement in the Master Plan regarding Housing (9 pages) and Traffic and Parking (26 pages). Hopefully it is the intent to merely update this already agreed to process and not start over. Let's not do too much damage to an already agreed to Master Plan.

I thank all of you that have spent so much of your own time on this effort,

Jim Ross, Love Ridge owner and full time resident
532 Snow King Loop #3210
PO Box 10610
Jackson, WY 83002

661-332-6071
jameshross1946@gmail.com

From: [Regan Kohlhardt](#)
To: ["Judd Grossman"](#)
Subject: RE: Town Planning Commission - District 3-6 Zoning Update - Do not up-zone the Daisy Bush / U.S. Forest Service site / May Park subarea
Date: Thursday, May 10, 2018 9:16:00 AM

Thanks Judd!

Regan

From: entertainment@juddgrossman.com <entertainment@juddgrossman.com> **On Behalf Of** Judd Grossman
Sent: Wednesday, May 09, 2018 11:01 PM
To: rkohlhardt@tetoncountywyo.org; feedback@jacksontetonplan.com
Subject: Town Planning Commission - District 3-6 Zoning Update - Do not up-zone the Daisy Bush / U.S. Forest Service site / May Park subarea

Dear Ms. Kohlhardt and Town Planning Commission:

I'm writing to comment on the District 3-6 Zoning Update.

I'm very concerned about the plan to add density to the Daisy Bush / U.S. Forest Service site / May Park subarea.

My understanding is that in the 70's when zoning was first instituted in Jackson, residents were asked to come down to Town Hall and sign up for whatever zoning they wanted. As a result, a dense node was unwisely created on the far east side of Jackson, right on the town periphery. In the late 80's many of us who live in east Jackson recognized this as a planning mistake as increasing development caused traffic levels to spike on our quiet residential streets. Our activism surrounding this planning mistake helped contribute to the impetus for comprehensive planning in Town. Now, despite a professional planning staff, and 40 years of experience and advancement in the field of urban planning, Town is considering a doubling down on the planning error that was originally created by unguided property owners so long ago.

Please do not up-zone the Daisy Bush / U.S. Forest Service site / May Park subarea. This area is as far from transit hubs, groceries, jobs, and entertainment as a neighborhood can get and still be in Town. It is on the periphery of Town where residents have to rely on cars to function. It is hemmed in by low-density, stable, District 6, single-family neighborhoods with quiet residential streets, that shouldn't have to suffer the impacts of more poor planning. I accept that we can't do a whole lot to undo past mistakes, but I'm counting on you not to exacerbate them.

The new staff recommendation to reduce the proposed zoning from NH-1 to NM-1 is an improvement over the original plan, but it is still going to codify and expand on a bad planning mistake and will forever saddle our part of town with inappropriate levels of traffic. I recommend that you change the zoning to NL-2, which is still too dense, but much more in keeping with the character of adjacent District 6 neighborhoods, and frankly, is closer to what this neighborhood should have been zoned from the very beginning.

The proper place for dense residential development is in or directly adjacent to the urban commercial core of Jackson where residents can live a less car-centric lifestyle with easy walking access to transit hubs, groceries, services, jobs, and entertainment, and where vehicle traffic has unfettered access to major arterial roads.

Sincerely,

Judd Grossman
50 Rancher St.



M O G U L C A P I T A L

5/11/18

To Whom it May Concern,

Our group is the owner of approximately 2 acres of land located on North Cache. We are a small real estate development group based out of Utah. We have acquired these parcels over the past 2.5 years in anticipation of developing a mixed-use project on the North end of town. Our vision is to develop the area as a beautiful gateway project on Jackson's northern pathway in and out of the nearby National Parks. We anticipate this project will include approximately 150-200 hotel rooms and up to 75,000 square feet of residential condo space, including workforce housing. We planned to use the workforce bonus housing tool to accommodate the additional residential units into the project. We feel this tool is an effective tool to encourage the construction of additional workforce housing in the Town of Jackson.

Over the past 2.5 years we have dealt with many starts and stops on this project due to constant zoning changes. It appeared we had final LDRs in the last half of 2017 and again proceeded to develop our project, including many dollars spent on architectural, engineering, site studies and analysis, and demolition of previous structures. The new employee housing proposal has again brought our project to a standstill and what is being proposed has potential to kill our development permanently. Per the new proposal we will be required to build a 40-unit apartment complex of 1, 2, and 3-bedroom unit configurations. Compared to 200 hotel rooms averaging 300 square feet each, the apartment complex square footage will almost equal the guestroom square footage. This is such an onerous requirement that the project becomes unfeasible. Especially considering the development economics within the Town of Jackson where construction costs exceed \$400/square foot and land values are over \$10M per acre.

Our comments for consideration are as follows:

1. It has been stated that basements will no longer be exempted in some cases from FAR calculations. We strongly oppose this change to the LDRs. This would be a down-zoning to our property and would cause financial damages and impacts to our project exceeding \$25 million dollars.
2. The new employee housing proposal seeks to gain employee housing mainly from commercial development, however, what has been proposed is so onerous it will completely stall new commercial development. In turn, this will prevent the construction of any significant employee housing. New commercial development should not bear the full burden of solving Jackson's workforce housing issues. The proposals do nothing but strongly disincentivize commercial development. The town needs to consider structures which will incentivize commercial development by providing additional opportunity to developers. The workforce housing bonus

tool is a great example of a win/win structure to encourage development of workforce housing by incentivizing developers to add residential housing to commercial projects.

