



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

### Town of Jackson

- ☐ Public Works/Engineering
- ☐ Building
- ☐ Title Company
- ☒ Town Attorney
- ☐ Police

### Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Joint Housing Dept

### Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

### State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

### Federal Agencies

- ☐ Army Corp of Engineers

### Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

### Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: August 22, 2022	<b>REQUESTS:</b>  The applicant is submitting a request for LDR Text Amendment to sec. 2.2.6 to allow 4 permanently deed restricted units per lot in the NL-5 Zone in the Town of Jackson.  For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.
Item #: P22-211	
Planner: Katelyn Page  Phone: 733-0440 ext. 1302  Email: <a href="mailto:kapge@jacksonwy.gov">kapge@jacksonwy.gov</a>	
<b>Applicant/Agent</b> Housing Trust JH PO Box 4498 Jackson, WY 83001	
<b>Please respond by: September 12, 2022 (with Comments)</b>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangle@jacksonwy.gov](mailto:alangle@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | www.townofjackson.com  
Jackson, WY 83001

**For Office Use Only**

Fees Paid \_\_\_\_\_

Date & Time Received \_\_\_\_\_

Application #s \_\_\_\_\_

**Please note:** Applications received after 3 PM will be processed the next business day.

**PROJECT.**

Name/Description: LDR Text Amendment Section 2.2.6

Physical Address: \_\_\_\_\_

Lot, Subdivision: \_\_\_\_\_

PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: Anne Cresswell

Phone: 307-739-0665

Mailing Address: PO Box 4498

ZIP: 83001

E-mail: anne@housingtrustjh.org

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_ Property Owner ☒ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

**Use Permit**

\_\_\_\_ Basic Use

\_\_\_\_ Conditional Use

\_\_\_\_ Special Use

**Relief from the LDRs**

\_\_\_\_ Administrative Adjustment

\_\_\_\_ Variance

\_\_\_\_ Beneficial Use Determination

\_\_\_\_ Appeal of an Admin. Decision

**Physical Development**

\_\_\_\_ Sketch Plan

\_\_\_\_ Development Plan

\_\_\_\_ Design Review

**Subdivision/Development Option**

\_\_\_\_ Subdivision Plat

\_\_\_\_ Boundary Adjustment (replat)

\_\_\_\_ Boundary Adjustment (no plat)

\_\_\_\_ Development Option Plan

**Interpretations**

\_\_\_\_ Formal Interpretation

\_\_\_\_ Zoning Compliance Verification

**Amendments to the LDRs**

☒ LDR Text Amendment

\_\_\_\_ Map Amendment

**Miscellaneous**

☒ other: Fee Waiver

\_\_\_\_ Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: \_\_\_\_\_ Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

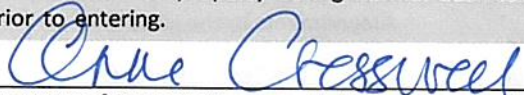
\_\_\_\_\_ **Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

N/A **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

YES **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

**Note:** Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Anne Cresswell

Name Printed

8/19/22

Date

Executive Director

Title

## Text Amendment Narrative

### Proposed Text Amendment and Objective

The Jackson Hole Community Housing Trust (JHCHT) is submitting this application for a text amendment to facilitate the development of desperately needed Affordable housing.

The requested amendment applies to the NL-5 zone only. Specifically, the amendment would enable the development of four units per lot, if all proposed units are permanently deed restricted with a Jackson/Teton County Housing Department, Jackson/Teton County Housing Authority, Jackson Hole Community Housing Trust, or Habitat for Humanity of the Greater Teton Area Special Restriction, Deed Restriction, and/or Ground Lease. These permanently deed restricted homes will provide stability to the neighborhood and work to achieve the community's stated goal of housing 65% of the workforce locally.

### Narrative

The intent of the NL-5 zone is to allow for the development of a flexible range of residential types (including single family, duplex, and triplex units) to enhance the character and cohesiveness of the residential neighborhood. The flexibility is expressly intended to create opportunities for workforce housing.

