



# **TOWN OF JACKSON**

## **TOWN COUNCIL**

### **AGENDA DOCUMENTATION**

**PREPARATION DATE:** JUNE 28, 2018  
**MEETING DATE:** JULY 2, 2018

**SUBMITTING DEPARTMENT:** PLANNING  
**DEPARTMENT DIRECTOR:** TYLER SINCLAIR  
**PRESENTER:** TYLER SINCLAIR

**SUBJECT:** **SECOND READING OF ORDINANCES I, J, & K:** REGARDING ADOPTION OF AMENDED ZONING TEXT AND ZONING MAP TO IMPLEMENT CHARACTER DISTRICTS 3 – 6 AND TOWN PARKING AS SET FORTH IN THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN.

#### **REQUESTED ACTION**

Second Reading of Ordinances I, J, and K, regarding adoption of amended text to the Town of Jackson Land Development Regulations (LDRs) and Official Zoning Map to implement Town Character District 3: Town Residential Core; Character District 4: Midtown; Character District 5: West Jackson (*excluding Business Park (BP) zone*); Character District 6: Town Periphery, and the recommendations from the Town Parking Study, as set forth in the Jackson/Teton County Comprehensive Plan.

#### **PRIOR TOWN COUNCIL ACTION**

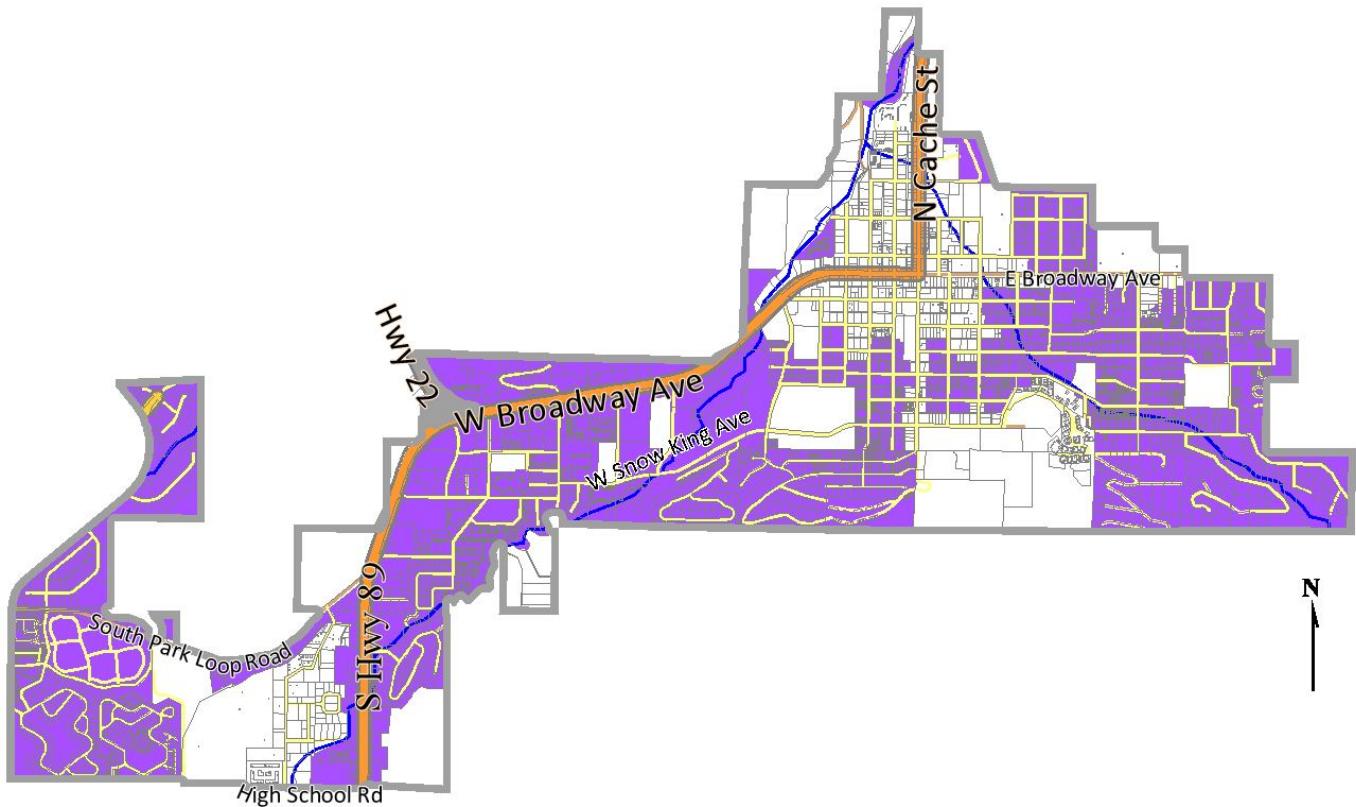
At their May 30, 2018 special meeting, Council directed staff to prepare the Districts 3 – 6 and Town Parking Ordinances for consideration. The May 30 direction was the culmination of a process that began in February 2017, built on Council direction given in June 2017 and then again in December 2017. This process has engaged nearly 800 participants. For a full detail of the process see the attached staff report for the May 30 meeting.

On their June 25, 2018, special meeting, the Council approved First Reading of the Ordinances I, J, and K with the following modifications.

1. Allow both street and alley access in the NL-4 and NL-5 zones;
2. Require a 5' side setback for structures less than 14' for residential zones;
3. Require a 5' rear setback for structures less than 14' for residential zones;
4. Allow Mini-storage Warehouse use in the CR-3 as a Basic Use;
5. Make changes identified by staff for clarity and consistency as directed by Council ;
6. In the NM-1 zone, no ARU's will be allowed with a duplex unless the lot has double frontage access (Arne Jorgensen/Hawtin amendment); and
7. In the NL-1 and NL-2 zones, allow 500 square foot detached ARU's with 18,000 square foot lots.

## LOCATION

The Districts 3 - 6 Ordinances and Town Parking generally affect the area shown in purple below.



## STAFF ANALYSIS

Staff has updated the proposed LDRs to include the seven modifications approved by Council at First Reading on June 25, 2016. The Council should ensure that staff incorporated those changes as desired and intended by the Council. Staff does not have any additional questions or concerns that it wishes to raise with the Council at Second Reading.

## FINDINGS

Council made the Findings for this Amendment when they approved the District 3 - 6 and Town Parking LDR Text Amendment (P17-077) and Districts 3 - 6 Zoning Map Amendment (P18-173) on May 30, 2018. Those findings are detailed in the May 29 Staff Report (attached).

## ATTACHMENTS

Ordinance I  
Ordinance J  
Ordinance K  
May 29, 2018, Staff Report  
Public Comment

## FISCAL IMPACT

Not applicable.

#### STAFF IMPACT

None.

#### LEGAL REVIEW

Complete.

#### RECOMMENDATIONS/ CONDITIONS OF APPROVAL

Staff recommends approval at Second Reading of Ordinances I, J and K, subject to any changes identified by Council or staff during the hearing.

#### SUGGESTED MOTIONS

**Item 1:** I move to approve **Ordinance I** on Second Reading to Third Reading.

**Item 2:** I move to approve **Ordinance J** on Second Reading to Third Reading.

**Item 3:** I move to approve **Ordinance K** on Second Reading to Third Reading.

## ORDINANCE I

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART), THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, AND OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF JACKSON TO RE-NUMBER SECTIONS 2.2.2, 2.2.3, 2.2.4 and 2.2.5, TO ADD SECTIONS 2.2.2 THROUGH 2.2.9 AND 2.2.13, TO DELETE SECTIONS 2.3.4, 2.3.5, 2.3.6, 2.3.9, 2.3.11, 2.3.12, 2.3.14, 2.3.15, AND 2.3.16, TO AMEND SECTIONS 2.1.1, 2.1.2, 2.2.1.D.5, 4.4.1.G, 5.2.1.D, 5.3.1.B.2, 5.3.1.B.5, 5.3.2.D.3, 5.4.1.B, 5.5.3.C.1, 5.5.3.D, 5.5.4.C, 5.6.1.E.7.a, 5.8.1.A, 6.1.1.F, 6.4.3.A, 7.1.1, 7.2.1, 7.8.4.B.1, 8.2.2.B.1.b, 9.4.6.D, 9.4.8.J AND 9.5.P, TO REMOVE THE URBAN RESIDENTIAL (UR), AUTO-URBAN COMMERCIAL-TOWN (AC-TOJ), AUTO-URBAN RESIDENTIAL-TOWN (AR-TOJ), BUSINESS PARK RESTRICTED USES (BP-R), BUSINESS CONSERVATION-TOWN (BC-TOJ), RESIDENTIAL BUSINESS (RB), NEIGHBORHOOD CONSERVATION-TOWN (NC-TOJ), NEIGHBORHOOD CONSERVATION-2-FAMILY (NC-2), AND SUBURBAN-TOWN (S-TOJ) LEGACY ZONES, AND TO ADD THE NL-1: NEIGHBORHOOD LOW DENSITY 1, NL-2: NEIGHBORHOOD LOW DENSITY 2, NL-3: NEIGHBORHOOD LOW DENSITY 3, NL-4: NEIGHBORHOOD LOW DENSITY 4, NL-5: NEIGHBORHOOD LOW DENSITY 5, NM-1: NEIGHBORHOOD MEDIUM DENSITY 1, NM-2: NEIGHBORHOOD MEDIUM DENSITY 2, NH-1: NEIGHBORHOOD HIGH DENSITY 1, AND CR-3: COMMERCIAL RESIDENTIAL 3 CHARACTER ZONES, TO IMPLEMENT CHARACTER DISTRICTS 3 THROUGH 6 OF THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN, AND PROVIDING FOR AN EFFECTIVE DATE.

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

### SECTION I.

Section II of Town of Jackson Ordinance No. 1074 as amended (part) is hereby amended and reenacted to renumber Section 2.2.2 as 2.2.10, 2.2.3 as 2.2.11, 2.2.4 as 2.2.12, and 2.2.5 as 2.2.14; add Sections 2.2.2 through 2.2.9 and 2.2.13; delete Sections 2.3.4, 2.3.5, 2.3.6, 2.3.9, 2.3.11, 2.3.12, 2.3.14, 2.3.15, and 2.3.16; and amend Sections 2.1.1, 2.1.2, 2.2.1.D.5, 4.4.1.G, 5.2.1.D, 5.3.1.B.2, 5.3.1.B.5, 5.3.2.D.3, 5.4.1.B, 5.5.3.C.1, 5.5.3.D, 5.5.4.C, 5.6.1.E.7.a, 5.8.1.A, 6.1.1.F, 6.4.3.A, 7.1.1, 7.2.1, 7.8.4.B.1, 8.2.2.B.1.b, 9.4.6.D, 9.4.8.J, and 9.5.P of the Town of Jackson Land Development Regulations to read as follows:

## 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 (P17-077)

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

- A. NL-1: Neighborhood Low Density-1
- B. NL-2: Neighborhood Low Density-2
- C. NL-3: Neighborhood Low Density-3
- D. NL-4: Neighborhood Low Density-4
- E. NL-5: Neighborhood Low Density -5
- F. NM-1: Neighborhood Medium Density-1
- G. NM-2: Neighborhood Medium Density-2
- H. NH-1: Neighborhood High Density-1
- I. DC: Downtown Core
- J. CR-1: Commercial Residential-1
- K. CR-2: Commercial Residential-2
- L. CR-3: Commercial Residential-3
- M. Office Residential (OR)

### 2.1.2. Legacy Zones (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. Business Park-Town (BP-ToJ)
- D. Mobile Home Park-Town (MHP-ToJ)

#### 4. Lodging

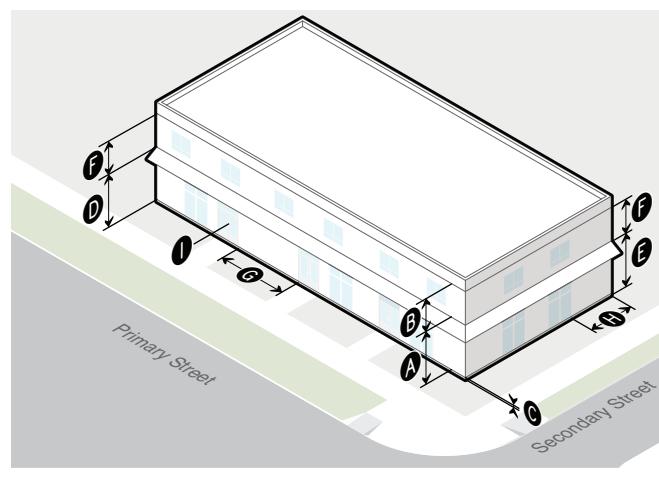


#### Description

In the Lodging Frontage, the main facade of the building is either set back or pulled up to the sidewalk with a street-facing entrance or series of entrances. The Lodging Frontage is intended primarily for lodging uses, and has a variety of glazing (windows and doors) at the sidewalk level.

Story Height	Sec. 9.4.13.
Ground story height (min)	12' <b>A</b>
Upper story height (min)	7' 6" <b>B</b>
Ground floor elevation (min-max)	0' - 5' <b>C</b>
Transparency	Sec. 9.4.14.
Ground story, primary street (min)	40% <b>D</b>
Ground story, secondary street (min)	20% <b>E</b>
Upper story, primary/secondary street (min)	20% <b>F</b>
Blank Wall Area	Sec. 9.4.15.
Blank wall area, primary street (max)	35' <b>G</b>
Blank wall area, secondary street (max)	50' <b>H</b>
Pedestrian Access	Sec. 9.4.16.
Entrance facing primary street	Required <b>I</b>
Entrance spacing along primary street (max)	n/a

#### 5. Highway



#### Description

The Highway Frontage is intended for a variety of uses that front Highway 89/191. Buildings must address the Highway by providing an operable building entrance that faces the Highway 89/191 and provide glazing (windows and doors) on both ground and upper story street-facing building facades.

Story Height	Sec. 9.4.13.
Ground story height (min)	12'
Upper story height (min)	9'
Ground floor elevation (min-max)	0' - 5'
Transparency	Sec. 9.4.14.
Ground story, primary street (min)	40%
Ground story, secondary street (min)	40%
Upper story, primary/secondary street (min)	20%
Blank Wall Area	Sec. 9.4.15.
Blank wall area, primary street (max)	50'
Blank wall area, secondary street (max)	50'
Pedestrian Access	Sec. 9.4.16.
Entrance facing primary street	Required
Entrance spacing along primary street (max)	n/a

## 2.2.2. NL-1: Neighborhood Low Density-1

(P17-077)

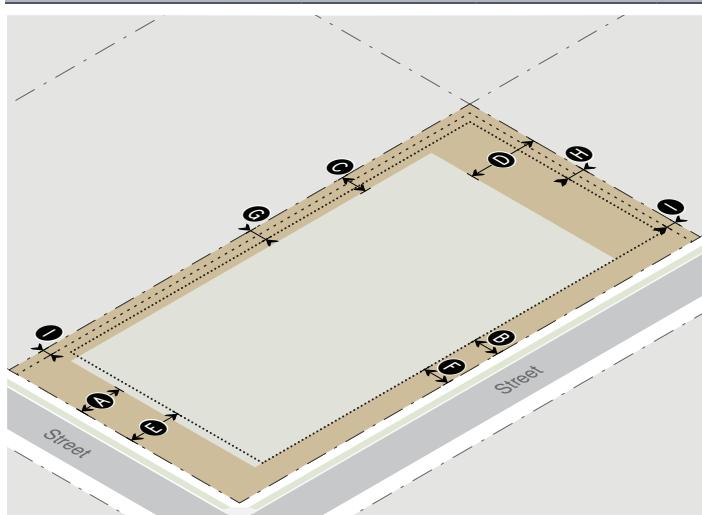
### A. Intent

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
Secondary 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
Secondary street (min)	15'	F
Side interior/rear (min)	10'	G
Rear (min)	10'	H

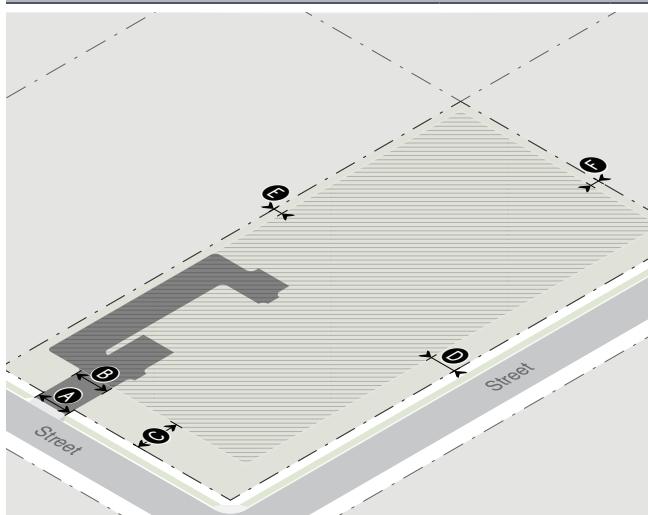
#### Site Development Setbacks

All site development, excluding driveways or parking.	Same as primary building
Primary/secondary street (min)	5'