3. Under the new proposal our hospitality-based project would be mitigating housing for approximately 120 individuals. Our project will employ 50-60 individuals, many of which will be seasonal. We will be mitigating housing for 2x-3x the amount of year-round employment we are generating. This is a 200%+ mitigation rate for lodging which is over 4x the goal of the 43% mitigation which the town is trying to achieve.
4. If the town increases employee housing requirements, even marginally, there needs to be additional concessions provided to allow developers to accommodate employee housing on-site, such as additional building height allowances.
5. If the town increases employee housing requirements, there needs to be more flexibility on how employees are housed so that developers can construct the form of employee housing that works best for the development's employees. The standard 1, 2, & 3-bedroom configurations do not efficiently house employees in many instances.
6. There are other solutions that would solve the town's housing issues on a permanent basis including implementing a lodging-based Transient Occupancy Tax in Teton County. This has potential to generate \$50M of annual revenue for Teton County and the Town of Jackson. This is a much better solution for solving current town issues and is standard throughout the USA. The Town of Jackson is letting hundreds of millions of dollars slip away which could be used to solve the issues caused by 5 million annual visitors. The funds generated could also be used for road improvements, infrastructure build out, school funding, etc. It is unfair for the Town of Jackson residents to bear the burden of 5M visitors per year and implementing a Transient Occupancy Tax would allow the burden to be born by the visitors who are causing the issues that Jackson is working to solve.

Our 503-guestroom hotel campus in Redondo Beach generates \$4 million dollars per year in Transient Occupancy Tax and 92% of those funds stay with the City of Redondo Beach. These funds have been critical in helping the city eliminate budget shortfalls and fund key initiatives around the city.

Thank you for your time and consideration.

Sincerely,



Bradley Wagstaff
President
BradW@MogulCapital.com
435-709-1004

THE COLLABORATIVE GROUP

May 11, 2018

Re: Engage 2017—Town Zoning, Parking and Workforce Housing

Members of the Town Council, County Commission and Town/County Planning Commissions,

In 2017, the Town and County embarked on an ambitious project to update zoning, parking, housing and natural resource regulations to advance the vision established in the 2012 Comprehensive Plan. In support of this important effort, a diverse group of organizations came together to see if it would be possible to align the business and development community with housing, transportation and conservation advocates; could we get behind a balanced, common sense vision that would advance a wide range of community priorities?

Parking and Zoning

We agree that the transfer of residential units from rural areas in the county to complete neighborhoods in the town is the key to the preservation of natural resources and the reduction of traffic on county roads. If this reduction in density, however, is not coupled with additional development potential in the town, we can expect the cost of housing to increase and we can expect the housing crisis in our community will be worse. Unless meaningful parking relief is provided, it will not be possible to take advantage of the additional FAR allowances that have been approved to facilitate the development of workforce housing.

Strategic investments in transit and a commitment to managed parking solutions should be considered in tandem with incentives designed to increase density so that impacts associated with additional development can be mitigated.

It is the assessment of the Collaborative Group that the details released for zoning and parking do not support the outcomes intended for this process.

Housing Mitigation

An increase in the housing mitigation requirement by 250% across the restaurant, retail and office sectors must be off-set by increased density and a decrease in parking requirements to allow for the development of workforce housing on-site. Without this balance, it will be more difficult to develop workforce housing, commercial tenants can expect increases in rent, and there will be greater pressure to expand south of town. The character of commerce in our community is small business: 80% of all businesses are supported by less than ten employees; this character is at risk with the housing mitigation rates that have been proposed.

Recommendations

If the intent is to facilitate the development of workforce housing, mitigate impacts associated with growth and conserve the character of our community, then we strongly encourage the Town and County consider the following action items:

1. Parking standards must be adjusted to facilitate the transfer of density from the county to the town.
2. Meaningful investments in transit are necessary to mitigate impacts associated with the density transfer.

THE COLLABORATIVE GROUP

3. An oversupply of parking (documented in the D3-D6 parking study) should be leveraged with progressive managed parking solutions that will enable residents to use alternative transportation and reduce dependency on single occupancy vehicles.
4. Housing mitigation must be equitably imposed. The intent of housing mitigation is to minimize the impacts associated with job growth. The regulations proposed ignore the impact that seasonal and public employers have on our community. In the last 10 years, 40% of all job growth in Teton County took place in the public sector.
5. A feasible mitigation rate must be considered in the context of workable incentives for housing. We agree housing mitigation is necessary **and** we support diverse, sustainable and healthy commerce that will allow the current character of our economy to thrive. We are confident it is possible to increase the mitigation rate and preserve the character of our local economy.

A credible and viable path forward requires that we move the needle on mitigation, parking, transit and zoning. We appreciate that the Engage 2017 process has been designed to maintain quality public engagement on complicated issues. If we fail to take the time now to test our assumptions, we risk exacerbating the problems we set out to solve in the first place. Now is the time to confirm if additional density is possible and ensure that the character of our economy and community will not be negatively transformed.