This text amendment maintains all other dimensional standards of the NL-5 zone (setbacks, LSR, FAR, building height, and parking requirements), as well as allowing a maximum of three detached structures, all of which ensures that there will not be a negative impact to the character of the neighborhood. Exhibit B illustrates the potential to develop four livable/high quality homes in three or fewer structures without compromising neighborhood character.

### Existing Text to be Amended

See Exhibit A.

### Findings for Approval

Pursuant to Section 8.7.1, LDR Text Amendment of the LDRs, the purpose of an LDR text amendment is to publicly review a change to the LDRs to ensure that the change improves implementation of the Comprehensive Plan. The Town Council has legislative discretion when amending the LDRs and shall consider factors including, but not limited to, the extent to which the proposed amendment:

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

**COMPLIES.** The purpose of the LDRs is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of present and future inhabitants of the community. The proposed amendment improves the implementation of the Comprehensive Plan (see Finding #5 below). The proposed amendment also promotes the general welfare of present and future inhabitants of the community by facilitating the development of permanently deed restricted housing, which has steadily declined from 1986 when 91% of the workforce lived

locally, to 58% in 2015. A local workforce is the key to safeguarding the health, safety, and welfare of our community. The amendment also supports the clear organization of the LDRs by helping to clarify what can be built or physically developed, what land uses are allowed, and how the land can be subdivided.

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

**COMPLIES.** Pursuant to Section 2.2.6, this amendment provides flexibility for owners to create opportunities for Affordable and Workforce housing to support members of the local workforce. This amendment incorporates zone-specific standards into the NL-5 zone, which is consistent with other zoning districts. This amendment does not exempt the development from compliance with all other applicable LDRs.

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

**COMPLIES.** The amendment provides flexibility for owners to develop 100% permanently deed restricted ownership housing without amending any of the physical development standards established to safeguard / deliver the desired character.

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

**COMPLIES.** The NL-5 zone envisioned and incentivized the development of apartment units that would be rented to the local workforce. Soon after the 2018 adoption of the LDRs, rapidly rising cost of land and construction made the development of rental housing for our workforce financially impractical. This amendment would help facilitate the development of permanently deed restricted housing in neighborhoods that were identified for workforce housing but are currently undergoing significant change with the development of large single-family homes that are not providing local workforce housing.

5. Improves implementation of the Comprehensive Plan.

**COMPLIES.** The Comprehensive Plan sets a goal of housing 65% of the workforce locally (Policy 5.1.a). By increasing the density on a lot by 25% for 100% deed restricted housing and by providing an incentive to build permanently deed restricted units, this amendment improves the implementation of the Comprehensive Plan (Policy 5.4.b).

6. Is consistent with other adopted Town Ordinances.

**COMPLIES.** This amendment is consistent with other Town Ordinances including the Workforce Housing Action Plan Initiative 5A: Allow for supply of workforce housing by removing barriers and Workforce Housing Action Plan Initiative 2A: Prioritize lower-income, year-round housing. Specifically, 5A states that "Future zoning must allow for maximum density consistent with desired community character. Limiting growth is a part of our community vision, but so is providing opportunities for 65% of the workforce to live locally. To meet this housing goal,

changes in density allowances must be considered, which may mean introducing greater flexibility in how we track and measure buildout to allow for the use of workforce housing incentives.” This was a consideration in the approval of Ordinance 1139 in 2016, which allowed ARUs in various zoning districts throughout the Town where they used to be prohibited. Furthermore, 2A says that “To meet the greatest need, public subsidy will focus on the 70% of workforce households making less than 120% of area median income, of which the year-round workforce will be the priority...To coordinate efforts, non-profits are encouraged to mirror this focus by concentrating their efforts on the lower-income, year-round workforce.”