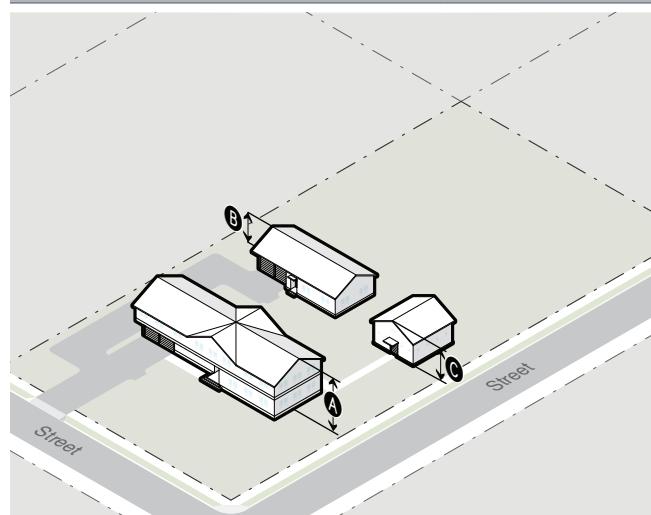
#### Landscaping (Div. 5.5)

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
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Parking Setbacks

Primary street* (min)	25'	C
Secondary street* (min)	15'	D
Side interior (min)	5'	E
Rear (min)	5'	F

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

### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

#### 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)	.40
Individual building (max gross floor area)	10,000 sf

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(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'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(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
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)

<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	(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
<b>Sign Area</b>	
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
<b>Sign Type Standards</b>	
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.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. 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.)
<b>Dwelling Unit</b>						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
<b>Nonresidential Floor Area</b>						
≤ 5,000 sf			X	X		(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	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-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		
Use	Permit	Density (max)	Individual Use	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
<b>Residential</b>					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement (max)	2/DU	to be amended pending Housing Mitigation LDR Update
Group Home (6.1.4.G.) (E.1.)	C	15 rooms per acre		0.5/bed	
<b>Institutional</b>					
Assembly (6.1.8.B.)	C	n/a		independent calculation	to be amended pending Housing Mitigation LDR Update
<b>Transportation/Infrastructure</b>					
Utility Facility (6.1.10.C.)	C	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	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	Density (max)	Individual Use	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	1 unit per lot	Detached ARU on Lot < 18,000 sf (max): 500 sf habitable. All other ARUs (max): 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Home Occupation (6.1.11.D.)	B	n/a		n/a	to be amended pending Housing Mitigation LDR Update
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	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. 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 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				
Option	Lot Size (min)	Standards		
Allowed Subdivision Options				
Land Division	43,560 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Affordable Housing				
Required Affordable Housing		to be amended pending Housing Mitigation LDR Update		
Schools and Parks Exaction				
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	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

## 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

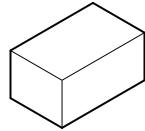
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

### 2. Accessory Residential Units (ARUs)

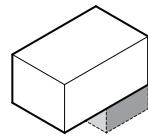
a. Home Occupations and Home Businesses in ARUs are prohibited.

## F. Configuration Options

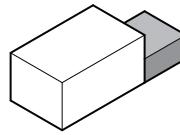
Configuration options in the NL-1 zone include, but are not limited to, the following:



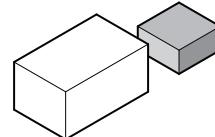
One Unit



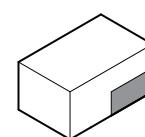
One Unit  
+ One basement ARU



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)

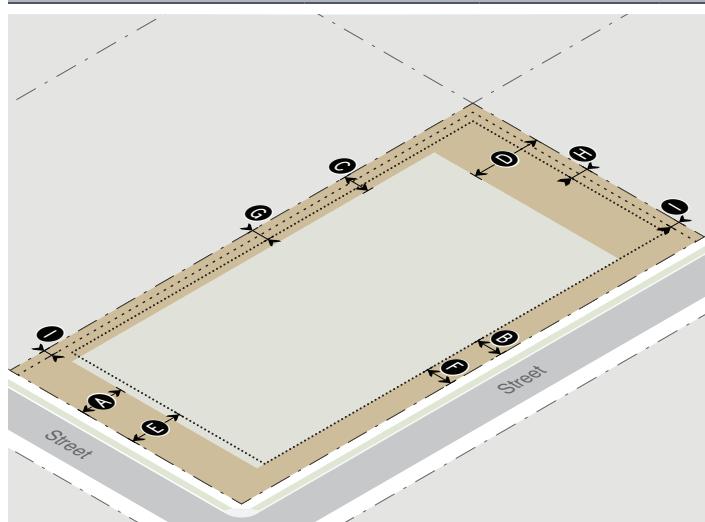
#### A. Intent

1. General Intent: The intent of the Neighborhood Low Density-2 (NL-2) zone is to 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
Secondary street (min)	15'	B
Side interior (min)	15'	C
Rear (min)	25'	D

##### Accessory Structure Setbacks (Sec. 9.4.8)

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

##### Site Development Setbacks

All site development, excluding driveways or parking.

Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5'

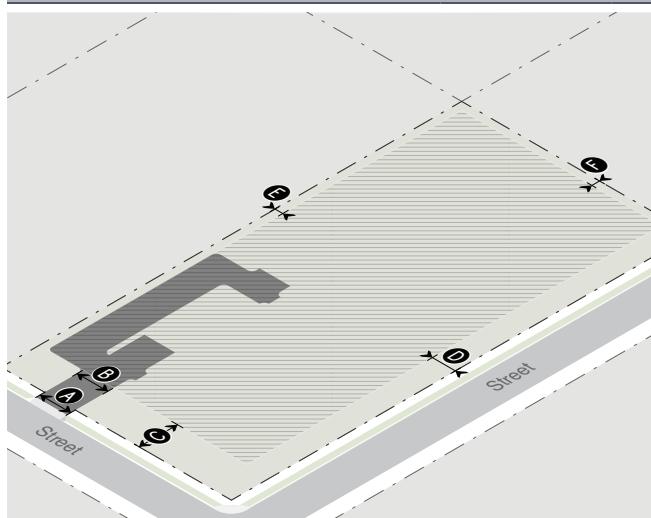
##### Landscaping (Div. 5.5)

Landscape surface ratio (min)	.60
Plant units (min)	
Residential	1 per lot

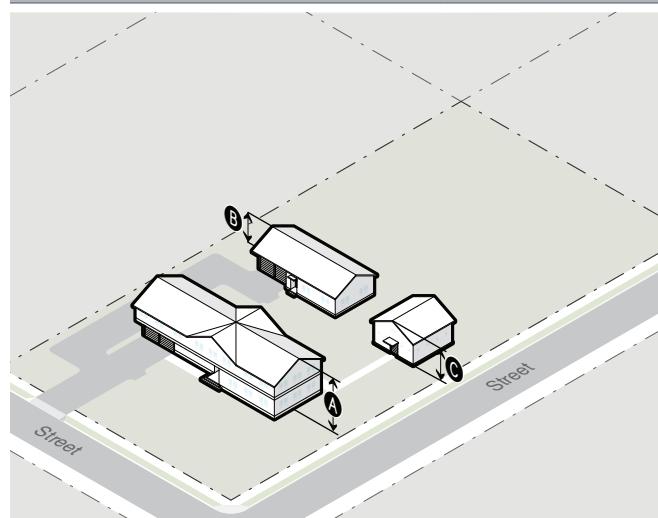
Nonresidential 1 per 1,000 sf of landscape area

Parking lot (all uses) 1 per 12 parking spaces

## 2. Vehicle Access Standards



## 3. Bulk & Mass Standards



### Access

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less <span style="color: #00008B;">A</span>
Driveway width in primary/secondary street setback (max)	20' <span style="color: #00008B;">B</span>

### Parking Setbacks

Primary street* (min)	25' <span style="color: #00008B;">C</span>
Secondary street* (min)	15' <span style="color: #00008B;">D</span>
Side interior (min)	5' <span style="color: #00008B;">E</span>
Rear (min)	5' <span style="color: #00008B;">F</span>

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

### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Primary Building Height	Sec. 9.4.9
Height: roof pitch $\leq$ 3/12 (max)	2 stories, not to exceed 26' <span style="color: #00008B;">A</span>
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28' <span style="color: #00008B;">A</span>
Height: roof pitch $\geq$ 6/12 (max)	2 stories, not to exceed 30' <span style="color: #00008B;">A</span>
Accessory Structure Height	Sec. 9.4.9
Accessory residential unit (max)	2 stories, not to exceed 26' <span style="color: #00008B;">B</span>
All other accessory structures (max)	14' <span style="color: #00008B;">C</span>
Scale of Development	Sec. 9.4.13
Floor area ratio (FAR max)	.40
Individual Building (max gross floor area)	10,000 sf

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b> (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'
<b>Irrigation Ditch Setback (min)</b> (7.7.4.D.)	
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b> (Sec. 5.2.1.)	
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b> (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
<b>Scenic Resource Overlay (SRO) Standards</b> (Sec. 5.3.2.)	
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b> (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b> (Sec. 5.4.2.)	
<b>Fault Area</b> (Sec. 5.4.3.)	

<b>Floodplains</b>	(Sec. 5.4.4.)
<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b> (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
<b>Sign Area</b>	
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
<b>Sign Type Standards</b>	
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.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b> (Sec. 5.7.4.)	
No increase in peak flow rate or velocity across property lines	

10. 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				X		(Sec. 5.7.1.)
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area				X	X	(Sec. 5.7.1.)
≤ 5,000 sf				X	X	(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	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	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	n/a		n/a	to be amended pending Housing Mitigation LDR Update
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	to be amended pending Housing Mitigation LDR Update
Group Home (6.1.4.G.) (E.1.)	C	15 rooms per acre		0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	n/a		independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	to be amended pending Housing Mitigation LDR Update
Minor	B	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	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	1 unit per lot	Detached ARU on Lot < 18,000 sf (max): 500 sf habitable All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Home Occupation (6.1.11.D.)	B	n/a		n/a	to be amended pending Housing Mitigation LDR Update
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	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. 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 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				
Option	Lot Size (min)	Standards		
Allowed Subdivision Options				
Land Division	21,780 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Affordable Housing				
Required Affordable Housing	to be amended pending Housing Mitigation LDR Update			
Schools and Parks Exaction				
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	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

## E. Additional Zone-specific Standards

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

### 1. Group Home Use Standards

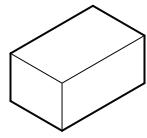
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

### 2. Accessory Residential Units (ARUs)

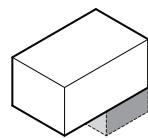
a. Home Occupations and Home Businesses in ARUs are prohibited.

## F. Configuration Options

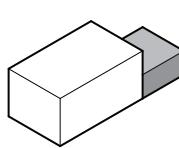
Configuration options in the NL-2 zone include, but are not limited to, the following:



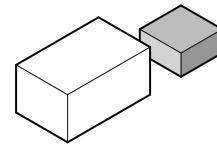
One Unit



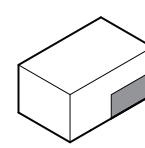
One Unit  
+ One basement ARU



One Unit  
+ One attached ARU



One Unit  
+ One detached ARU



One Unit  
+ One internal/basement ARU

## 2.2.4. NL-3: Neighborhood Low Density-3

(P17-077)

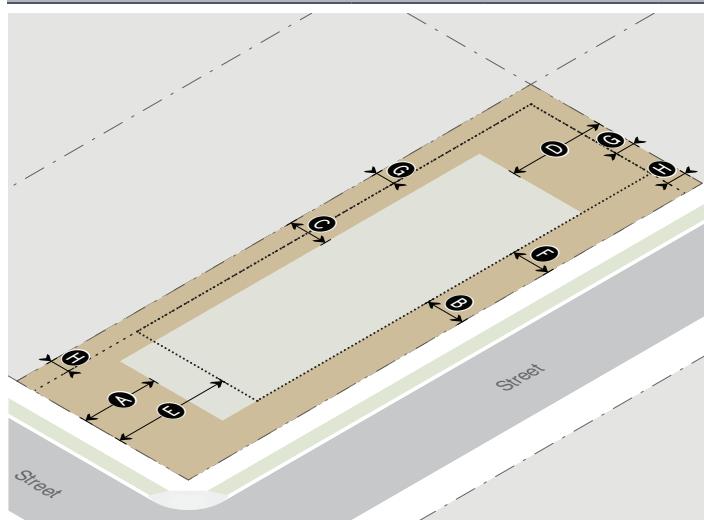
### A. Intent

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 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
Secondary 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
Secondary 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

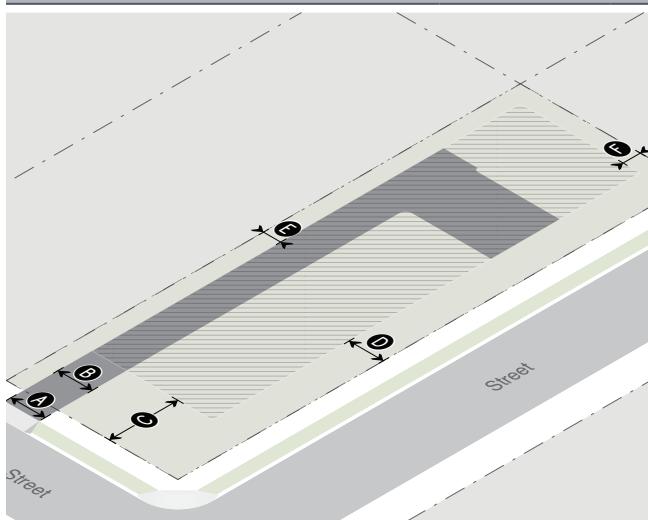
All site development, excluding driveways or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	H

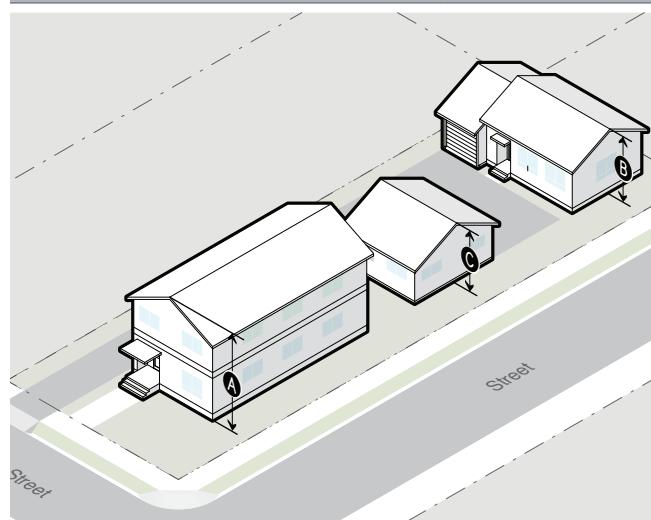
#### Landscaping (Div. 5.5)

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

## 2. Vehicle Access Standards



## 3. Bulk & Mass Standards



### Access

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20' <span style="color: blue;">B</span>

### Parking Setbacks

Primary street* (min)	20' <span style="color: blue;">C</span>
Secondary street* (min)	10' <span style="color: blue;">D</span>
Side interior (min)	5' <span style="color: blue;">E</span>
Rear (min)	5' <span style="color: blue;">F</span>

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

### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

#### Primary Building Height (Sec. 9.4.9)

Height: roof pitch $\leq$ 3/12 (max)	2 stories, not to exceed 26' <span style="color: blue;">A</span>
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28' <span style="color: blue;">A</span>
Height: roof pitch $\geq$ 6/12 (max)	2 stories, not to exceed 30' <span style="color: blue;">A</span>

#### Accessory Structure Height (Sec. 9.4.9)

Accessory residential unit (max)	2 stories, not to exceed 26' <span style="color: blue;">B</span>
All other accessory structures (max)	14' <span style="color: blue;">C</span>

#### Scale of Development (Sec. 9.4.13)

Floor area ratio (FAR max)	.40
Individual Building (max gross floor area)	n/a

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(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'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(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
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%

<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)
<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	
(Div. 5.6.1.)	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. 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				X		
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	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	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	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	n/a			
Accessory Uses					
Accessory Residential Unit (Sec. 6.1.11.) (E.1)	B	1 unit per lot	Detached ARU on Lot < 11,250 sf: 500 sf habitable All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	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.)