We appreciate your dedication to this essential, complex task and we hope you will consider these recommendations as you make final decisions governing the implementation of this important program.

Sincerely,

Friends of Pathways
Habitat for Humanity
Jackson Hole Chamber of Commerce
Jackson Hole Community Housing Trust
Jackson Hole Working
Shelter JH



M O G U L C A P I T A L

5/11/18

To Whom it May Concern,

Our group is the owner of approximately 2 acres of land located on North Cache. We are a small real estate development group based out of Utah. We have acquired these parcels over the past 2.5 years in anticipation of developing a mixed-use project on the North end of town. Our vision is to develop the area as a beautiful gateway project on Jackson's northern pathway in and out of the nearby National Parks. We anticipate this project will include approximately 150-200 hotel rooms and up to 75,000 square feet of residential condo space, including workforce housing. We planned to use the workforce bonus housing tool to accommodate the additional residential units into the project. We feel this tool is an effective tool to encourage the construction of additional workforce housing in the Town of Jackson.

Over the past 2.5 years we have dealt with many starts and stops on this project due to constant zoning changes. It appeared we had final LDRs in the last half of 2017 and again proceeded to develop our project, including many dollars spent on architectural, engineering, site studies and analysis, and demolition of previous structures. The new employee housing proposal has again brought our project to a standstill and what is being proposed has potential to kill our development permanently. Per the new proposal we will be required to build a 40-unit apartment complex of 1, 2, and 3-bedroom unit configurations. Compared to 200 hotel rooms averaging 300 square feet each, the apartment complex square footage will almost equal the guestroom square footage. This is such an onerous requirement that the project becomes unfeasible. Especially considering the development economics within the Town of Jackson where construction costs exceed \$400/square foot and land values are over \$10M per acre.

Our comments for consideration are as follows:

1. It has been stated that basements will no longer be exempted in some cases from FAR calculations. We strongly oppose this change to the LDRs. This would be a down-zoning to our property and would cause financial damages and impacts to our project exceeding \$25 million dollars.
2. The new employee housing proposal seeks to gain employee housing mainly from commercial development, however, what has been proposed is so onerous it will completely stall new commercial development. In turn, this will prevent the construction of any significant employee housing. New commercial development should not bear the full burden of solving Jackson's workforce housing issues. The proposals do nothing but strongly disincentivize commercial development. The town needs to consider structures which will incentivize commercial development by providing additional opportunity to developers. The workforce housing bonus

tool is a great example of a win/win structure to encourage development of workforce housing by incentivizing developers to add residential housing to commercial projects.

3. Under the new proposal our hospitality-based project would be mitigating housing for approximately 120 individuals. Our project will employ 50-60 individuals, many of which will be seasonal. We will be mitigating housing for 2x-3x the amount of year-round employment we are generating. This is a 200%+ mitigation rate for lodging which is over 4x the goal of the 43% mitigation which the town is trying to achieve.
4. If the town increases employee housing requirements, even marginally, there needs to be additional concessions provided to allow developers to accommodate employee housing on-site, such as additional building height allowances.
5. If the town increases employee housing requirements, there needs to be more flexibility on how employees are housed so that developers can construct the form of employee housing that works best for the development's employees. The standard 1, 2, & 3-bedroom configurations do not efficiently house employees in many instances.
6. There are other solutions that would solve the town's housing issues on a permanent basis including implementing a lodging-based Transient Occupancy Tax in Teton County. This has potential to generate \$50M of annual revenue for Teton County and the Town of Jackson. This is a much better solution for solving current town issues and is standard throughout the USA. The Town of Jackson is letting hundreds of millions of dollars slip away which could be used to solve the issues caused by 5 million annual visitors. The funds generated could also be used for road improvements, infrastructure build out, school funding, etc. It is unfair for the Town of Jackson residents to bear the burden of 5M visitors per year and implementing a Transient Occupancy Tax would allow the burden to be born by the visitors who are causing the issues that Jackson is working to solve.

Our 503-guestroom hotel campus in Redondo Beach generates \$4 million dollars per year in Transient Occupancy Tax and 92% of those funds stay with the City of Redondo Beach. These funds have been critical in helping the city eliminate budget shortfalls and fund key initiatives around the city.

Thank you for your time and consideration.

Sincerely,



Bradley Wagstaff
President
BradW@MogulCapital.com
435-709-1004

----- Forwarded Message -----

From: Courtney Gale <courtgale@yahoo.com>
To: council@jacksonwy.gov <council@jacksonwy.gov>
Sent: Saturday, May 12, 2018, 11:44:51 AM MDT
Subject: changing zoning for May Park Area

Dear Town Council-

I live at 205 Nelson Drive and since purchasing my home- 16 years ago I have seen many changes in my neighborhood. Change is hard and I understand that Jackson is not nor will it ever be like the town that I originally fell in love with and felt like a wonderful place to raise my children. That being said, I would love to continue to buy groceries at Smith which is becoming more and more difficult as they can't hire staff to stock the shelves. I understand the need for housing. It seems to me that there is reasonable change and unreasonable change. I am deeply concerned about your new development proposals for my neighborhood.