## 2.2.6. NL-5: Neighborhood Low Density-5 (3/6/19, Ord. 1214)

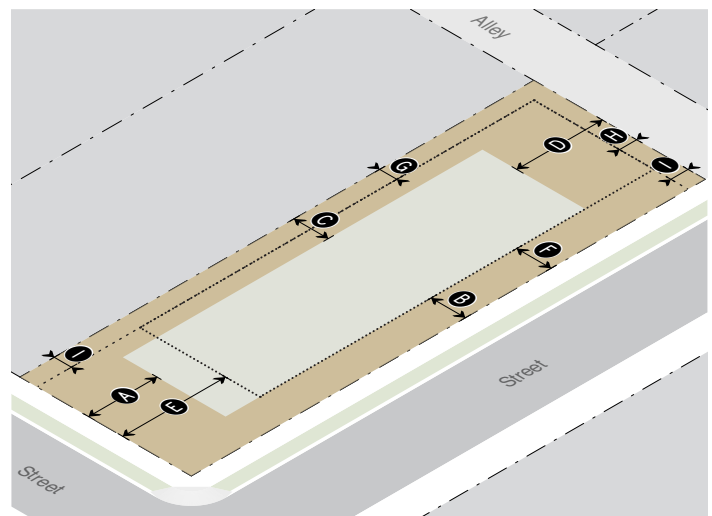
### A. Intent

1. 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, **except as allowed in Sec. 2.2.6.E**. This flexibility is intended to create opportunities for workforce housing because all apartment **and deed restricted** units are required to be **rented to** ~~utilized by~~ members of the local workforce. This zone is intended for Stable neighborhoods where increased residential density is not intended, **except up to four deed restricted units are permitted within a maximum of three structures**.
2. Buildings: Buildings can be up to 2 stories in height. Multiple detached buildings or multiple attached units on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from an alley where present or a primary street where no alley exists.
4. Land Use: Single-family detached homes, duplex, and triplex units, with additional apartments as allowed to not exceed three units per lot maximum density **except as allowed in Sec. 2.2.6.E**.
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'	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, sidewalks, or parking.

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

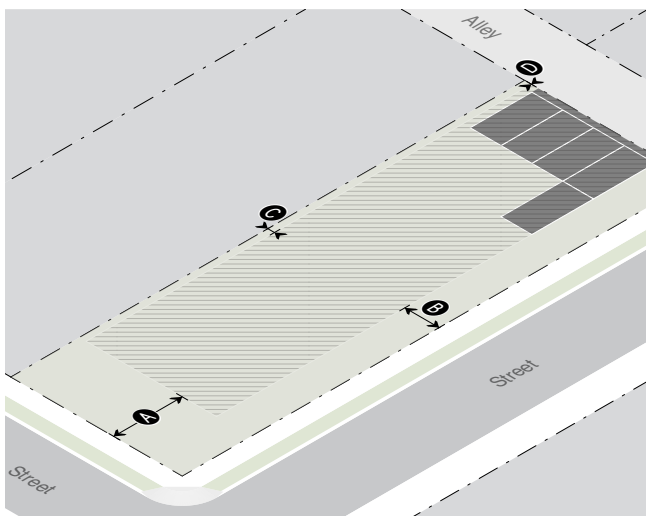
#### Landscaping

(Div. 5.5.)

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

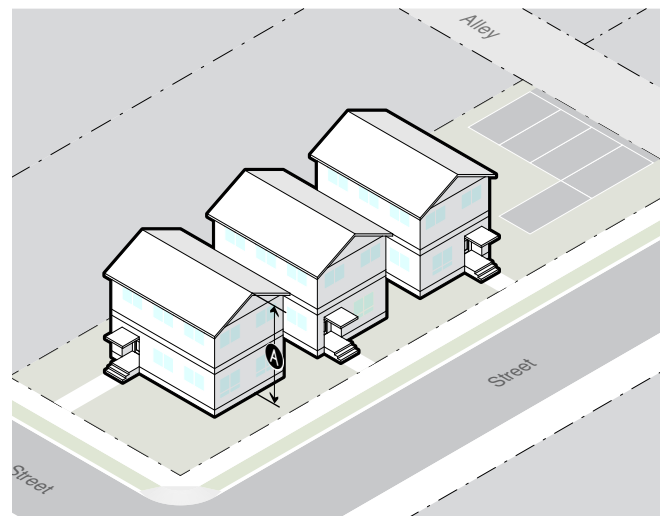
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Parking Setbacks

	1 or 2 units	3 or 4 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 (max): roof pitch $\leq 3/12$	2 stories, not to exceed 26'	A
Height (max): roof pitch 4/12, 5/12	2 stories, not to exceed 28'	A
Height (max): roof pitch $\geq 6/12$	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 or 4 units	.40 E.1 & E.3
All other allowed uses	.40
Individual Building (max gross floor area)	10,000 sf



4. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or secondary street/sidewalk (min)	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
5. Environmental Standards	
Natural Resource Setback (min) (Sec. 5.1.1.)	
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) (Sec. 5.2.1.)	
6. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) (Sec. 5.3.2.)	
7. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Area (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	

8. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	Sec. 5.6.1.
9. Grading, Erosion Control, Stormwater	
Grading (Sec. 5.7.2.)	
Erosion Control (Sec. 5.7.3.)	
Erosion shall be controlled at all times	
Stormwater Management (Sec. 5.7.4.)	
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)
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 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.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	n/a	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.) (E.1)	Y	(E.1)	8,000 sf habitable-excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59 \cdot \ln(sf))) / 2.176$
Attached Single-Family (6.1.4.C)	B	(E.1)		<u>1/DU if &lt; 2 bedrooms and &lt; 500 sf; otherwise, 1.5/DU</u>	exempt (E.3)
Apartment (6.1.4.D.) (E.2)	B	(E.1)		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Dormitory (6.1.4.F.)	C	n/a	n/a	1/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Institutional					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	1/employee + 1/stored vehicle	$0.000123 \cdot sf$

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.),

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	0.000123 * sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.1) (E.2)	B	2 units per lot	(E.1)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	n/a	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.11.D.)	B	1 unit per lot	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.),

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)	Standards

Allowed Subdivision Options				
Land Division		7,500 sf		(Sec. 7.2.3.)
Condominium/Townhouse		n/a		(Sec. 7.2.4.)
<b>2. Residential Subdivision Requirements</b>				
<b>Schools and Parks Exaction</b>				
(Div. 7.5.)				
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit		
Parks exaction		9 acres per 1,000 resident		
<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
<b>4. Required Subdivision and Development Option Permits</b>				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

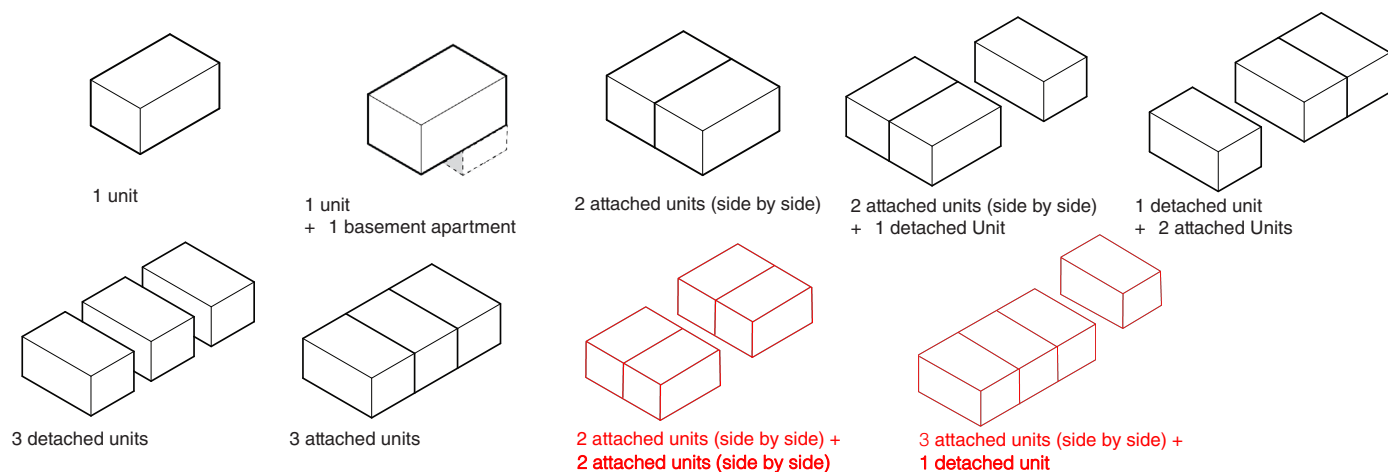
#### E. Additional Zone-specific Standards