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Temporary Uses					to be amended pending Housing Mitigation LDR Update
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	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. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure not required	
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 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		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing		
Schools and Parks Exaction		
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

##### Access

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

Paved travel way for Minor Local Road (min)

#### Required Utilities

##### Water

##### Sewer

### 4. Required Subdivision and Development Option Permits

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

## E. Additional Zone-specific Standards

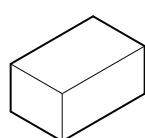
The following standards apply in addition to all other standards applicable in the NL-3 zone.

### 1. Accessory Residential Units (ARUs)

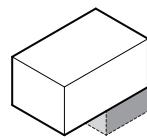
- Accessory residential units are prohibited north of West Broadway accessed via Budge Drive and West Broadway Avenue.
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

## F. Configuration Options

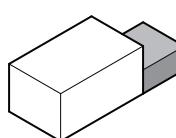
Configuration options in the NL-3 zone include, but are not limited to, the following:



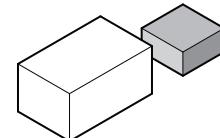
1unit



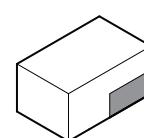
One Unit  
+ One basement ARU



1 unit  
+ 1 attached ARU



1 unit  
+ 1 detached ARU



1 unit  
+ 1 internal/basement ARU

## 2.2.5. NL-4: Neighborhood Low Density-4

(P17-077)

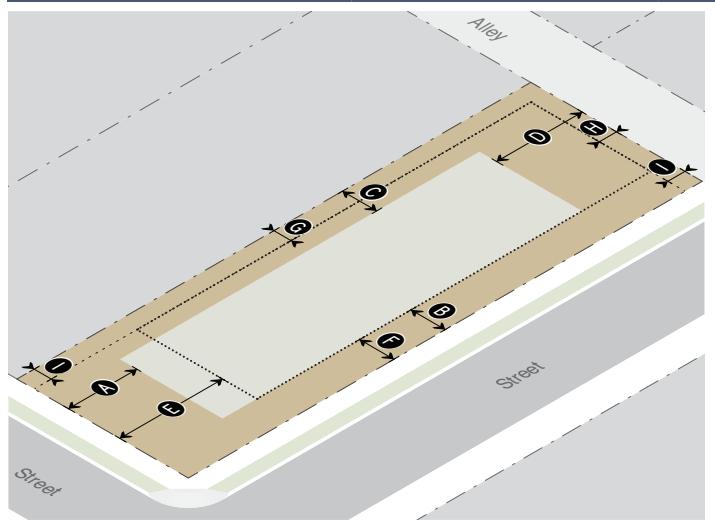
### A. Intent

1. General Intent: The intent of the Neighborhood Low Density-4 (NL-4) zone is to 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 properties with alley access and 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
Secondary 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
Secondary street (min)	10'	F
Side interior/rear (min)		G H
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	

#### Site Development Setbacks

All site development, excluding driveways or parking.

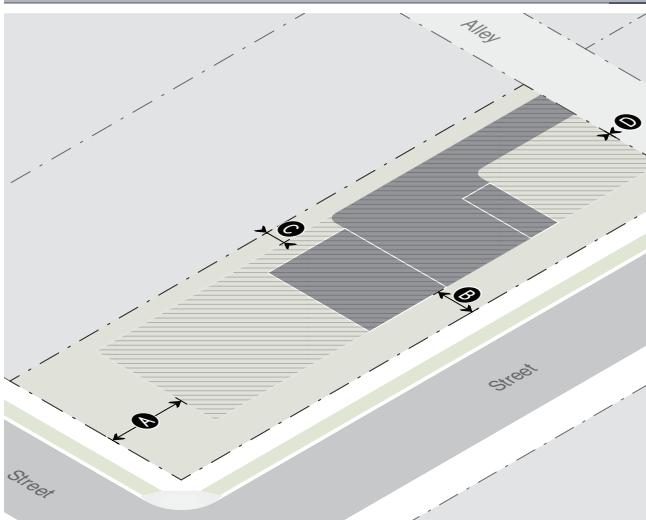
Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5'

#### Landscaping

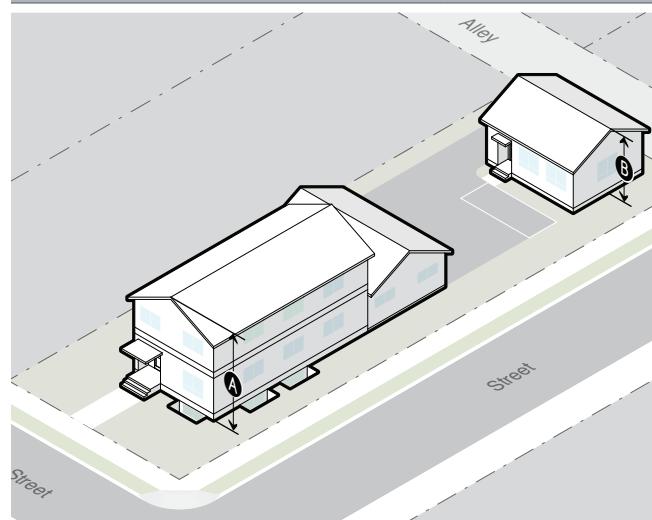
(Div. 5.5)

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

## 2. Vehicle Access Standards



## 3. Bulk & Mass Standards



### Access

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less <span style="font-size: small;">A</span>
Driveway width in primary/secondary street setback (max)	20' <span style="font-size: small;">B</span>

### Parking Setbacks

Primary street (min)	20' <span style="font-size: small;">A</span>
Secondary street (min)	10' <span style="font-size: small;">B</span>
Side interior (min)	5' <span style="font-size: small;">C</span>
Rear (min)	5' <span style="font-size: small;">D</span>
Rear alley (min)	2' <span style="font-size: small;">D</span>

### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

#### Primary Building Height (Sec. 9.4.9)

Height: roof pitch $\leq$ 3/12 (max)	2 stories, not to exceed 26' <span style="font-size: small;">A</span>
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28' <span style="font-size: small;">A</span>
Height: roof pitch $\geq$ 6/12 (max)	2 stories, not to exceed 30' <span style="font-size: small;">A</span>

#### Accessory Structure Height (Sec. 9.4.9)

Accessory residential unit (max)	2 stories, not to exceed 26' <span style="font-size: small;">B</span>
All other accessory structures (max)	14' <span style="font-size: small;">B</span>

#### Scale of Development (Sec. 9.4.13)

Floor area ratio (FAR max)	.40
Individual Building (max gross floor area)	n/a

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(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'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(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
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)
<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. 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				X		(Sec. 5.7.1.)
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	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-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 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	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					to be amended pending Housing Mitigation LDR Update
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable-excluding basement	2/DU	
Transportation/Infrastructure					to be amended pending Housing Mitigation LDR Update
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			
Accessory Uses					
Accessory Residential Unit (Sec. 6.1.11.) (E.1)	B	2 units per lot	Detached ARU on Lot < 11,250 sf: 500 sf habitable All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	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.)

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Temporary Uses					to be amended pending Housing Mitigation LDR Update
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	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. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure not required	
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 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		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing		
Schools and Parks Exaction		
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

##### Access

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

Paved travel way for Minor Local Road (min)

#### Required Utilities

##### Water

##### Sewer

### 4. Required Subdivision and Development Option Permits

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

## E. Additional Zone-specific Standards

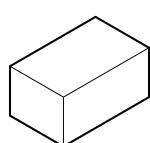
The following standards apply in addition to all other standards applicable in the NL-4 zone.

### 1. Accessory Residential Units (ARUs)

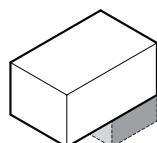
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

## F. Configuration Options

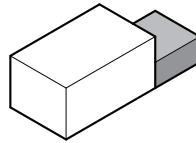
Configuration options in the NL-4 zone include, but are not limited to, the following:



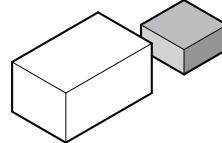
1 unit



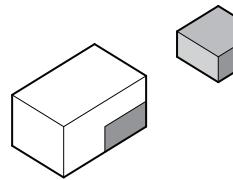
1 unit  
+ 1 basement ARU



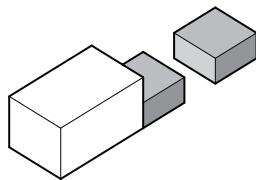
1 unit  
+ 1 attached ARU



1 unit  
+ 1 detached ARU



1 unit  
+ 1 internal/basement ARU  
+ 1 detached ARU



1 unit  
+ 1 attached ARU  
+ 1 detached ARU

## 2.2.6. NL-5: Neighborhood Low Density-5

(P17-077)

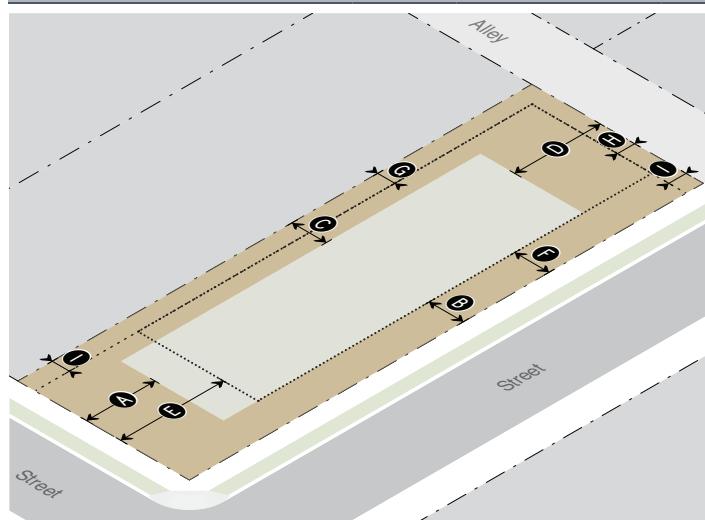
### A. Intent

- General Intent: The intent of the Neighborhood Low Density-5 (NL-5) 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 because 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.
- 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.
- 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.
- Land Use: Single-family detached homes, duplex, and triplex units, with additional apartments as allowed to not exceed three units per lot maximum density.
- 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
Secondary street (min)	10'	B
Side interior (min)	10'	B
Rear (min)	10'	D

#### Accessory Structure Setbacks

(Sec. 9.4.8)

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

#### Site Development Setbacks

All site development, excluding driveways or parking.

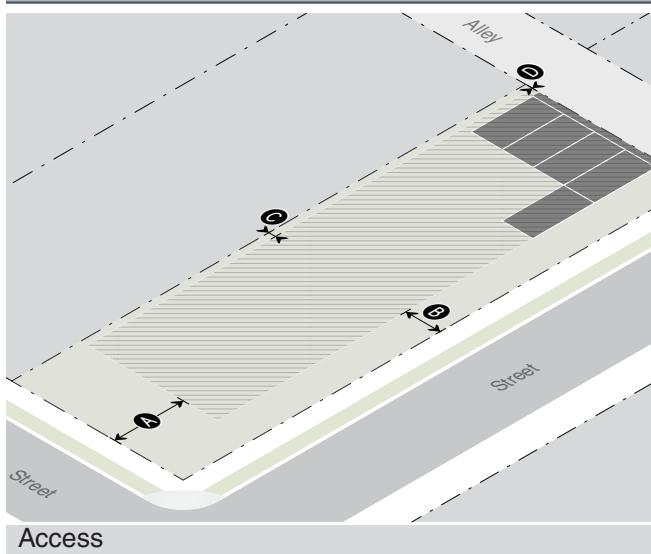
Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5' I

#### Landscaping

(Div. 5.5)

Landscape surface ratio (min)	
1 unit	.45
2 units	.35
3 units	.30
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



### Access

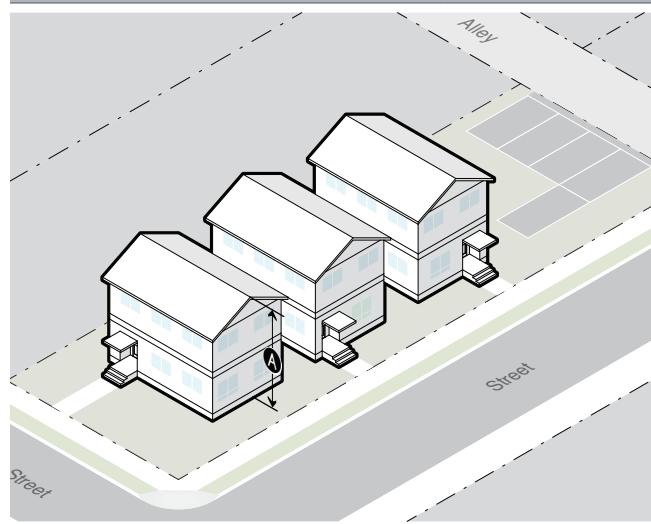
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Parking Setbacks

	1 or 2 units	3 units/ nonresidential	
Primary street (min)	20'	20'*	A
Secondary street (min)	10'	10'*	B
Side interior (min)	5'	1'	C
Rear (min)	5'	5'	
Rear alley (min)	2'	2'	D

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

## 3. Bulk & Mass Standards



### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

### 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)

All other accessory structures (max)	14'
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### Scale of Development

(Sec. 9.4.13)

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

Individual Building (max gross floor area)	10,000 sf
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<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/ R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(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'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(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
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)

<b>Floodplains</b>	(Sec. 5.4.4.)
<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background color	No white or yellow
<b>Sign Area</b>	
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
<b>Sign Type Standards</b>	
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.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. 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				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf				X	X	(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	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-5 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-5 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-5 zone, however, all standards in Article 6. are applicable in the NL-5 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.) (E.1)	Y	E.1	8,000 sf habitable-excluding basemen	2/DU	
Apartment (6.1.4.D.) (E.2)	B	E.1		1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	n/a		independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	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	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	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	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	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	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. 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 NL-5 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-5 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-5 zone, however, all standards in Article 7. are applicable in the NL-5 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Option Standards		
Allowed Subdivision Options				
Land Division	7,500 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Affordable Housing	to be amended pending Housing Mitigation LDR Update			
Required Affordable Housing				
Schools and Parks Exaction		(Div. 7.5.)		
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access		required		
Right-of-way for Minor Local Road (min)		60'		
Paved travel way for Minor Local Road (min)		20'		
Required Utilities		(Div. 7.7.)		
Water		public		
Sewer		public		
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

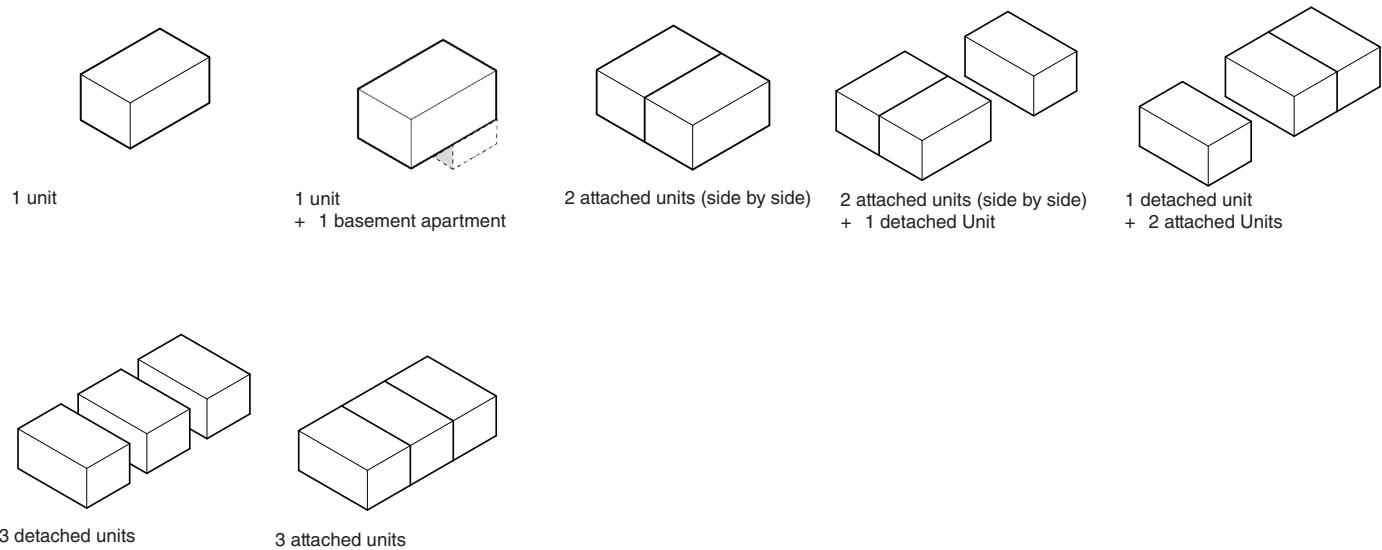
## E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-5 zone.