Town identified May Park area as a stable neighborhood and documents states that it should be converted to lower density zoning NL-1 to NM-1. The reasons for this decision are sound in the Comp plan- wildlife permeability and protecting development character. You are now proposing the highest non-commercial density (NH-1). NH-1 is intended for "Transitional Neighborhoods", We are far from that!!! We are a neighborhood of stable hard working year-round residents with children and a strong community.

This proposed zoning is terrible urban planning. The parking on Nelson and in our area is already used beyond capacity. Your new plan would potentially add up to 150 cars that will need street parking. How is this possible when there is no overnight parking for six months out of the year. This overflow of parking would make Nelson an even more dangerous road for pedestrians, children and people accessing the putt putt trail,

This proposal is also not in accordance with the guidelines of Smart Growth. High density seasonal workforce housing should not be part of stable neighborhoods or in a neighborhood so far from essential services- grocery stores-the library- etc. This type of housing should be focused at the urban core and not at the periphery of town. Not to mention the lack of safe sidewalk systems to accommodate foot traffic.

Lastly, the proposed zoning is not "spot zoning". The thirty nine foot buildings in an area that has been restricted to 26/28 feet in height is not acceptable.

It is important to consider, as well, that the Senior Center is a critical part of our neighborhood..Transitional workforce housing is not conducive to the neighborhood feel we have established to help our elderly safely access a much needed resource and a peaceful place to spend their senior years. The current amount of commotion is already stretching them. I think it is important to honor this unique part of our community, as well as, make sure our children have neighborhoods that are safe to play in and connect with our neighbors. We must hold on to some of the valuable pieces of our town and not let all of this change dictate who we become.

Sincerely,

Courtney A. Gale
205 Nelson Drive
East Jackson

From: Douglas Halsey
To: [Alex Norton](#); [Town Council](#); [Paul Anthony](#)
Subject: Proposed zoning for East Jackson too dense!
Date: Monday, May 14, 2018 3:53:43 PM

To all concerned,

I am writing to voice my opinion on the proposed zoning change for the May Park Area to NH-1. After reviewing the new zones I believe that NL-2 would be the most appropriate zoning for this neighborhood. There is limited bus service to East Jackson, few sidewalks and nearly non-existent street parking. The neighborhood has been deemed "stable" by town planners and should not be considered for high density workforce housing. "Workforce housing" ideally should be located near the "work", minimizing traffic, noise and parking. There are very few employment opportunities in this neighborhood.

The proposed NH-1 zoning with 39' building heights and required 3 units per lot will alter drastically the character of East Jackson at the 5 acre forest service parcel and at the 1.3 acre lot along Nelson Drive. I believe NM-1 is also too dense with the potential for 4 units per lot. Both of these zonings is more appropriate with the walking downtown core area. I would also note the increasing frequency of wildlife conflicts in the East Jackson area which have resulted in the killing of "problem" bears. I'm not sure how the trash handling for these zones would occur but dormitory style dumpsters full of trash would not be acceptable.

I believe NL-2 is the best possible zoning for this area, it maintains single family ownership possibilities with the ability to create ARU's to assist in creating workforce housing.

I understand the need for creating workforce housing and I am excited to see increased density in my neighborhood. However I strongly feel that the creation of this housing type should be contained as much as possible along Broadway from the commercial core extending south towards High School road. Along this stretch of road we have developed shopping areas, sidewalks, entertainment and dining spots and bus service is frequent. Most employment opportunities are in this area and traffic impact would be reduced by walking/cycling to work.

Thank you all for your efforts on this undertaking.

Doug Halsey

--
Douglas Halsey Design
PO Box 8191
Jackson WY 83002
307-699-4260

Reid 5-18-18 SB

Pete Karns

PO Box 10
Jackson, WY 83001
(307) Ph 733-4994
petekarns@bresnan.net

May 14, 2018

Town of Jackson
Jackson
Wyoming

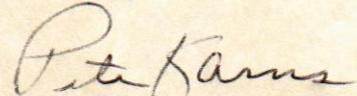
Dear Sirs or Madams,

The Karns Ranch Limited Partnership owns a 4.7 acre parcel in West Jackson on the North side of Broadway. We understand that the Town of Jackson is considering changing the zoning on this parcel to allow higher density multiple family housing.

The Karns Ranch Limited Partnership is in agreement with this proposal. Higher density multiple family housing on this parcel could be very beneficial for providing workforce housing in Jackson.

Thanks for your consideration.

Yours truly



Pete Karns
Karns Ranch Limited Partnership

We are speaking on behalf of Bonnie Budge and the Budge Mobile Home park she owns on 750 Cache Creek Drive.

This park is recommended to be grouped into is 3.1 East Jackson. Given the larger density areas and current zoning of that area we agree that is the proper place for this parcel to be included rather than the 6.2 Upper Cache area which mainly consists of larger lot sizes which would drastically reduce the future housing ability of this parcel. This and other mobile home parks offer housing opportunities to an often vulnerable segment of our population that would otherwise struggle to maintain housing in Jackson. This mobile home park currently has 33 residences. Only one unit has a single resident while the remaining units are occupied by families that have 2-4 adults who are working in our community along with their children who attend our schools. At any given time this park can average around 80-100 adults who are able to reside and work in Jackson.