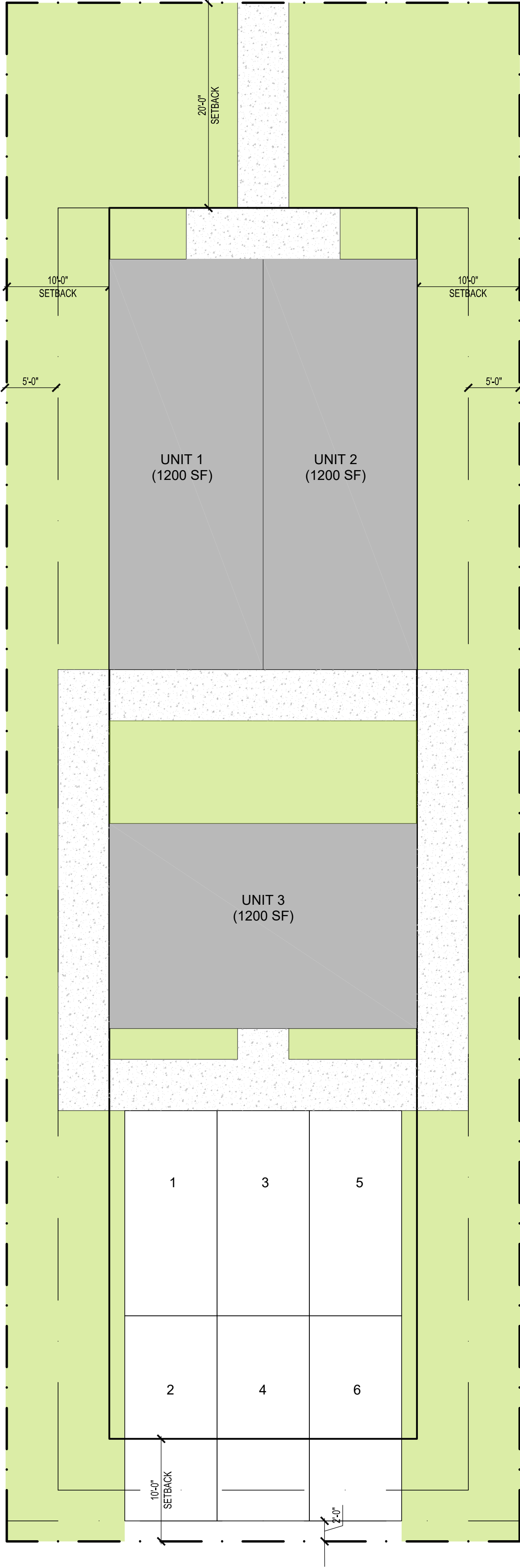
The following standards apply in addition to all other standards applicable in the NL-5 zone.

- Single-Family Detached, Single-Family Attached, Apartment, or ARU.** No more than 3 units of any combination are permitted on the lot, **except that 4 units are permitted on the lot if 100% of the units are permanently deed restricted with a deed restriction approved by Jackson/Teton County Housing Department or administered by the Jackson Hole Community Housing Trust or Habitat for Humanity of the Greater Teton Area.**
- Apartment and ARU Occupancy.** Occupancy of an apartment or ARU 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
- Condominium or Townhouse.** Condominium or Townhouse subdivision is only allowed if all units on the property are permanently deed restricted to the satisfaction of the Jackson/Teton County Housing Department. The Restriction must permanently restrict use and occupancy of each dwelling unit to households that work locally and occupy the unit as their primary residence. If three **or four** units are built on a site or lot, an additional 600 sf of above-ground floor area shall be granted.