1. **Single-Family Detached or Apartment.** 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 members of the same family occupying the principal dwelling unit, such as parents or adult children, or intermittent, nonpaying guests

## F. Configuration Options

Configuration options in the NL-5 zone include, but are not limited to, the following:



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

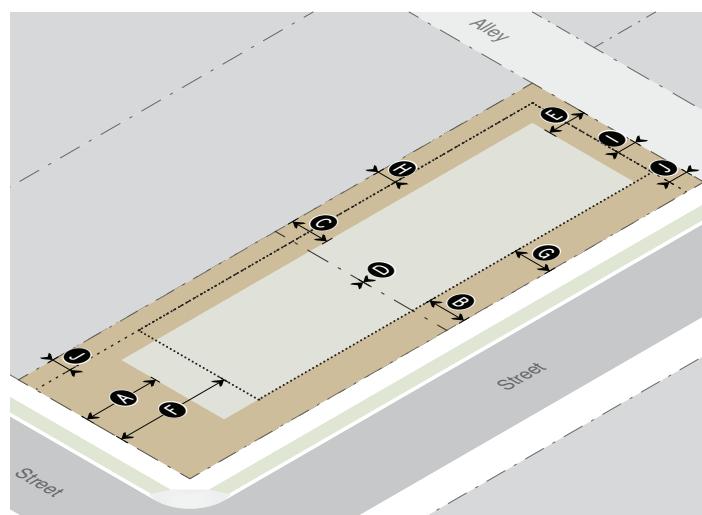
### A. Intent

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 or 3,750 square feet but may also be any size within this range.
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
Secondary street (min)	10'	B
Side interior (min)	10'	C
Duplex interior (min)	0'	D
Rear (min)	10'	
Rear alley (min)	10'	E

#### Accessory Structure Setbacks (Sec. 9.4.8)

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

#### Site Development Setbacks

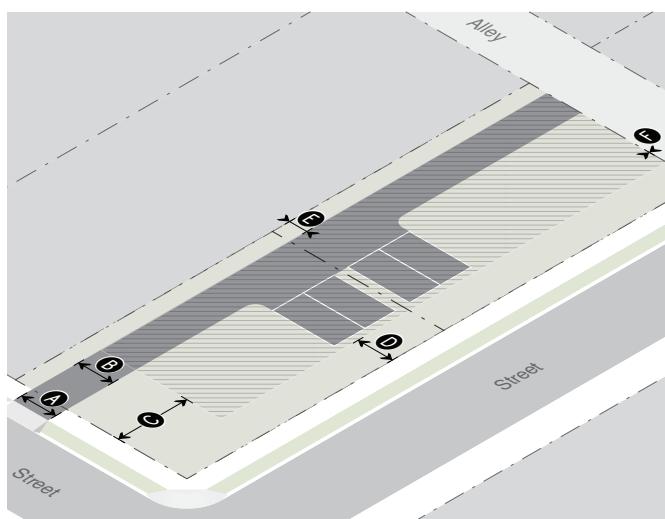
All site development, excluding driveways or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	J

#### Landscaping (Div. 5.5)

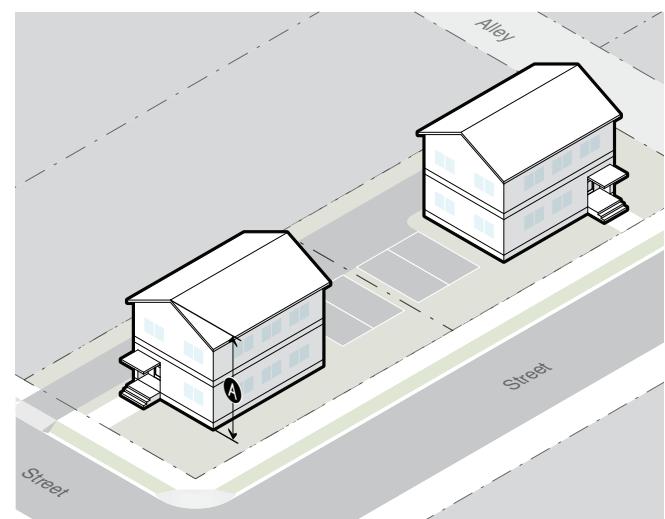
Landscape surface ratio (min)	<7,500 sf	≥7,500 sf
Single-family detached	.50	.45
Single-family attached	.50	n/a
Apartment	n/a	.40
LSR decrease for each ARU	.10	.10
All other uses	.50	.45
Plant units (min)	1 per lot	

## 2. Vehicle Access Standards



SFD/SFA	SFD/SFA	All Other
Lot width ≤25'	Lot width >25'	Uses

## 3. Bulk & Mass Standards



Access			
Primary street	Allowed	Allowed	Allowed
Secondary street	Allowed	Allowed	Allowed
Alley	Required	Allowed	Allowed
Curb-cut width (max)	Not allowed	20' or 40% of lot frontage, whichever is less	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	Not allowed	20'	20'
Parking Setbacks			
Primary street (min)	20'*	20'*	20'*
Secondary street (min)	10'	10'*	10'*
Side interior (min)	5'	5'	5'
Rear (min)	5'	5'	5'
Rear alley (min)	2'	2'	2'

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

Design Guidelines		Div. 5.8
The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
<b>Primary Building Height</b>	(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
<b>Accessory Structure Height</b>	(Sec. 9.4.9)	
Accessory residential unit (max)	2 stories, not to exceed 26'	
All other accessory structures (max)	14'	
<b>Scale of Development</b>	(Sec. 9.4.13)	
Floor area ratio (FAR max)	<7,500 sf	$\geq$ 7,500 sf
Single-family detached	.40	.40
Single-family attached	.40	n/a
Apartment	n/a	.40
FAR increase for each ARU	.10	.05
All other uses	n/a	.40

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(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'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(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
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	
(Sec. 5.4.3.)	
<b>Floodplains</b>	
(Sec. 5.4.4.)	
<b>Wildland Urban Interface</b>	
(Sec. 5.4.5.)	
<b>8. Signs</b>	
(Div. 5.6.)	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. 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				X		(Sec. 5.7.1.)
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	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 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		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	2 units per lot	8,000 sf habitable-excluding basement	2/DU	
Attached Single-Family Unit (6.1.4.C.)	B	1 unit per lot		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.1)	B	2 units per lot			
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	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	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	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2)	B	1 per unit	Detached ARU on lot <11,250 sf: 500 sf habitable All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/ DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	to be amended pending Housing Mitigation LDR Update
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	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. 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 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. Development Options and Subdivision				
Option	Lot Size (min)	Option Standards		
Allowed Subdivision Options				
Land Division	3,750 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Affordable Housing	to be amended pending Housing Mitigation LDR Update			
Required Affordable Housing				
Schools and Parks Exaction	(Div. 7.5.)			
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities	(Div. 7.6.)			
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities				
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

## E. Additional Zone-specific Standards

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

### 1. Maximum Allowed Density

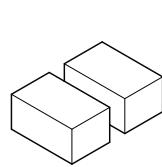
- a. The maximum allowed density on an individual lot of 7,500 sf or greater in size is four units (two primary units and two ARUs), except that a building with two Single-Family attached units (i.e. duplex) is only allowed to have ARUs if the lot is served by either two street frontages or by a street and an alley. The two primary units may either be detached (i.e., two Detached Single-Family homes) or attached (i.e., Apartments attached in the form of a duplex).  
b. The maximum allowed density on an individual lot smaller than 7,500 sf in size is two units (one Detached Single-Family home and one ARU).

### 2. Accessory Residential Units (ARUs)

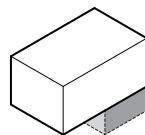
- a. Home Occupations and Home Businesses in ARUs are prohibited.
- b. Detached ARUs shall only be permitted on lots that meet minimum lot size.

## F. Configuration Options

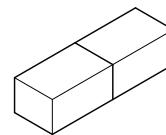
Configuration options in the NM-1 zone include, but are not limited to, the following:



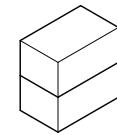
2 detached units



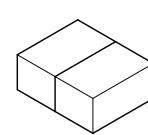
1 unit  
+ 1 basement ARU



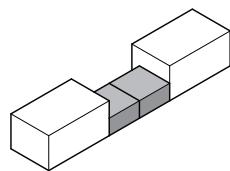
2 attached units  
(back to back)



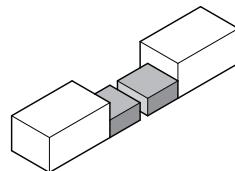
2 attached units  
(up and down)



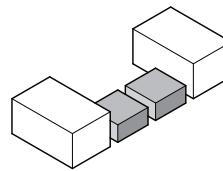
2 attached units  
(Side by side)



2 detached units  
+ 2 attached ARUs



2 detached units  
+ 2 detached attached ARUs



2 detached units  
+ 2 detached ARUs

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

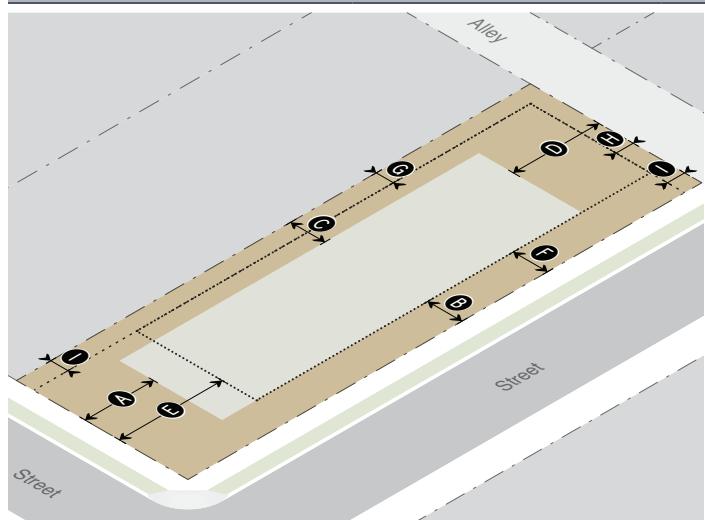
### A. Intent

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



#### Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Secondary 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
Secondary street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	10'	H

#### Site Development Setbacks

All site development, excluding driveways or parking.

Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5'

#### Landscaping

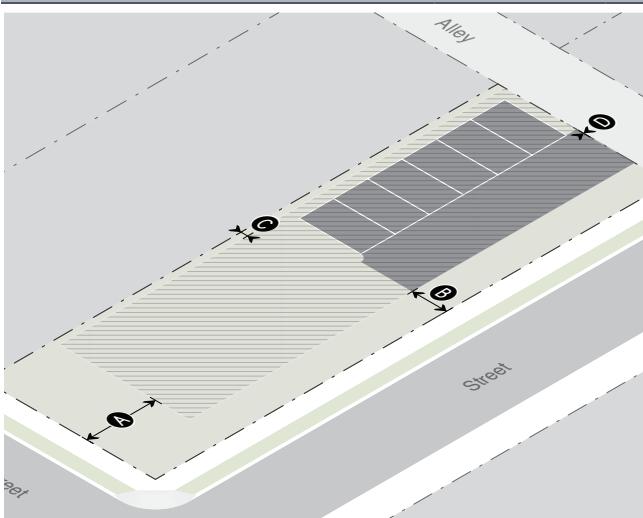
(Div. 5.5)

Landscape surface ratio (min)	(9.4.6.D.2)
Single-Family Detached	.45
Apartments/ Single-Family Attached	.21 & 70% in front 1/3 of lot
All other allowed uses	.35

#### Plant units (min)

Single-Family and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

## 2. Vehicle Access Standards



### Access

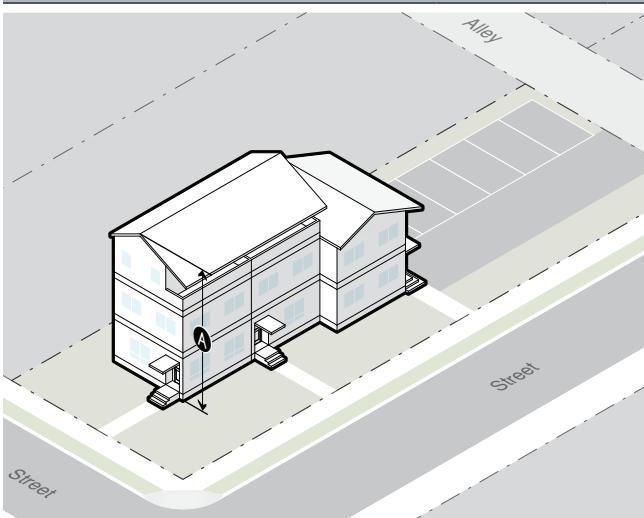
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Parking Setbacks

Primary street* (min)	20'	A
Secondary street* (min)	20'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

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

## 3. Bulk & Mass Standards



### Primary Building Height

(Sec. 9.4.9)

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

### Accessory Structure Height

Sec. 9.4.9

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

### Scale of Development

Sec. 9.4.13

Floor area ratio (FAR max)	
Single-Family Detached	.30
All other allowed uses	.40
Deed restricted housing exemption	Sec. 7.8.3.
Workforce housing floor area bonus	Sec. 7.8.4.
Individual building (max gross floor area)	10,000 sf

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(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'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(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
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)

<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	(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
<b>Sign Area</b>	
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
<b>Sign Type Standards</b>	
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.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. 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.)
Site area				X		(Sec. 5.7.1.)
≤ 15,000 sf				X		(Sec. 5.7.1.)
15,001 - 30,000 sf		X		X		(Sec. 5.7.1.)
> 30,000 sf	X		X	X		(Sec. 5.7.1.)
Sign					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	Density (max)	Individual Use (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	1 unit per lot	8,000 sf habitable-excluding basement	2/DU	
Attached Single-Family unit (6.1.4.C.) (E.1)	B	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.1)	B	E.1			
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	n/a		independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	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	n/a			
Accessory Uses					
Home Occupation (6.1.11.D.)	B	n/a		n/a	to be amended pending Housing Mitigation LDR Update
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	

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	Density (max)	Individual Use (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	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					to be amended pending Housing Mitigation LDR Update
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	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. 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 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	Lot Size (min)	Option Standards		
Allowed Subdivision Options				
Land Division	7,500 sf	(Sec. 7.2.3.)		
Condominium/Townhouse	n/a	(Sec. 7.2.4.)		
2. Residential Subdivision Requirements				
Affordable Housing	to be amended pending Housing Mitigation LDR Update			
Required Affordable Housing				
Schools and Parks Exaction	(Div. 7.5.)			
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities	(Div. 7.6.)			
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities				
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

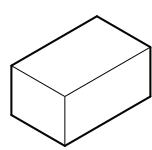
## E. Additional Zone-specific Standards

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

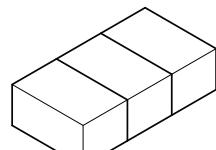
1. **Attached Single-Family Unit/Apartment.** No more than 8 units are allowed per building.