Being able to preserve this parcel and protect its zoning needs continues its ability to provide housing to this segment. It also helps to meet the towns goal of workforce housing and keeping density to areas where people are able to take advantage of mass transit, walking and biking to work, recreation and utilize recent projects such as the sidewalks and Start Bus stops on the adjacent Redmond street.

We understand the need to look forward to if any of these parks are redeveloped to know what the zoning should be if it's no longer going to be a mobile home park. It is being recommended for the new zoning to completely dissolve the Mobile Home Park zones. We have been assured the intent is not to make these parks non-conforming and our ability to bring in a new mobile homes as needed would continue to be covered in the non-conforming section of the zoning regulations. We were also told any mobile home would have to comply with current building code rules related to foundations, tie-downs, ect. Mobile homes are not on permanent foundations like any other residential unit and can't be based on the same building codes for multiple reasons.

We are still concerned that removing this zoning could bring confusion and many non-conforming issues with the Budge Mobile Park, and others. Not being able to update and replace mobile homes as needed would hinder our ability to operate and would be a determinant to the occupants of the mobile park and surrounding neighbors as it would reduce our ability to provide home value, it would reduce housing and be detrimental on the general aesthetics of what would be a decaying mobile park.

The current Mobile Home Park Zone Section 2340 has clear zoning that is very specific to Mobile Home Park situations such as area requirements, setbacks, spacing, accessory structures, skirting and so on. If this zone is removed then what code requirements would the Mobile Home Parks be required to follow? The same codes as the surrounding houses? These are types of situations that do not exist in any other type of zoning and codes. Trying to follow the types of regulations that would be specific to single family or multi family home building codes not mobile homes for a Mobile Home Park would be very problematic. Would it not make sense to leave the Mobile Home Park zoning so the regulations are clear and just add the base zoning for future developing? Going forward if the any of the Mobile Home parks re-

develop than they are automatically in the recommended base zones that are currently proposed in and take on those zoning requirements. This would help meet the goal of the planning recommendation and preserve the ability for the Mobile Home Parks to continue to provide necessary and critical housing in a clear and consistent manner.

We would also like to note within the East Jackson zone you are recommending that the Budge Mobile Park be zoned Neighborhood Low Density 2 (NL-2). The lots size would be a minimum of 7500 sq ft. Detached ARUs could be no larger than 500 sq ft. We believe this is limiting the value of ARU's to our community by limiting this area to only producing one bedroom units that can only house 1-2 people, not families in a time when we already have limited workforce housing. We would like to see the ARUs to be at least 800-975 sq ft and potentially up to two units.

Stacy Saunders
307-413-7822

Bonnie Budge
Budge Mobile Home Park
307-733-2359

Hello all -

I am writing to let you know that I am opposed to the proposed NH-1 zoning for the May Park area including the property to the north of Daisy Bush. As a resident of the Daisy Bush neighborhood, NH-1 zoning and even NM-1 zoning seems out of place for our neighborhood. This is a VERY stable neighborhood with mostly owner occupied housing. The NL-2 zoning seems more appropriate in keeping with similar density and character as Daisy Bush. There are several concerns as well as to why this neighborhood could not support this type of zoning such as:

- narrow streets and the dangerous curve on Nelson where people drive too fast
- lack of sidewalks on Nelson, Rancher, and areas to the east
- existing car parking and recreational vehicle parking problems
- proximity to wildlife corridors
- lack of amenities near by such as grocery store, shops, restaurants, etc.

It seems as though this area has been spot zoned and I urge you to consider NL-2 zoning instead of NH-1 and NM-1.

Thank you for your time and all of your hard work, much appreciated.

Susan Fleming
East Jackson resident

From: [Paul Anthony](#)
To: [Tiffany Stolte](#)
Subject: FW: Nelson Drive and May Park Area Zoning
Date: Tuesday, May 15, 2018 11:45:40 AM

Tiff,

For the file...

From: Jade Hutchison [mailto:jhutchison205@gmail.com]
Sent: Tuesday, May 15, 2018 9:17 AM
To: Town Council <electeofficials@jacksonwy.gov>; Paul Anthony <panthony@jacksonwy.gov>
Subject: Nelson Drive and May Park Area Zoning

Hello,

I wish to share my comments and concerns with the proposed NH-1 zoning for the "May Park area" and Nelson Drive. I am owner of 205 Nelson Drive, Unit 1.

My family supports only the NL-2 zoning for our neighborhood. Nelson Drive was designed for a low density neighborhood, not for high density. There are many kids, pedestrians, dogs, trail users, etc. that live and use our street daily. Dense zoning will send significant traffic through our neighborhood and is not in character with our established area. The negative impacts dense zoning would have on our wildlife, parking, etc. are not suitable for our stable neighborhood.

The proposed zoning of NH-1 is not smart growth for our neighborhood. Our neighborhood is not close to grocery stores, restaurants, etc. and should not be considered for high density seasonal workforce housing. Please preserve the character of Nelson Drive and the May Park area and change the zoning recommendation to NL-2.