## F. Configuration Options

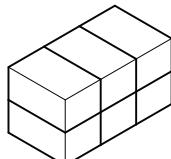
Configuration options in the NM-2 zone include, but are not limited to, the following:



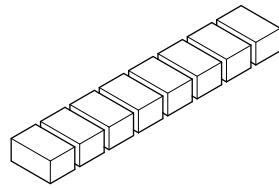
1 unit



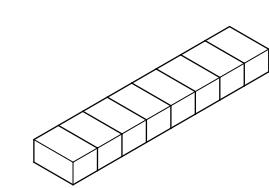
3 attached units



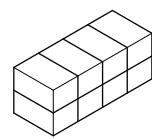
6 attached units



Detached units



8 attached units



8 attached units

## 2.2.9. NH-1: Neighborhood High Density 1

(P17-077)

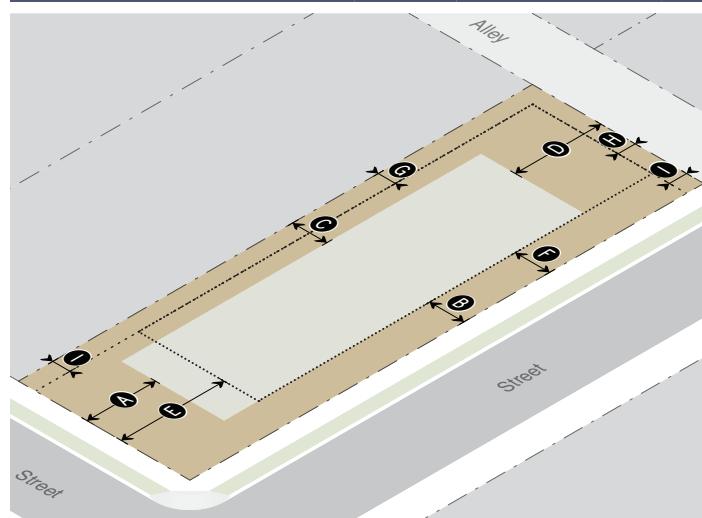
### A. Intent

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 standard. 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 Single-family home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.
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
Secondary 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
Secondary street (min)	10'	F
Side interior/rear (min)	5'	G
Rear alley (min)	10'	H

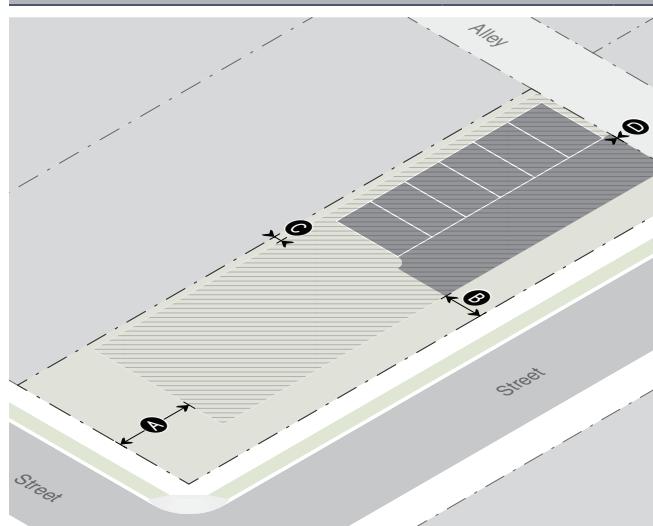
#### Site Development Setbacks

All site development, excluding driveways or parking.	
Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5'

#### Landscaping (Div. 5.5)

Landscape surface ratio (min)	(9.4.6.D.2)
Apartments/ Single-Family Attached	.21 & 70% in front 1/3 of lot
All other allowed uses	.30
Plant units (min)	
Single-Family and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

## 2. Vehicle Access Standards



### Access

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Driveway Setbacks

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

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

## 3. Bulk & Mass Standards



### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

#### Primary Building Height (Sec. 9.4.9)

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

#### Accessory Structure Height (Sec. 9.4.9)

All accessory structures (max)

14'

#### Scale of Development (Sec. 9.4.13)

Floor area ratio (FAR max)

.40

Deed restricted housing exemption

Sec. 7.8.3.

Workforce housing floor area bonus

Sec. 7.8.4.

Individual Building (max gross floor area)

10,000 sf

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(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'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(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
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)

<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	(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
<b>Sign Area</b>	
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
<b>Sign Type Standards</b>	
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.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. 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.)
Site area						
≤ 15,000 sf				X		(Sec. 5.7.1.)
15,001 - 30,000 sf		X	X			(Sec. 5.7.1.)
> 30,000 sf	X	X	X			(Sec. 5.7.1.)
Sign					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	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Residential					
Detached Single-Family unit	B	E.1	8,000 sf habitable-excluding basement	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Attached Single-Family unit (6.1.4.C.) (E.1)	B	E.1			
Apartment (6.1.4.D.) (E.2)	B	E.1			
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	to be amended pending Housing Mitigation LDR Update
Institutional					
Assembly (6.1.8.B.)	C	n/a		independent calculation	
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	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	n/a			
Accessory Uses					
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	to be amended pending Housing Mitigation LDR Update
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	

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	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot (max)		2/DU	to be amended pending Housing Mitigation LDR Update
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	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. 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 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	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Schools and Parks Exaction	(Div. 7.5.)	
Schools exaction		
Parks exaction		

**3. Infrastructure**

Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

**4. Required Subdivision and Development Option Permits**

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

**E. Additional Zone-specific Standards**

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

- 1. Minimum Density.** The minimum density for lots in the NH-1 is based on requiring a minimum density of 17.4 units per acre and are as follows:
  - Lots 5,125 sf or less: One Detached Single-Family Unit;
  - Lots 5,126 - 7,499 sf: Two units (either detached or attached)
  - Lots 7,500 or larger: Three units (either detached or attached)

## 2.2.13. CR-3: Commercial Residential-3

(P17-077)

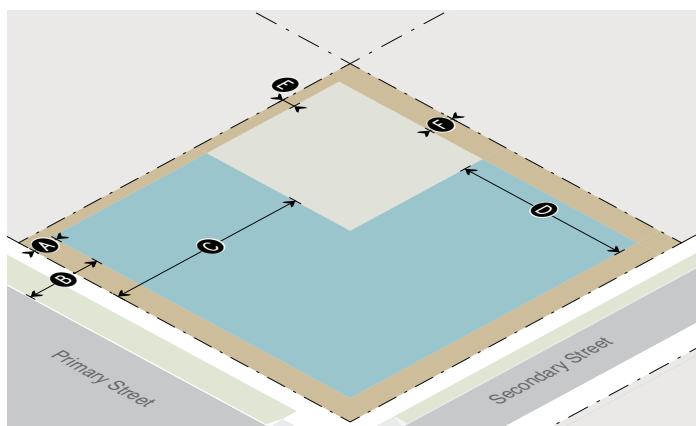
### A. Intent

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 and residential uses. This zone is located on both sides of Highway 89/191 from High School Road to Flat Creek bridge at the entrance to downtown Jackson.
2. Buildings. Buildings can be up to 3 or 4 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 with a screen-wall.
4. Land Use. Active uses, such as retail and service, are encouraged on the ground level, often with 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. 9.4.11

##### Highway 89/191

##### Primary street setback range

Property line (min)	20'	A
Back of curb (min)	30'	B
Property line (max)	85'*	C
Secondary street range (min-max)	10' - 85'*	D

##### All Other Streets

Primary street setback range (min-max)	10' - 65'*
Secondary street setback range (min-max)	10' - 65'*
Side interior (min)	5'
Rear (min)	10'
Abutting protected zone (min)	10'

\*Residential projects are exempt from the max setback requirement

#### Landscaping

Div. 5.5

Landscape surface ratio (min)	10%
Highway 89 streetscape standards	see E.5

#### Plant Units

All uses	1/1,000 sf of landscape area
Parking lot (all uses)	1/12 parking spaces

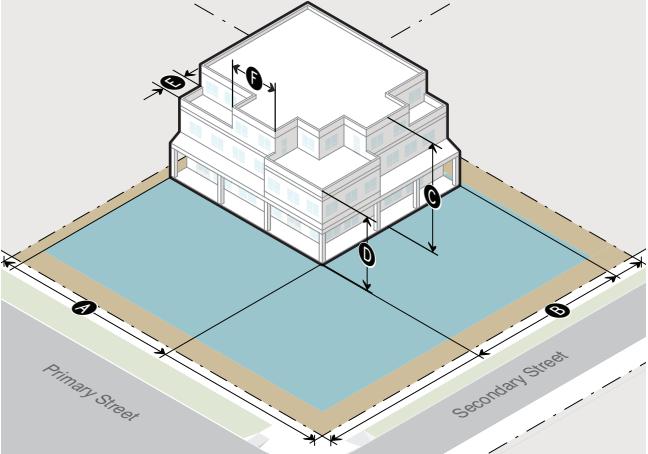
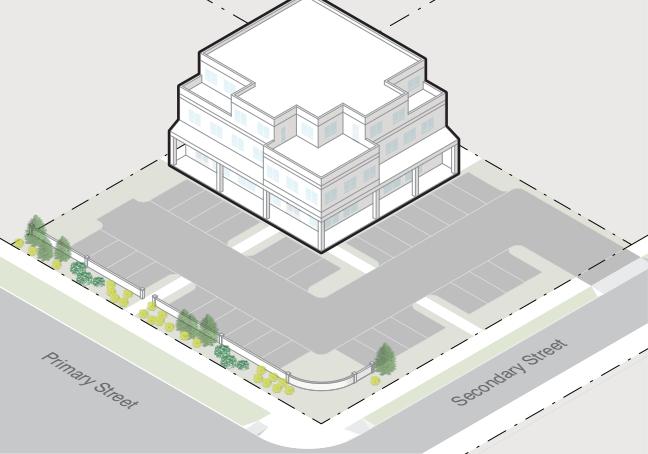
#### Parking Setbacks

Sec. 9.4.8.

Highway: primary street (min)	20'
All Other Streets: primary street (min)	10'
Secondary street (min)	10'

#### Access

Curb cut width (max)	24'
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2. Bulk Standards		3. Form Standards			
					
<b>Street Facade</b> <span style="float: right;">Sec. 9.4.11.</span>		<b>Design Guidelines</b> <span style="float: right;">Sec. 5.8</span>			
Width of ground and 2nd story in primary street setback range <span style="float: right;">A</span>		The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.			
% of lot width (min) <span style="float: right;">50%*</span> Length from street corner (min) <span style="float: right;">n/a</span>		<b>Pedestrian Frontage Options</b>			
Width of ground and 2nd story in secondary street setback range <span style="float: right;">B</span>		Trees in grates <span style="float: right;">see Sec. 2.2.1.C.2</span> Trees in lawn <span style="float: right;">see Sec. 2.2.1.C.3</span>			
% of lot width (min) <span style="float: right;">50%*</span> Length from street corner <span style="float: right;">n/a</span>		<b>Building Frontage Options</b>			
*Residential projects are exempt from the % of lot width requirement		Shopfront <span style="float: right;">see Sec. 2.2.1.D.1</span> Office <span style="float: right;">see Sec. 2.2.1.D.2</span> Residential <span style="float: right;">see Sec. 2.2.1.D.3</span> Highway <span style="float: right;">see Sec. 2.2.1.D.5</span>			
<b>Building Height</b> <span style="float: right;">Sec. 9.4.9.</span>		<b>Parking Type Options</b>			
Height (max) roof pitch $\geq 5/12$ <span style="float: right;">46' <span style="color: red;">C</span></span>		On-street parking <span style="float: right;">see Sec. 2.2.1.E.1</span> Surface parking <span style="float: right;">see Sec. 2.2.1.E.2</span> Enclosed parking <span style="float: right;">see Sec. 2.2.1.E.3</span>			
Height (max) roof pitch $< 5/12$ <span style="float: right;">42' <span style="color: red;">C</span></span>		Tuck-Under Parking <span style="float: right;">see Sec. 2.2.1.E.4</span> Structured parking <span style="float: right;">see Sec. 2.2.1.E.5</span> Underground parking <span style="float: right;">see Sec. 2.2.1.E.6</span>			
Stories (max) - see E.4 for additional height provisions <span style="float: right;">3 <span style="color: red;">C</span></span>		Remote parking <span style="float: right;">see Sec. 2.2.1.E.7</span>			
Height (min) - applies fronting Highway 89/191 only - see E.6 <span style="float: right;">24' <span style="color: red;">D</span></span>					
<b>Building Stepback</b> <span style="float: right;">Sec. 9.4.12.</span>					
Stepback for any 3rd story street facade or street facade over 30' (min) <span style="float: right;">10' <span style="color: red;">E</span></span>					
Encroachment in stepback (max % of overall facade width) <span style="float: right;">60% <span style="color: red;">F</span></span>					
A building with only residential use that has at least 4 units is exempt from the stepback requirement					
<b>Scale of Development</b>					
Floor area ratio (FAR max) <span style="float: right;">0.40</span>					
Deed restricted housing exemption <span style="float: right;">Sec. 7.8.3.</span>					
Workforce housing floor area bonus <span style="float: right;">Sec. 7.8.4.</span>					

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side yard	6'
<b>Setback (min)</b>	
Primary or side street lot line/R.O.W./sidewalk	1'
Side or rear lot line	0'
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b>	
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO)</b>	
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Lumens per site (max)	3
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO)</b>	
<b>7. Natural Hazards to Avoid</b>	

<b>Steep Slopes</b>	Sec. 5.4.1.
Development prohibited	Slopes > 30%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	Sec. 5.4.2.
<b>Fault Area</b>	Sec. 5.4.3.
<b>Floodplains</b>	Sec. 5.4.4.
<b>Wildland Urban Interface</b>	Sec. 5.4.5.

<b>8. Physical Development Permits Required</b>							
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
Site Area							
< 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.
Sign					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.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	B	n/a	n/a	0.25/bed	
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	
Retail (6.1.6.C.)	B	50,000 sf	n/a	3.37/1,000 sf	
Service (6.1.6.D.)	B	excluding basement	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	
Mini-Storage Warehouse (6.1.6.G.)	B	n/a	n/a	1/10 storage units + 1/ employee	
Heavy Retail/Service (6.1.6.F.) (E.3)	C	n/a	n/a	1.5/1,000 sf + 2.25 per repair bay + 0.75/wash bay	
Amusement/Recreation					
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	
Institutional Uses					
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	
Industrial Uses					
Light Industry (6.1.9.B)(E.3)	C	n/a	n/a	0.75/1,000sf + 0.75/company vehicle	to be amended pending Housing Mitigation LDR Update

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	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Transportation/Infrastructure					
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		
Accessory Uses					
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	
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	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.)

<b>3. Operational Standards</b>	
<b>Outdoor Storage</b>	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
<b>Refuse and Recycling</b>	Sec. 6.4.2.
Trash & recycling enclosure required	> 4 DUs and all nonresidential
<b>Noise</b>	Sec. 6.4.3.
Sound level at property line (max)	65 DBA
<b>Vibration</b>	Sec. 6.4.4.
<b>Electrical Disturbances</b>	Sec. 6.4.5.
<b>Fire and Explosive Hazards</b>	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.

<b>1. Allowed Subdivision and Development Options</b>		
<b>Option</b>	<b>Lot Size (min)</b>	<b>Option Standards</b>
Allowed Subdivision Options		
Land Division	7,500 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
<b>2. Residential Subdivision Requirements</b>		
<b>Affordable Housing</b>		
Required Affordable Housing		To be amended, pending Housing Mitigation LDR update
<b>Schools and Parks Exaction</b>		
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	
Parks exaction	9 acres per 1,000 resident	
<b>3. Infrastructure</b>		
<b>Transportation Facilities</b>		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
<b>Required Utilities</b>		(Div. 7.7.)
Water		public
Sewer		public

#### 4. Required Subdivision and Development Option Permits

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

#### 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.

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

- ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.
- iii. The on-street parking shall follow the established configuration of existing on-street parking.
- iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.
- 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 191/89 or South Park Loop Frontage.** Heavy Service/Retail and Light Industry uses are only allowed on sites with Highway 191/89 frontage south of South Park Loop Road and sites with South Park Loop frontage.

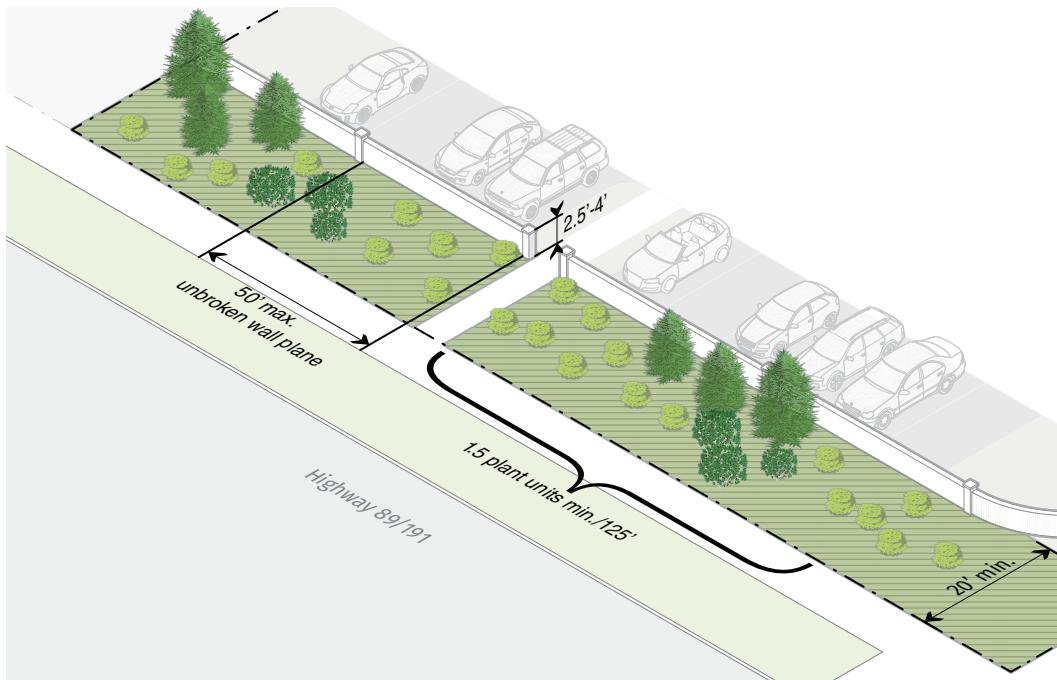
4. **Workforce Housing Incentive for Additional Height.** A structure may be 48' in height and four stories provided the following criteria are met.
  - a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor 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.

#### 5. Highway 89/191 Streetscape Standards

The following standards apply to all development abutting Highway 89/191. The goal is to provide for an attractive, high-quality streetscape.

- a. **Landscape Strip**
  - i. The first 20 feet adjacent to the right-of-way must be landscaped along the entire property frontage, except for breaks allowing pedestrian, bicycle and vehicular connections.
  - ii. The required landscape strip must include 1.5 plant units per 125 linear feet, as described in Div. 5.5. In order to maximize year-round screening, Alternative C is preferred.
- b. **Screening Wall for Parking Lots**
  - i. A screening wall (or year round vegetative hedge) must be placed within the landscape strip when the landscape strip abuts a parking lot. The screening wall or hedge must range in height from 2.5 feet minimum to 4 feet maximum. Variations in height are encouraged.
  - ii. The screening wall cannot be located in the public right-of-way.

- iii. The screening wall must be constructed of high-quality materials that are a combination of one or more of the following: stone, cast-stone, split-faced block, stucco over concrete masonry blocks, glass block, or other material approved by the Planning Director.
- iv. The maximum allowed length of a continuous, unbroken and uninterrupted wall plane of the screening is 50 feet. Breaks must be provided through the use of columns with an alternative material or through staggering the wall by at least 1 foot.
- v. The following graphic shows standards for required landscape strip and screening wall.



## 6. Highway 89/191 Minimum Height and Building Material Standards

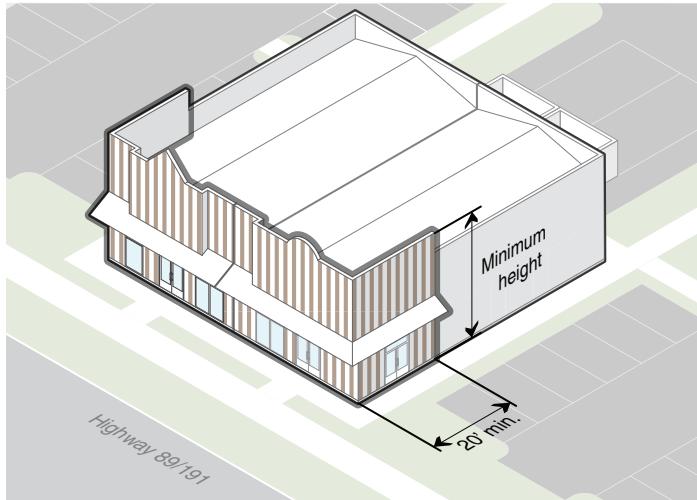
The following standards apply to any building located within 85 feet of the ROW of Highway 89/191.

### a. Minimum Height

The minimum height requirement applies to all building facades that face Highway 89/19. The minimum height requirement must wrap the corner of the building and extend at least 20 feet down the side of all building facades that do not have an immediately abutting building.

b. Building Materials

- i. Any building materials and treatments applied to building facades that face Highway 89/19 must wrap the corner of the building and extend at least 20 feet down the side of all building facades that do not have an immediately abutting building.
- ii. The following graphic shows standards for building height and building materials for buildings within 85' of Hwy. 89/191.



## E. Establishment of a New PUD

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

## F. Amendment of an Existing PUD or Other Special Project

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

## G. PUD Option Schedule

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

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

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

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

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

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

- 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.

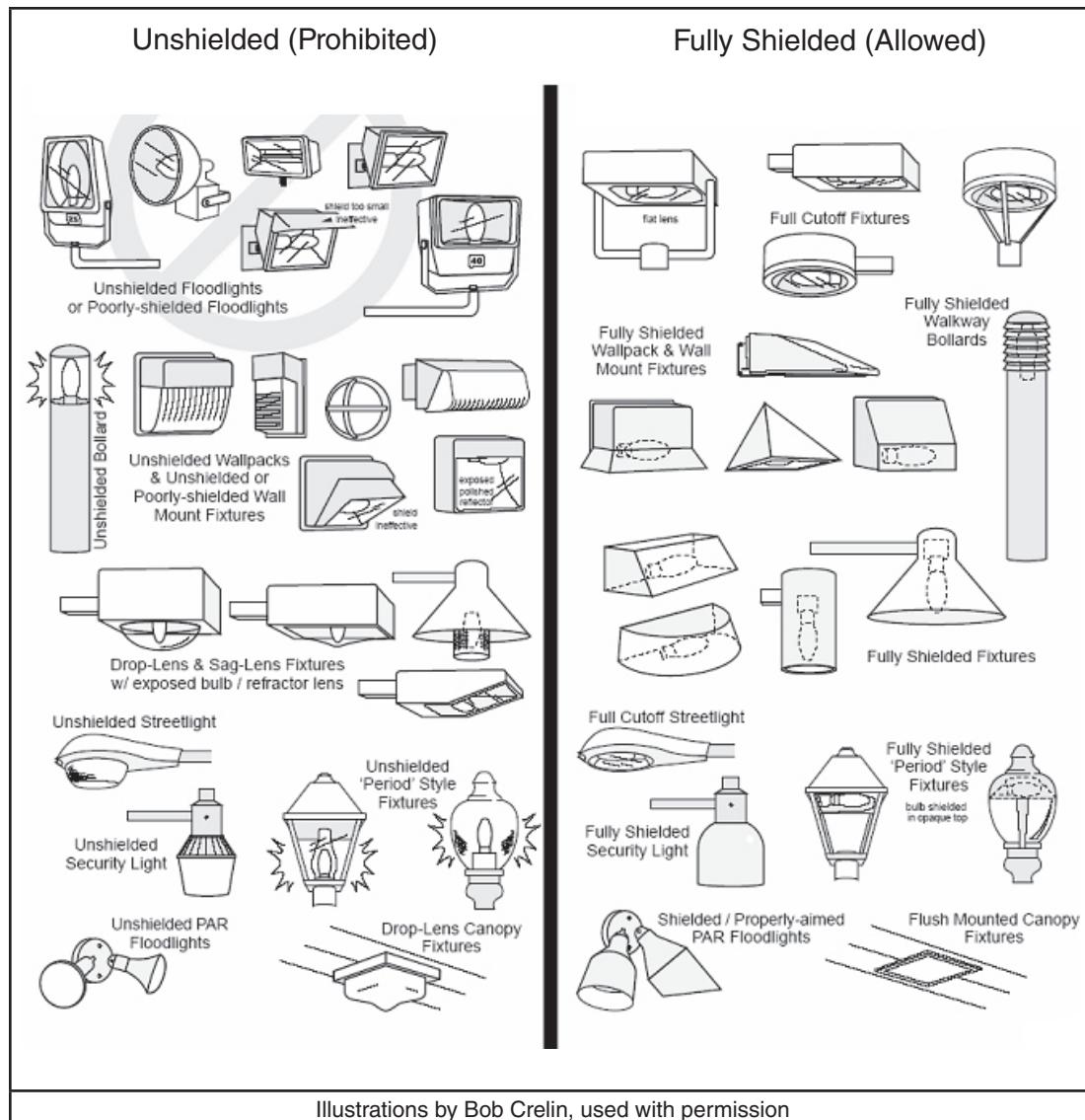
1. **Alterations and Additions.** Structural alterations and additions to existing structures shall be exempt from the standards of this Section.
2. **Land in Conservation Easement.** Land protected by a conservation easement where proposed development density is one house per 70 acres or less and the 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 avoidance is not practicable due to significant topographical constraints related to the property, may higher quality habitats or vegetative cover types be impacted.

## 5.3.1. Exterior Lighting Standards (P17-077)



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.

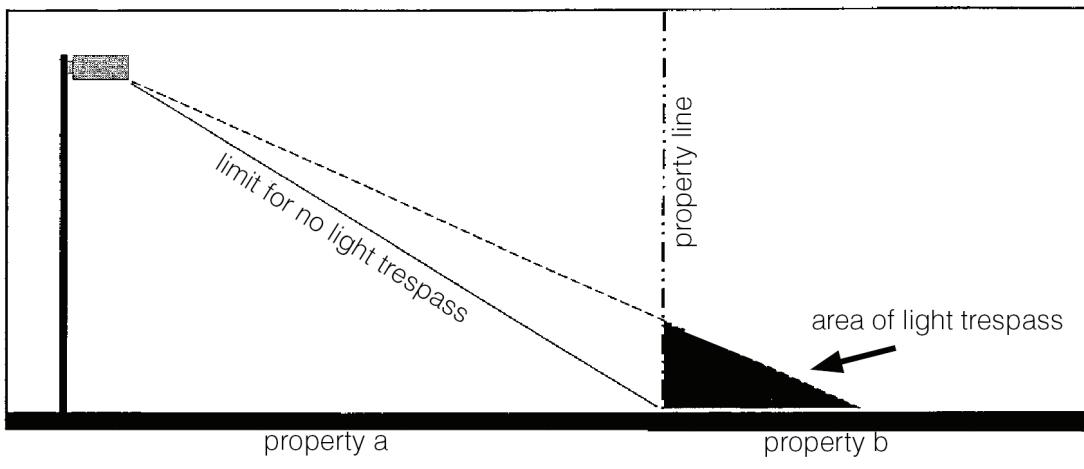
How much light is permitted? All Fixtures	Unshielded Fixtures (for lights emitting fewer than 600 lumens)
<b>Maximum lumens per sq ft of site development</b>	
DC, CR-1, CR-2, CR-3, OR, TS, UC, BP-ToJ, MHP-ToJ, P/SP, P-ToJ, NL-5, NM-2, NH-1	3
R-ToJ, NL-1, NL-2, NL-3, NL-4, NM-1	1.5
<b>Maximum lumens per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

- 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, CR-3, OR, TS, UC, BP-ToJ, MHP-ToJ, P/SP, P-ToJ, NL-5, NM-2, NH-1	18 feet
R-ToJ, NL-1, NL-2, NL-3, NL-4, 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, astronomic time switches or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.

## 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. **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.
  - b. **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.
3. For development which is shown to be visible from the designated corridors or viewpoints, the analysis shall demonstrate, in accurate perspective format, the measures proposed to blend the development into the context of the setting. The setting shall include the view frame of the picture when viewing the development from a particular viewpoint and will typically include the backdrop

## 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 (P17-077)

#### A. Slopes in Excess of 25%

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

#### B. Exceptions

1. **Manmade Slopes.** Physical development on manmade slopes is permitted, provided that the proposed finish grade complies with all other applicable standards of these LDRs.
2. **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.
3. **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.
3. **Conditional Use Permit Required.** Prior to any terrain disturbance, removal of vegetation, or any physical development, use, development option, or subdivision, a Conditional Use Permit shall be required.

### 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	All Other Uses
R	0	--	--	1 per 8 spaces
MHP-ToJ	--	--	--	1 per 8 spaces
NL-1	--	--	1 per 12 spaces	1 per 12 spaces
NL-2	--	--	1 per 12 spaces	1 per 12 spaces
NL-3	--	--	--	--
NL-4	--	--	--	--
NL-5	--	--	1 per 12 spaces	1 per 12 spaces
NM-1	--	--	--	--
NM-2	--	1 per 12 spaces	1 per 12 spaces	1 per 12 spaces
NH-1	--	1 per 12 spaces	1 per 12 spaces	1 per 12 spaces
BP-ToJ	--	--	--	1 per 16 spaces
UC	--	--	--	1 per 12 spaces
TS	--	--	--	0
DC	--	--	--	0
CR-1	--	--	--	1 per 12 spaces
CR-2	--	--	--	1 per 12 spaces
CR-3	--	--	--	1 per 12 spaces
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:
  - To avoid large, unbroken expanses of asphalt;
  - To screen or soften parked vehicles as viewed from off site;
  - To provide attractive, pleasing streetscapes; and
  - 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.

**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, PRD, MHP-ToJ, 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.

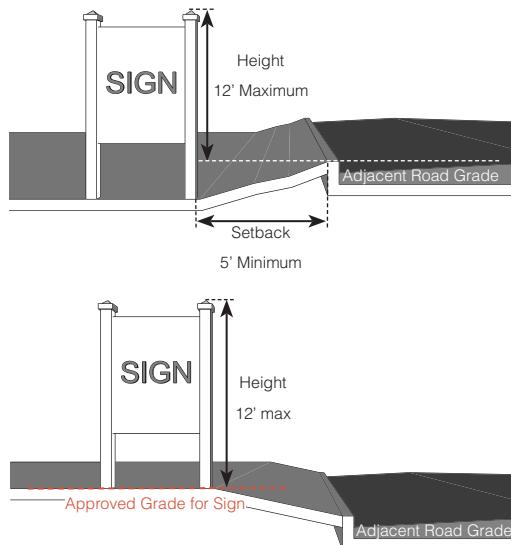
#### F. Landscaping in Public Rights-of-Way

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 the public properties to be landscaped and maintained and the adjacent private property. When such property lies within the right-of-way of a street or highway maintained by the Wyoming Department of Transportation (WYDOT), a landscape permit from WYDOT must be obtained.

## 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, NL-1, NL-2, NL-3, NL-4, NL-5, NM-1, NM-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 CR-2, CR-3, 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 (P17-077)

#### 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.
3. All applications for residential development that includes three or more attached units.

#### 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](http://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.

## Div. 6.1. Allowed Uses

### 6.1.1. Use Schedule (P17-077)

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

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

E. **Permit Exemption for Emergency Response**

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

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

### F. Use Schedule

The use schedule is established in the following tables.

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

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

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required <sup>z</sup> = Use subject to zone specific standards

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

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

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

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

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

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required <sup>z</sup> = Use subject to zone specific standards

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

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

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

## Div. 6.4. Operational Standards

### 6.4.1. Outside Storage (3/22/17, Ord. 1170)

#### A. Use of Front Yards

The use of the front yard (street yard) of a residential use for the storage of boats, snowmobiles, trailers, RVs, and similar motor vehicles and equipment is prohibited.

#### B. Storage of Structures

The storing of structures of any kind is not permitted in any residential zone.

#### C. Vehicle and Equipment Storage - Vacant Property

The storage of any vehicle on vacant property in a residential zone for more than 3 consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. This also includes heavy equipment, construction equipment, and construction materials. Nothing herein shall be construed to prohibit the storage of vehicles and equipment for temporary construction, provided the storage area is fenced, well marked, and posted. For purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence.

#### D. Outdoor Display

The organized outdoor display of goods for sale in association with a nonresidential use is allowed, except an Adult Entertainment Business (see [6.1.7.E.](#)), provided it is contained on private property.

### 6.4.2. Refuse and Recycling (1/1/15, Ord. 1074)

#### A. Town Trash and Recycling Enclosures

Trash and recycling enclosures shall be provided for all nonresidential uses and multi-family developments of 4 or more units. Enclosures shall be of similar material and color to the building. Enclosures shall be entirely enclosed with the side facing the street or alley to be a gate whenever feasible. Enclosures shall provide adequate space for recycling as determined by the Planning Director. Enclosures shall be consolidated wherever possible.

### 6.4.3. Noise (P17-077)

All uses shall conform with the following standards.

#### A. Maximum Noise

Noises shall not exceed the maximum sound levels prescribed in the table below, beyond the site boundary lines, except that when a nonresidential activity in contiguous to a residential zone, the residential zone standard shall govern.

Noise Level Restrictions	
Zone	Maximum Permitted Sound Level
R, MHP-ToJ, NL-1, NL-2, NL-3, NL-4, NL-5, 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)

## Div. 7.1. Development Option Standards

### 7.1.1. Development Options Schedule (P17-077)

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

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

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

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

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

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

[Section number reserved, standards only apply in County]

### 7.1.3. [deleted] (P17-077)

[Section number reserved, original Section deleted]

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

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

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

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

## Div. 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 (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																
		Complete Neighborhood Zones													Rural Area Zones	
		NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	Stds
Land Division	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	<a href="#">7.2.3.</a>
Condominium/ Townhouse	--	--	--	--	--	--	P	p	P	P	P	P	p	P	--	<a href="#">7.2.4.</a>

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

Town Legacy Zones - Subdivision Types						
	Complete Neighborhood Zones		Rural Area Zones	Civic Zones		
	BP- TS	MHP- UC	R- ToJ	P/SP- ToJ	P- ToJ	Stds
Land Division	P	P	P	P	P	<a href="#">7.2.3.</a>
Condominium/ Townhouse	P	P	P	--	P	<a href="#">7.2.4.</a>

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

## 7.8.4. Workforce Housing Floor Area Bonus (P17-077)

### A. Intent

In most cases, the volume of building allowed by the minimum setbacks and maximum height exceeds the volume of building allowed by the FAR of a property. The purpose of the workforce housing floor area bonus is to encourage development, especially by the private sector, of additional deed restricted housing in that excess volume by allowing additional unrestricted floor area.