Thank you for your time and consideration.

Sincerely,
Jade Hutchison
Pam McIntosh
WD and Jerry McIntosh
Owners - 205 Nelson Drive, Unit 1

From: [Paul Anthony](#)
To: [Tiffany Stolte](#)
Subject: FW: Response to Mobile Home Park questions
Date: Wednesday, May 16, 2018 12:46:05 PM
Attachments: [Budge Mobile Home Park Comment.docx](#)

For the file...thx

From: Stacy Saunders [mailto:bondogirl@hotmail.com]
Sent: Wednesday, May 16, 2018 12:13 PM
To: Paul Anthony <panthony@jacksonwy.gov>
Cc: Alex Norton <anorton@tetoncountywy.gov>; planningcom@tetonwyo.org
Subject: Re: Response to Mobile Home Park questions

Thank you for taking the time to listen to our public comments on the Monday meeting regarding the Mobile Home Parks. We believe the recommendation you are now taking to leave the MHP zones will alleviate a great amount of confusion with what would be numerous non-conforming issues and protect these parks ability to operate. This decision is in the best interest from everyone to the building departments to the tenants of the parks.

I know Paul and Alex both expressed their concern over layered zoning but we would strongly urge you to take this approach. An "if then" zoning to be clear what sub zone these parks fall in so if development happens in the future the zoning is pre-determined. Such as if the 750 Cache park develops then it would be zoned within the 3.1 East Kelly sub zone and be consistent with those zoning requirements. We again commend you for putting the 750 Cache park within this zone which protects its ability to have the opportunity in the future to continue to provide workforce housing and density in an area that can sustain it.

I have attached a copy of our public comments and again thank you for taking the time and consideration on these issues.

Best regards,

Stacy Saunders

307-413-7822

From: Paul Anthony <panthony@jacksonwy.gov>
Sent: Wednesday, May 9, 2018 10:46 AM
To: bondogirl@hotmail.com
Cc: Alex Norton
Subject: Response to Mobile Home Park questions

Hi Stacey,

Your email below was forwarded to me. In response, please see my below comments:

- 1) Future of Mobile Home Park (MHP) Zoning: Please see the attached summary from staff on the current proposed direction on the MHP zone (it is the last item (Item #66) in the document). In summary, it states that the intent is to eliminate the MHP zone and replace it with new zoning that matches the character of surrounding neighborhood consistent with the Comprehensive Plan (this is why different existing mobile home parks have different proposed new zoning – i.e., some are located in “Stable” subareas while others are located in “Transitional” subareas). That said, we do ask the Council to provide guidance on how they would like to address mobile homes in the future as a possible source of affordable housing.
- 2) Replacement of mobile homes: If the MHP zone is eliminated from the LDRs, existing mobile homes would become a nonconforming use. However, under Sec. 1.9.3.D.4., a nonconforming use can be replaced entirely provided it meets the rules in this section. This means that any existing mobile home in your park can be replaced with a new one and there is no limit on maintaining the units. Any new mobile home would also have to comply with current building code rules related to foundation/tie-downs, etc.
- 3) Subdivision potential of your property: Your property is proposed to be rezoned to the Neighborhood Low Density - 2 (NL-2) zone. This zone has a minimum lot size of 7,500 square feet. So, given that your property is approximately 4.19 acres (182,516 sf), this would mean that the property could potentially be divided into 24 lots. This is a maximum and there may be some constraints that would lower this number but this is a pretty close estimate. Each of these lots would be allowed a single-family home and the potential for an ARU.
- 4) ARU size: In the NL-2 zone, detached ARUs on lots less than 11,250 sf can be no larger than 500 sf, but all other types of ARUs can be 800 sf in size.

Hope this information helps and let us know if you have any more questions.

Thanks, Paul.

Paul Anthony

Principal Planner

Planning & Building

Town of Jackson, Wyoming

(p) (307) 733-0440 (f) (307) 733-3563

panthony@townofjackson.com

www.townofjackson.com

Hello Alex & Tyler ,

Thank you for hosting the open house to help answer questions and concerns regarding the new zoning recommendations, it was a helpful forum. I just wanted to make sure that I am

clear on the information I received and have a few follow up questions. Our main concern of the new recommendations are regarding Mobile Home Park zones, specifically the one on 750 Cache Creek Drive (Budge Mobile Park).

As you know the Sub area that it is grouped into is 3.1 East Jackson. Given the larger density areas and current zoning of that area we agree that is the proper place for this parcel to be included with rather than the 6.2 Upper Cache area which mainly consists of larger lot sizes. This and other mobile home parks offer housing opportunities to a segment of our population that would otherwise struggle to maintain housing in Jackson. Being able to preserve this parcel and protect its zoning needs continues its ability to provide housing to this segment. It also helps to meet the towns goal of workforce housing and keeping density to areas where people are able to take advantage of mass transit, walking and biking to work and recreation, such as utilizing the recent project of sidewalks and Start Bus stops on the adjacent Redmond street.