### B. Applicability

The exemptions of this Section shall apply to both the deed restricted and unrestricted floor area approved pursuant to this Section.

1. **Maximum Amount of Unrestricted Housing.** The maximum amount of unrestricted floor area that can be approved pursuant to this Section is limited by the amount of restricted floor area provided pursuant to this Section, as tabulated below.

Maximum Exempt Unrestricted Floor Area per Voluntarily Restricted Floor Area	
Zone	Unrestricted Floor Area : Restricted Floor Area
NM-2	2:1
NH-1	2:1
DC	2:1
CR-1	2:1
CR-2	2:1
CR-3	2:1
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.F.](#)); or

#### 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) (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. **Detached Single-Family Dwelling.** Physical development of a detached single-family dwelling if:
  - i. The proposed location is not within the NRO;
  - ii. It is the only dwelling unit on the lot of record, or the density on the site is less than or equal to one dwelling unit per 35 acres of base site area; and

- iii. Compliance with all setback and buffer standards in Div. 5.1. and Div. 5.2. is demonstrated.
- c. **Expansion.** Expansion of an existing building or the addition of an accessory structure within the impact area of the existing building.
- d. **Conservation Easement.** Land subject to a conservation easement held by a formal land trust that has a mandate to protect conservation values, for which a rigorous review and study of the conservation values of the land has been performed as a basis for establishing the easement, if the applicant demonstrates that the review and study satisfies the objectives of the EA. In such instances the review and study completed for the conservation easement may be substituted for the EA.
- e. **Other.** The Planning Director may waive the requirement for an EA if the development complies with the following:
  - i. The lot of record is outside the NRO and the application demonstrates compliance with all setback and buffer standards in Div. 5.1. and Div. 5.2.; or
  - ii. The lot of record is in the NRO but is also in an area that has well-documented habitat information where additional physical development, use, development options and subdivision is anticipated to have minimal additional negative impacts to animal species protected by Sec. 5.2.1. While an EA is not required for lands meeting this exemption, development on such lands shall still be subject to certain standards for development determined appropriate by the Planning Director or the Town Council.

#### C. Professional Preparation

An EA shall be prepared by an environmental professional with expertise in the subject of environmental sciences based on education, professional certifications, experience in the field, and their understanding of these LDRs, the Jackson/Teton County Comprehensive Plan, and the goals and objectives thereof.

#### D. Substantial Changes

When changes are made to the proposal after the EA has been completed, so that the accuracy of the EA is significantly compromised, the Planning Director may require that the applicant provide updated analysis data to address the changes.

#### E. Expiration

1. An EA that is completed 3 or more years before the submittal of the associated application shall not be considered current and shall not meet the requirements of this Section.
2. Notwithstanding the standard above, the Planning Director may require a wholly new or amended EA for EAs that are less than 3 years old if the standards or circumstances analyzed have been altered significantly.
3. The Planning Director may extend the expiration date of an EA beyond 3 years if:

## B. Maximum Density

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

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

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

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

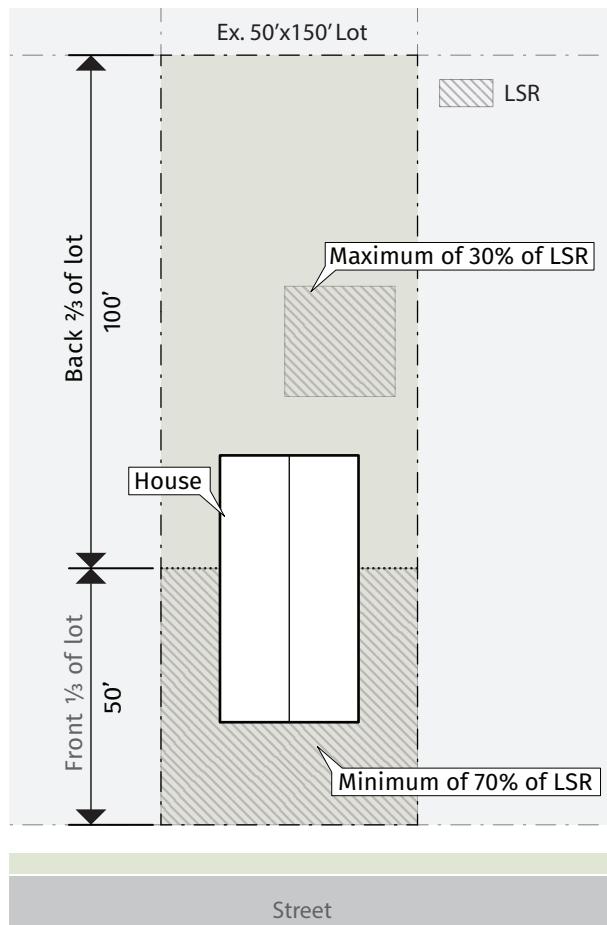
**EXAMPLE:** On a site area of 24,000 square feet a building with 8,000 square feet of habitable floor area where 2,000 square feet was in the basement would have an FAR of .25 ((8,000-2,000)/24,000 = .25). Alternatively, unless otherwise defined in these LDRs, the maximum allowed floor area is calculated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

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

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

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

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



#### E. Lot Coverage

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

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

#### F. Minimum Lot Size

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

## E. Street Setback

### 1. Point of Measurement

- a. **Character Zones.** In a Character Zone (Div. 2.2. & Div. 3.2.) a street setback shall be measured to the back of the pedestrian frontage.
- b. **Legacy Zones.** In a Legacy Zone (Div. 2.3. & Div. 3.3.) a street setback shall be measured to any road right-of-way, roadway, vehicular access easement, additional width required for right-of-way purpose as established in the Master Plan for Street Improvements, or property line from which access is taken, except that a street setback shall not be measured to a driveway easement.

## F. Driveway Setback

The minimum setback from a driveway easement shall be 5 feet, but shall not reduce the side or rear yard setback as measured to a lot line.

## G. Side Setback

A side setback shall be measured to any side lot line.

## H. Rear Setback

A rear setback shall be measured to any rear lot line.

## I. Site Development Setback Exemption

Site development setbacks shall not apply from a lot line to a road or driveway when the lot line is within an easement and properties on both sides of the lot line benefit from the easement.

## J. Encroachments into Setbacks

1. **Residential Zones (NL-1, NL-2 NL-3, NL-4, NL-5, NM-1, NM-2, NH-1)**
2. **Front Setback:** Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a front yard by not more than 6 feet.
  - a. **Side and Rear Setback:** Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard but not closer than 1 foot from a property line. The allowances in this subsection b. apply only to primary structures and do not apply to ARUs or accessory structures.
3. **Commercial buildings**
  - a. Architectural encroachments are not permitted in any setback in a commercial zones/buildings.

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

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

## O

(P17-077)

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

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

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

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

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

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

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

## P

(P17-077)

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

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

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

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

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

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

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

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

**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 Low Density -1 (NL-1), Neighborhood Low Density -2 (NL-2) Neighborhood Low Density -3 (NL-3), Neighborhood Low Density -4 (NL-4), Neighborhood Low Density -5 (NL-5), and Neighborhood Medium Density -1 (NM-1).

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

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

## R

(1/1/15, Ord. 1074)

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**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.

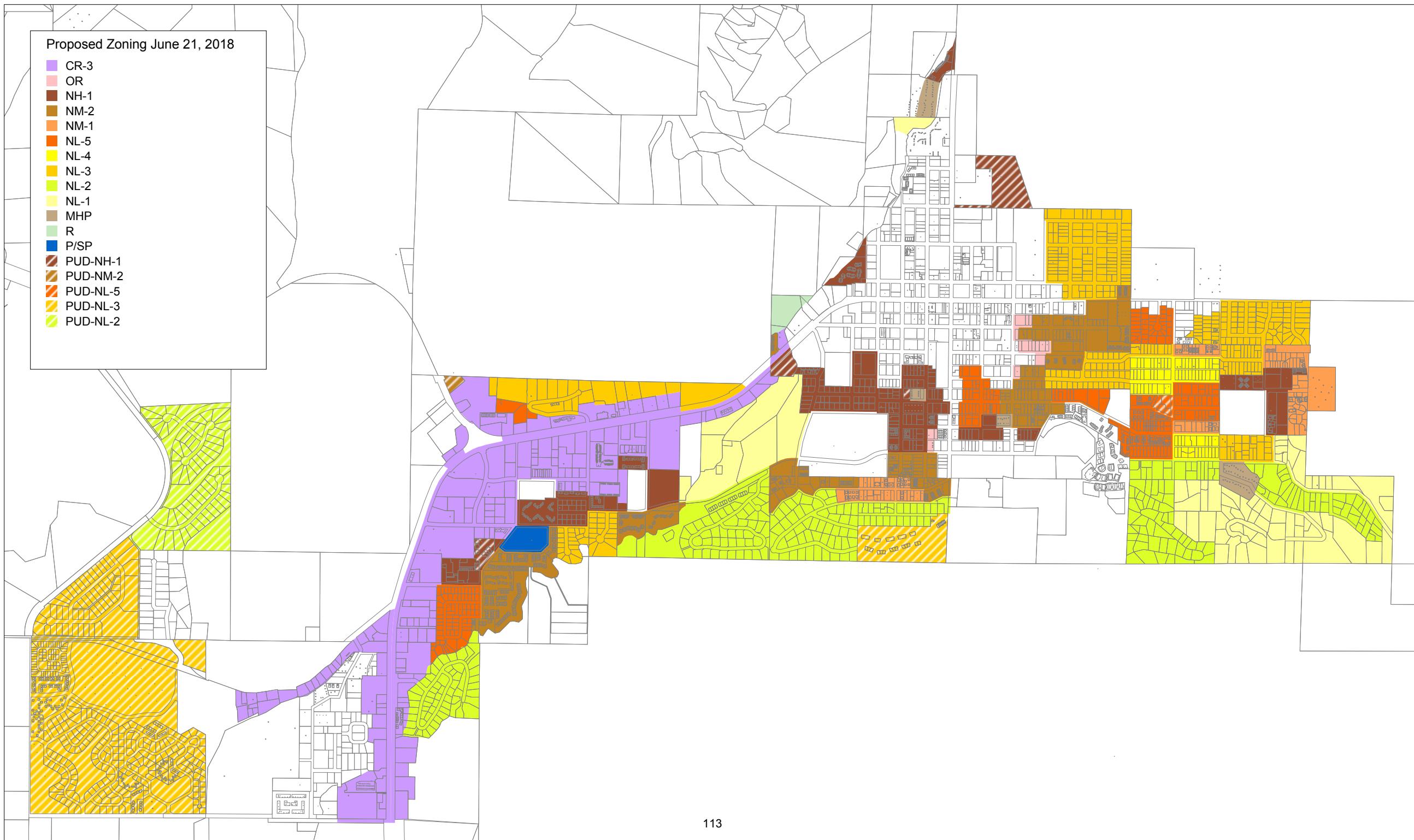
**Recreational Park Trailers (RPT).** An RPT or park model, is a trailer type that is primarily designed to provide temporary living quarters for recreational, camping, travel or seasonal use that meets the following criteria: (1) built on a single chassis; (2) mounted

## SECTION II.

Section II of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to remove the Urban Residential (UR), Auto-Urban Commercial-Town (AC-ToJ), Auto-Urban Residential-Town (AR-ToJ), Business Park Restricted Uses (BP-R), Business Conservation-Town (BC-ToJ), Residential Business (RB), Neighborhood Conservation-Town (NC-ToJ), Neighborhood Conservation-2-Family (NC-2), and Suburban-Town (S-ToJ) legacy zones, and add the NL-1: Neighborhood Low Density 1, NL-2: Neighborhood Low Density 2, NL-3: Neighborhood Low Density 3, NL-4: Neighborhood Low Density 4, NL-5: Neighborhood Low Density 5, NM-1: Neighborhood Medium Density 1, NM-2: Neighborhood Medium Density 2, NH-1: Neighborhood High Density 1, and CR-3: Commercial Residential 3 character zones, to wit:

## Proposed Zoning June 21, 2018

- CR-3
- OR
- NH-1
- NM-2
- NM-1
- NL-5
- NL-4
- NL-3
- NL-2
- NL-1
- MHP
- R
- P/SP
- PUD-NH-1
- PUD-NM-2
- PUD-NL-5
- PUD-NL-3
- PUD-NL-2



### SECTION III.

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

### SECTION IV.

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

### SECTION V.

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

PASSED 1ST READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
PASSED 2ND READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
PASSED AND APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TOWN OF JACKSON

BY: \_\_\_\_\_  
Pete Muldoon, Mayor

ATTEST:

BY: \_\_\_\_\_  
Sandy Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

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

I hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

I further certify that the foregoing Ordinance was duly recorded on page \_\_\_\_\_ of Book \_\_\_\_\_ of Ordinances of the Town of Jackson, Wyoming.

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Sandy Birdyshaw, Town Clerk

## **ORDINANCE J**

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

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

### **SECTION I.**

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

## D. Development Options and Subdivision

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

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

## D. Development Options and Subdivision

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

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

### C. Allowed Uses and Use Standards

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

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

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

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

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

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

## D. Development Options and Subdivision

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

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

### C. Allowed Uses and Use Standards

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

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

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

### 3. Operational Standards

#### Outdoor Storage

Sec. 6.4.1.

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

#### D. Development Options and Subdivision

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

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

#### 4. Required Subdivision and Development Option Permits

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

#### E. Additional Zone-Specific Standards

##### 1. Provision of Nonresidential, Nonlodging Parking

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

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

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

**4. Operational Standards**

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

**D. Development Options and Subdivision**

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

**1. Allowed Subdivision and Development Options**

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

**2. Residential Subdivision Requirements****Affordable Housing**

Required Affordable Housing	1 affordable unit per 4 market units
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**Schools and Parks Exaction**

Schools exaction

Parks exaction

**3. Infrastructure****Transportation Facilities**

Access

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

Paved travel way for Minor Local Road (min)

**Required Utilities**

Water

Sewer

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

## E. Additional Zone-specific Standards

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

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

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

#### D. Development Options and Subdivision

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

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

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

## E. Additional Zone-specific Standards

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

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

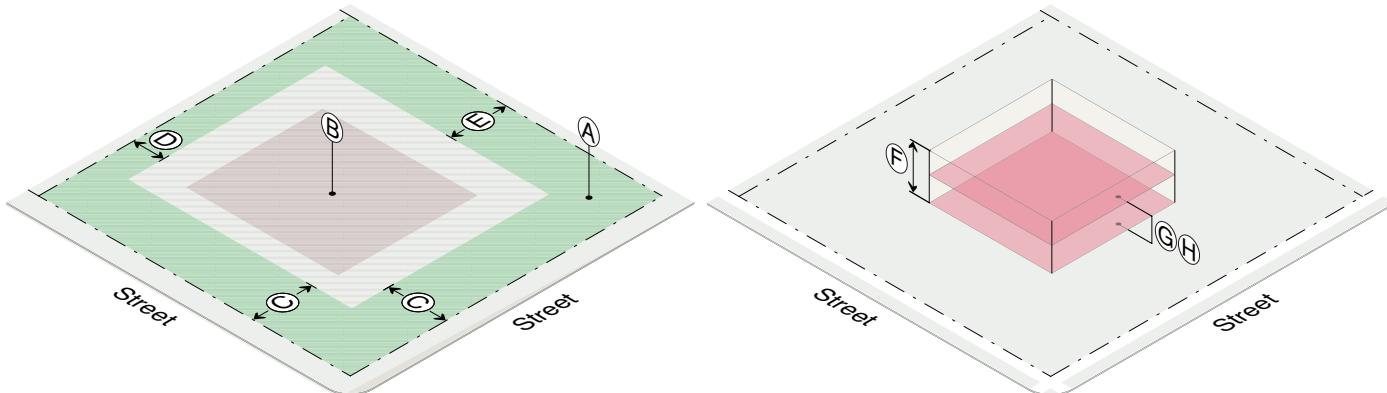
### 2.3.10. Business Park-Town (BP-ToJ)

#### A. Intent

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

#### B. Physical Development

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



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

### C. Allowed Uses and Use Standards

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

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

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

## 2.3.10. Business Park-Town (BP-ToJ)

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

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

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

## D. Development Options and Subdivision

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

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

**3. Maximum Scale of Use**

not applicable

**4. Operational Standards****Outside Storage**

(Sec. 6.4.1.)