It is being recommended for the new zoning to completely dissolve the Mobile Home Park zoneS. The gentleman (Paul?) I spoke with at the meeting stated the reasoning was that its current zoning was done in 1996 and was just outdated. We are concerned that removing this zoning could bring in many non-conforming issues with the Budge Mobile Park, and others. One of our main concerns was when someone takes their mobile home (since they are owned by the occupant) to a new location out of the park that it would remove our ability to bring in a new mobile home as it would be non-conforming. He stated this it would still be allowed and covered in the non-conforming section of the zoning regulations, but he said they are kind of obscure and hard to find. Can you please point me directly to these non-conforming regulations that are currently in place that would still allow this and any proposed changes to them? Not being able to update and replace mobile homes as needed would hinder our ability to operate and would be a determinant to the occupants of the mobile park and surrounding neighbors as it would reduce our ability to provide home value, reduce housing and reduce the general aesthetics of what would be a decaying mobile park.

The current Mobile Home Park Zone Section 2340 has clear zoning that is very specif to Mobile Home Park situations such as area requirements, setbacks, spacing, accessory structures, skirting and so on. Removing this zoning seems that it would produce a variety of issues. If this zone is removed then what zoning requirements would the Mobile Home Parks be required to follow? These are types of situations that do not exist in any other type of zoning as far as I understand. Trying to follow the types of regulations that would be specif to single family or multi family home zoning not mobile homes for a Mobile Home Park would be very problematic. Would it not make sense to leave the zoning so the regulations are clear? Do you have any further reasoning for dissolving Mobile Home Park zones?

Within the East Jackson zone you are recommending that the Budge Mobile Park be zoned

Neighborhood Low Density 2 (NL-2) while the other two Mobile Parks to be Neighborhood High Density (NH-1). With the NL-2 zoning it is stated that this would make the minimum lot size of 7500 sq ft. This property if developed with the new zoning recommendations would only be able to have one single-family home and one attached ARU per 7500 sq. ft lot. Is this correct and what is the maximum size of the ARU with the new recommendations? It also states alleys would not be able to be utilized in this zone.

I appreciate your time and help addressing our questions and concerns.

Best regards,
Stacy Saunders

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From: East Jackson Concerned Neighbors
To: [Town Council](#)
Cc: susan@susanflemingjewelry.com; [Douglas Halsey](mailto:Douglas.Halsey@comcast.net); david@davidstubbs.com; hoydale@gmail.com; [Dave Simpson](mailto:Dave.Simpson@comcast.net); [greg miles](mailto:greg.miles@comcast.net); dmpeightal@hotmail.com; [Fred Peightal](mailto:Fred.Peightal@comcast.net); [Jeff Golightly](mailto:Jeff.Golightly@comcast.net); [Amy Golightly](mailto:Amy.Golightly@comcast.net)
Subject: Zoning Concerns and Request to Meet
Date: Thursday, May 17, 2018 1:39:34 PM

Dear Mayor and Town Councilors,

We are writing you today as a group of concerned neighbors in the Daisy Bush and Nelson Drive neighborhoods to ask for your help. The proposed zoning for the May Park area has the potential to drastically and permanently diminish the character of our neighborhood.

The original zoning recommendation for the May Park area was NH-1, the highest residential zoning available. After a tremendous turnout of neighbors at the public open house in April, town planning staff recommended to change portions of the May Park area to NM-1. We truly appreciate that recommended reduction in the zoning proposal but still do not feel it matches the character of the surrounding neighborhoods. NM-1 would allow 4 dwelling units on a single town lot (if subdivided) which is more than double the average density of the surrounding lots.

We were disappointed that our public comments and concerns were not discussed at the planning commission meeting this week and we do not feel that our voice was completely heard. In addition to comment at the public open house, dozens more written comments were sent in voicing concerns about density, traffic, parking, safety for children, wildlife, walkability to amenities, lack of sidewalks and many more reasons this is not an appropriate neighborhood for density.

Our concern is the 1.3 acre undeveloped parcel directly to the north of Daisy Bush. We are asking that the property be zoned with the remainder of Nelson Dr. to the north as NL-2. We would truly appreciate an opportunity to meet with you in our neighborhood to clearly explain our concerns and to show you how the zoning will impact the families in our neighborhood. We will reach out to you individually to see if you might have time in your schedule to meet with us next week.

Please know that we are but a few of the 30+ families that have been involved in our neighborhood meetings, discussions and public comments.

Thank you for hearing our concerns and for considering our request to meet.

Amy & Jeff Golightly
Doug Halsey & Sue Fleming
Daryl and Fred Peightal
Dave Simpson
Greg Miles
David Stubbs
Dale Hoyt
Ann & Robert Savage

From: dave@verdepr.com
To: [Jim Stanford](#)
Subject: Meeting next week in east Jackson re: town zoning proposal
Date: Thursday, May 17, 2018 12:04:40 PM

Hey Jim,

Tried to call you a bit earlier. Favor to ask you.

A group of us in east Jackson have gotten together and submitted comments on the new zoning proposal. Some of us around the Rancher/Daisy Bush/Nelson Drive areas are concerned around the proposal to vastly up-zone certain parcels of land in this area. While I realize parts of the recommendation from town planning staff have been changed from NH-1 to NM-1, we still feel NM-1 is so dense that it is out of character with the surround Daisy Bush area and the single-family homes along Nelson Drive. We feel development of the density similar to Daisy Bush would be appropriate, which, from what I can tell would be more along the lines of NL-2 (which in and of itself would be a large increase from what could be done under existing zoning).

While I (and many of us) support more density in town in a general sense (and do support an increase to, say, NL-2 or maybe even NL-3), it appears that certain parcels of land are being proposed for vastly larger spot-zoning increases in density, namely the piece land that Bruce and Carolyn Hawtin own just north of Daisy Bush on Nelson and the Forest Service land near the Putt Putt (which, while not part of town currently, a town-sanctioned zoning increase, I think, could make someone at the forest service say, maybe we should sell this land to a private developer since it now has town OKed high density? ... look no further than their sale of federal land over on Cache.). Basically, we feel density should stay in line with surrounding areas, and neither NH-1 or NM-1 is in line with what's surrounding those pieces of land now. Those denser zones are much more appropriate closer to downtown and along the Broadway corridor, rather than in east Jackson.

As well, making Daisy Bush part of either of those zoning designations (NM-1 or NH-1) seems odd, in that Daisy was held by the town to strict standards on density and LSRs, to the point where we all had to keep footprints of homes super small (like 900 to 1000 SF), install pervious driveway surfaces, and Habitat even had to install a green roof to meet their LSR requirement in a development not near as dense as NM-1 would be. This was all in the last 7 years or so. Then, to throw all of that out the window on an adjacent piece of property just seems odd.

Anyhow, that's all to let you know that we are reaching out to members of the town council and asking if they would be willing to come over one evening next week and meet with a group of us, so we could express our views and concerns in person before the first hearing on the new zoning proposal. Since you and I know each other, I told everyone I'd be glad to reach out to you.

Thanks for considering it, and let me know if you could make something work.

Dave

From: [Regan Kohlhardt](#)
To: [Tiffany Stolte](#)
Subject: FW: May Park area zoning update
Date: Wednesday, May 23, 2018 1:40:07 PM

Can you save in Paul's folder? Thanks.

Regan

From: [entertainment@juddgrossman.com](#) <[entertainment@juddgrossman.com](#)> **On Behalf Of** Judd Grossman

Sent: Wednesday, May 23, 2018 11:22 AM

To: Town Council <[electedofficials@jacksonwy.gov](#)>; Regan Kohlhardt <[rkohlhardt@jacksonwy.gov](#)>

Subject: May Park area zoning update

Dear Town Council,

NH-1 zoning does not belong anywhere in the May Park area. It is a terrible idea to upzone along the Town periphery where all the traffic created will have to filter through quiet residential streets. May Park area is not an appropriate location for high density. Poor zoning choices made in the 70's should not be used as justification for more poor zoning choices now. Especially not this dramatic upzone to the highest density residential zone that Jackson has ever created - NH-1. There are no major arterial roads to carry the traffic, and the proposed high-density area is hemmed in by low-density stable district 6 neighborhoods that will suffer serious traffic impacts. This proposed upzone contradicts good planning practices, because it is just about as far as you can get and still be in town from major transit hubs, shopping, services, entertainment, and employment, so residents will live car-centric lifestyles that will contribute character destroying traffic to the periphery, and will exacerbate our valley's overall traffic problem. NL-2 is the appropriate zoning for this neighborhood. Town should be unwinding the density in this periphery subarea not piling on more.

For some perspective, the distance from Pioneer Homestead to Albertsons is actually farther than the distance from Rafter J to Smith's. From a transportation standpoint, it is a terrible idea to double down on a high-density node in far east Jackson. High density needs to be in the walkable urban commercial core of Town - blocks away from essential services, not miles away. Moving out from the dense commercial core intensity of development should taper off. The periphery should provide a low-density interface with the wildlands of the National Forest and the Elk Refuge.

The lack of respect for accepted planning principals that is embodied in this upzoning has led to a proposal that looks suspiciously like density dumping into Town that treats Town like one big homogenous housing development and ignores individual neighborhood character.

It's not clear that the unintended consequences of this upzone have been thoroughly considered. Before you permanently damage an awesome part of town these questions should be answered: How much traffic will be generated by this upzone?

By what route will these cars get in and out of their high-density node?

What impacts will this massive upzone have on Nelson St. and Rancher St. which are both quiet residential streets that run through our lowest density character district (District 6 North Rancher

Town Periphery)?

Good planning avoids making low-density neighborhoods suffer the impacts of high-density development. Why isn't this principal part of the discussion?

I am a supporter of moving density from the rural lands of the county into the walkable urban commercial core of Town where people can live less car-centric lives, and where stable low-density neighborhoods won't be negatively impacted, but this dramatic upzone at the periphery is a traffic and planning disaster.

Please remove this unwise upzone from your zoning update, before you create permanent, irreparable damage to the quiet, stable neighborhoods of far east Jackson.

Sincerely,
Judd Grossman

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Judd Grossman

cell: [307-690-4935](tel:307-690-4935)

email: ig@juddgrossman.com

mail: P.O. Box 3222, Jackson, WY 83001

ship: 50 Rancher St., Jackson, WY 83001