**Refuse and Recycling**

(Sec. 6.4.2.)

Trash and recycling enclosure required

&gt;4 DUs and all nonresidential

**Noise**

(Sec. 6.4.3.)

Max sound level at property line

55 DBA

**Vibration**

(Sec. 6.4.4.)

**Electrical Disturbances**

(Sec. 6.4.5.)

**Fire and Explosive Hazards**

(Sec. 6.4.6.)

**D. Development Options and Subdivision**

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

**1. Allowed Subdivision and Development Options**

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

**2. Residential Subdivision Requirements****Affordable Housing**

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

**Schools and Parks Exactions**

(Div. 7.5.)

School Exaction

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

Park Exaction

9 acres per 1,000 resident

**3. Infrastructure****Transportation Facilities**

(Div. 7.6.)

Access

required

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

60'

Paved travel way for a Minor Local Road (min)

20'

**Required Utilities**

(Div. 7.7.)

Water

public

Sewer

public

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

## E. Additional Zone-specific Standards

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

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

## D. Development Options and Subdivision

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

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

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

#### D. Development Options

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

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Option Standards		
Allowed Subdivision Options				
Land Division	n/a	(Sec. 7.2.3.)		
Condominium/Townhouse	n/a	(Sec. 7.2.4.)		
2. Residential Subdivision Requirements				
Affordable Housing				
Required Affordable Housing	1 affordable unit per 4 market units			
Schools and Parks Exactions				
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities				
Access				
Required Utilities				
Water	Connection to public supply required			
Sewer				

## 4. Required Subdivision and Development Option Permits

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

**3. Maximum Scale of Use**

not applicable

**4. Nuisance Standards****Outside Storage**

(Sec. 6.4.1.)

**Refuse and Recycling**

(Sec. 6.4.2.)

Trash and recycling enclosure required

&gt;4 DUs and all nonresidential

**Noise**

(Sec. 6.4.3.)

Max sound level at property line

65 DBA

**Vibration**

(Sec. 6.4.4.)

**Electrical Disturbances**

(Sec. 6.4.5.)

**Fire and Explosive Hazards**

(Sec. 6.4.6.)

**D. Development Options**

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

**1. Allowed Subdivision and Development Options**

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

**2. Residential Subdivision Requirements****Affordable Housing** (Div. 7.4.)

Required Affordable Housing 1 affordable unit per 4 market units

**Schools and Parks Exactions** (Div. 7.5.)Schools exaction 0.02 acres per 1- or 2-family unit  
0.015 acres per multi-family unit

Parks exaction

**3. Infrastructure****Transportation Facilities** (Div. 7.6.)

Access required

**Required Utilities** (Div. 7.7.)

Water Connection to public supply required

Sewer

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

## E. Establishment of a New PUD

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

## F. Amendment of an Existing PUD or Other Special Project

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

## G. PUD Option Schedule

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

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

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

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

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

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

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

## Div. 6.1. Allowed Uses

### 6.1.1. Use Schedule (P17-077)

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

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

E. **Permit Exemption for Emergency Response**

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

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

### F. Use Schedule

The use schedule is established in the following tables.

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

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

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required <sup>z</sup> = Use subject to zone specific standards

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

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

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

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

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

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required <sup>z</sup> = Use subject to zone specific standards

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

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

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

## Div. 6.2. Parking and Loading Standards

### 6.2.1. Purpose (P17-077)

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

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

#### A. Required Parking

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

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

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

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

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

## B. Shared Parking

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

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

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

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

## C. Required Disability Parking

## Div. 7.1. Development Option Standards

### 7.1.1. Development Options Schedule (P17-077)

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

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

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

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

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

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

[Section number reserved, standards only apply in County]

### 7.1.3. [deleted] (P17-077)

[Section number reserved, original Section deleted]

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

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

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

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

## Div. 9.3. Abbreviations

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

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

### 9.3.2. Common Abbreviations (P17-077)

The abbreviations provided below have the following meanings:

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

### C. Adjusted Site Area

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

Adjusted site area is gross site area minus the following:

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

### D. Minimum Site Area

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

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

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

## 9.4.6. Density/Intensity (P17-077)

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

### A. General

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

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

## B. Maximum Density

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

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

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

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

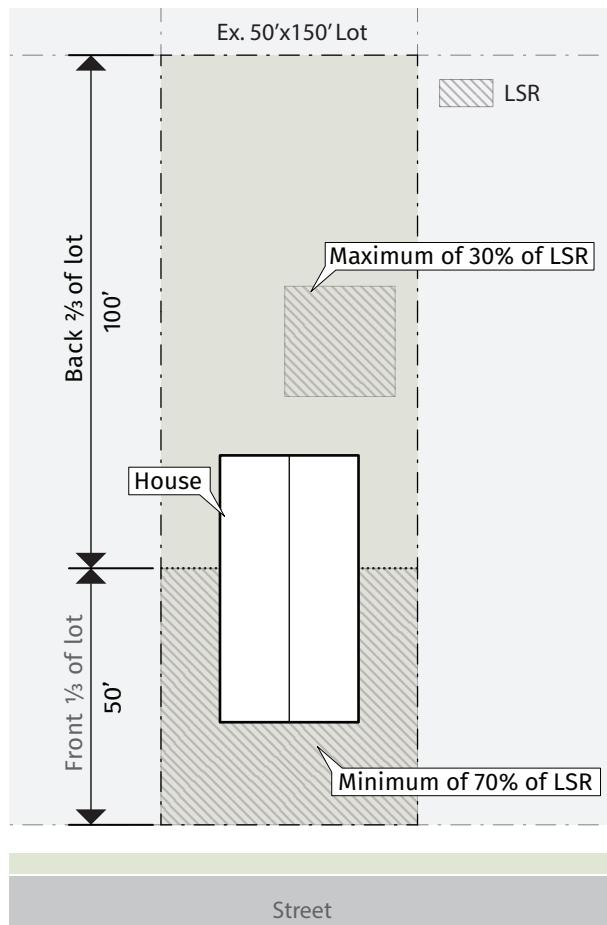
**EXAMPLE:** On a site area of 24,000 square feet a building with 8,000 square feet of habitable floor area where 2,000 square feet was in the basement would have an FAR of .25 ((8,000-2,000)/24,000 = .25). Alternatively, unless otherwise defined in these LDRs, the maximum allowed floor area is calculated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

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

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

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

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



#### E. Lot Coverage

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

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

#### F. Minimum Lot Size

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

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

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

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

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

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

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

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

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

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

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

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

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

**L** (P17-077)

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

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

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

**Landscape Surface Ratio.** See 9.4.6.D.

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

**Light Industry.** See 6.1.9.B.

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

**Local Road.** See, "Road, Local."

**Lodging.** See Sec. 6.1.5.

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

**Lot Coverage.** See 9.4.6.E.

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

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

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

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

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

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

**Lot Size, Minimum.** See 9.4.6.E.

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

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

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

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

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

## O

(P17-077)

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

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

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

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

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

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

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

## P

(P17-077)

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

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

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

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

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

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

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

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

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

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

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

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

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

## U (P17-077)

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

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

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

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

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

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

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

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

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

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

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

## SECTION II.

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

## SECTION III.

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

## SECTION IV.

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

PASSED 1ST READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
PASSED 2ND READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
PASSED AND APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TOWN OF JACKSON

BY: \_\_\_\_\_  
Pete Muldoon, Mayor

ATTEST:

BY: \_\_\_\_\_  
Sandy Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

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

I hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

I further certify that the foregoing Ordinance was duly recorded on page \_\_\_\_\_ of Book \_\_\_\_\_ of Ordinances of the Town of Jackson, Wyoming.

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Sandy Birdyshaw, Town Clerk

## **ORDINANCE K**

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) AND SECTIONS 1.9.2.B.1, 1.9.2.B.3.a, 1.9.3.B.1, 1.9.3.C, AND 1.9.3.D.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING A NONCONFORMING DETACHED SINGLE-FAMILY HOME, AND PROVIDING FOR AN EFFECTIVE DATE.

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

### **SECTION I.**

Section II of Town of Jackson Ordinance No. 1074 as amended (part) is hereby amended and reenacted to amend Sections 1.9.2.B.1, 1.9.2.B.3.a, 1.9.3.B.1, 1.9.3.C, and 1.9.3.D.1 of the Town of Jackson Land Development Regulations to read as follows:

## B. Maintenance, Alteration, Expansion, and Replacement

Maintenance, alteration, replacement, or expansion of a nonconforming physical development shall only be permitted if all 6 of the following standards are met.

1. **No Increase in Nonconformity.** Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs, except that maintenance, alteration, or expansion of a nonconforming Detached Single-Family Unit shall not be subject to this limitation (e.g., an addition to a house that is nonconforming as to height may be the same height as the existing nonconforming house).

**EXAMPLE:** An addition must meet all setbacks, floor area limits, and other standards even if a portion of the structure being added to does not meet a setback, except that a Single-Family Unit may be expanded to the same nonconforming setback.

2. **Maintenance and Alteration.** A nonconforming physical development may be maintained or altered.
3. **Expansion.** A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20% of its floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming. The following exceptions shall apply to this limit on expansion.
  - a. **Detached Single-Family Unit.** This standard shall not limit the expansion of a Detached Single-Family Unit.
  - b. **Historic Buildings.** This standard shall not limit expansion of a building included on the Teton County Historical Preservation Board (TCHPB) list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant.
  - c. **Workforce Housing Incentive.** Floor area added using the Deed Restricted Housing Exemption ([Sec. 7.8.3.](#)) or Workforce Housing Floor Area Bonus ([Sec. 7.8.4.](#)) shall not be included in the calculation of expansion.
  - d. **Nonconforming Bulk and Form Standards.** This standard shall not limit expansion of a building that is nonconforming with one or more of the following standards.
    - i. Minimum stories in a street setback
    - ii. Building stepback
    - iii. Pedestrian frontage
    - iv. Building frontage

### C. Use, Development Options, and Subdivision

1. A nonconforming physical development shall be used in compliance with these LDRs. Nonconforming use of a nonconforming physical development shall be subject to Sec. 1.9.3.
2. A nonconforming building shall not be subdivided into condominiums or townhomes, unless the subdivision brings the physical development into compliance with these LDRs.
3. A boundary adjustment pursuant to Sec. 8.5.5. of a site that includes nonconforming physical development shall not increase the nonconformity of the physical development.
4. A subdivision or development option on a site with nonconforming physical development shall require all physical development on the site, except existing buildings, comply with these LDRs.

### 1.9.3. Nonconforming Uses (P17-077)

#### A. Applicability

A nonconforming use is declared generally incompatible with the character of the zone or overlay in which it is located. This Section shall apply to:

1. A lawfully established use that is not allowed in the zone or overlay;
2. A lawfully established conditional or special use that does not have an approved Conditional Use Permit or Special Use Permit; and
3. A lawfully established use that does not comply with the use standards applicable to the zone or overlay. Use standards applicable to all zones are found in Article 6. Use standards applicable to specific zones are found in Subsection C of the zone-specific sections found in Article 2.-Article 4.

#### B. Expansion

1. A nonconforming use may only be expanded a cumulative total of 20% in the floor area and site area occupied and/or the daily and annual duration of operation, except that a nonconforming Detached Single-Family use shall not be subject to this limitation.
2. An expansion of a nonconforming use shall not create or increase nonconformity with use-based standards such as parking and employee housing.
3. An expansion of a nonconforming use shall comply with all physical development, development option, and subdivision standards of these LDRs.
4. An expansion of a use that is nonconforming because it does not have an approved CUP or SUP requires approval of a CUP or SUP upon 20% cumulative total expansion in the floor area and site area occupied and/or the daily and annual duration of operation.

### C. Change in Use

A nonconforming use, except a Detached Single-Family Unit, may be changed to another nonconforming use provided all 3 of the following standards are met.

1. The new use is a materially less intense nonconforming use. The determination of the level of intensity shall include, but is not limited to, consideration of traffic generated (amounts and type), impacts on access, parking demand, proposed level of activity, operational characteristics, and other potentially adverse impacts on neighboring lands.
2. The new use shall not create or increase nonconformities with use-based standards such as parking and employee housing.
3. The new use shall obtain a Conditional Use Permit pursuant to Sec. 8.4.2.

### D. Discontinuance

1. If a nonconforming use is operationally discontinued for a period of more than one year, whether or not the equipment or furniture is removed, the use shall not be reestablished or resumed, and any subsequent use of the site shall conform to these LDRs, except that a nonconforming Detached Single-Family use that is torn down or has structural support willfully removed or replaced shall not be rebuilt.
2. When government action other than those described in 1.9.1.L, a natural disaster, or any other action not considered a willful act of the owner or occupant can be documented as the reason for discontinuance, the nonconforming use may be discontinued for longer than one year provided an application to reconstruct or reestablish the use is submitted to the Planning Director within one year from cessation of the use, and reconstruction or reestablishment is completed within the time period established in the permit approved for the reconstruction or reestablishment.
3. Once a nonconforming principal use is discontinued, all associated accessory uses shall discontinue within 31 days or a sufficient application to permit each accessory use in association with another principal use shall be submitted within 31 days.
4. Time spent maintaining, altering, replacing, or expanding a structure or site devoted to the nonconforming use is not considered a discontinuance of the use, provided:
  - a. All appropriate permits or approvals are obtained;
  - b. The maintenance, alteration, replacement, or expansion is completed within 18 months after commencement; and
  - c. The use is reestablished within 31 days after completion of the maintenance, alteration, replacement, or expansion.

## SECTION II.

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

## SECTION III.

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

## SECTION IV.

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

PASSED 1ST READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
PASSED 2ND READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
PASSED AND APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TOWN OF JACKSON

BY: \_\_\_\_\_  
Pete Muldoon, Mayor

ATTEST:

BY: \_\_\_\_\_  
Sandy Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

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

I hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

I further certify that the foregoing Ordinance was duly recorded on page \_\_\_\_\_ of Book \_\_\_\_\_ of Ordinances of the Town of Jackson, Wyoming.

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Sandy Birdyshaw, Town Clerk



## **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

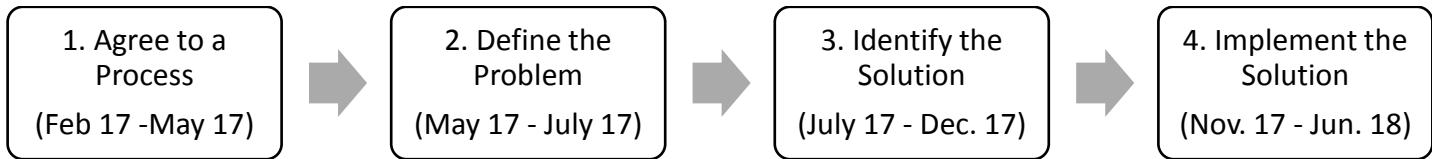
To update and amend the Town of Jackson Land Development Regulations (LDRs) and Official Zoning Map regarding Character Districts 3 – 6 (Districts 3 – 6) and the Town Parking standards. Amendments are proposed primarily to Articles 1, 2, 4, 5, 6, 7, and any associated parts of the LDRs generally applying 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 1<sup>st</sup> 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.

**From:** [Paul Anthony](#)  
**To:** [Tiffany Stolte](#)  
**Subject:** FW: Draft LDRS  
**Date:** Thursday, June 28, 2018 11:55:38 AM

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For the file

**From:** Destin Peters [mailto:[destin@stinkyprints.com](mailto:destin@stinkyprints.com)]  
**Sent:** Tuesday, June 26, 2018 6:24 PM  
**To:** Tyler Valentine <[tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)>  
**Cc:** Paul Anthony <[panthony@jacksonwy.gov](mailto:panthony@jacksonwy.gov)>; Tyler Sinclair <[tsinclair@jacksonwy.gov](mailto:tsinclair@jacksonwy.gov)>  
**Subject:** Draft LDRS

Tyler,

Thanks for your time today - would you mind sending updated draft regs? I was able to watch the meeting today and I believe the intent of staff and council was correct on the desire to retain regs for ARUs in SR/NL-1/2 as they are, but some of the wording and numbers used during the meeting may not have reflected the actual current regs. I'd like to verify how this translated to the LDRs.

Also, please pass along my thanks to staff for consideration to points from us "regular working folks" who may not have the time, money and clout of some of the old timers here in town - but are most likely the ones who will end up having to live with these decisions far into the future.

Thanks,

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