## F. Configuration Options

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

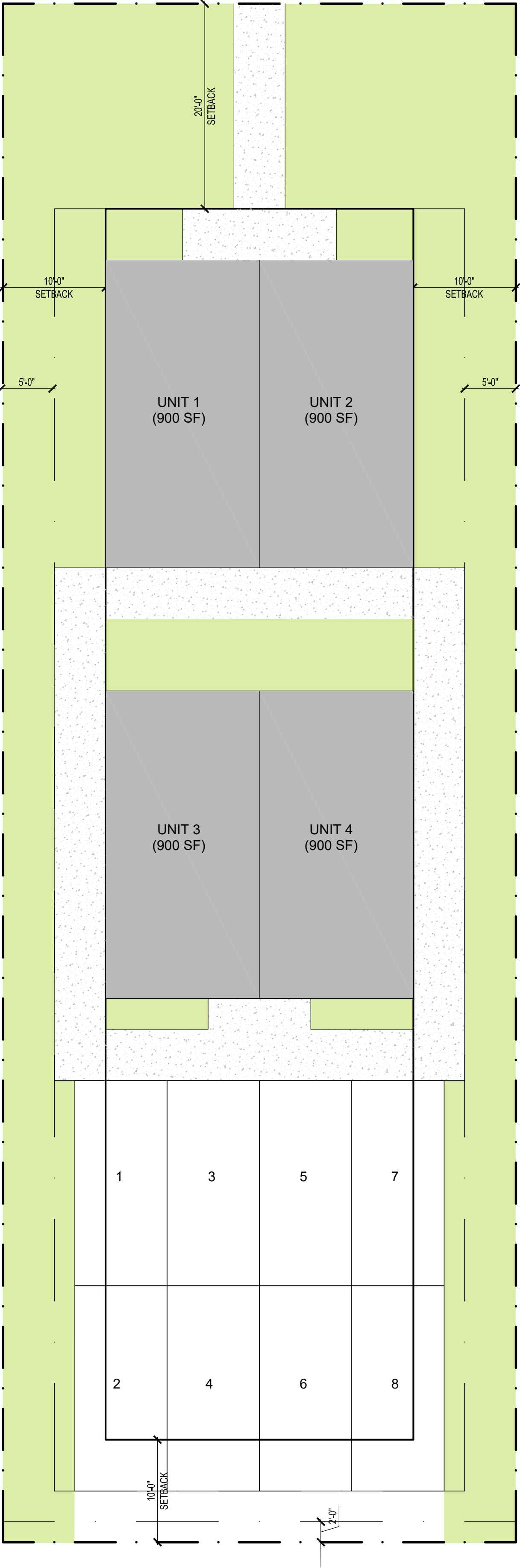




**NL-5 LDR REQUIREMENTS**  
SITE AREA: 7,500 SF  
FAR: .4 (3,000 SF) + 600 SF BONUS AFFORDABLE HOUSING = 3,600 SF  
LSR: .3 (2,250 SF) MIN  
PARKING: 1.5 PER DU

**NL-5 PROPOSED SITE DEVELOPMENT (3 UNITS)**  
SITE AREA: 7,500 SF  
FAR: 3,600 SF (1,200 SF UNITS)  
LSR: .49 (3,700 SF)  
PARKING: 6 SPACES

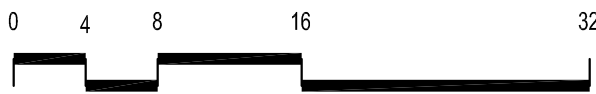
3 UNITS (BY RIGHT)



**NL-5 LDR REQUIREMENTS**  
SITE AREA: 7,500 SF  
FAR: .4 (3,000 SF) + 600 SF BONUS AFFORDABLE HOUSING = 3,600 SF  
LSR: .3 (2,250 SF) MIN  
PARKING: 1.5 PER DU

**NL-5 PROPOSED SITE DEVELOPMENT (4 UNITS)**  
SITE AREA: 7,500 SF  
FAR: 3,600 SF (900 SF UNITS)  
LSR: .43 (3,255 SF)  
PARKING: 8 SPACES

4 UNITS (PROPOSED)



**Fee Waiver Narrative**  
**LDR Text Amendment Section 2.2.6**

The Jackson Hole Community Housing Trust (JHCHT) is submitting this application for a fee waiver associated with a text amendment that will facilitate the development of desperately needed Affordable housing.

Per the Town of Jackson Schedule of Fees documentation, The Town Council may reduce, defer, or waive application fees upon request if the proposed project advances significant community goals, which include but are not limited to, the following:

1. A project that is sponsored by a governmental entity, or a project that received public funding.
2. A project that provides extraordinary charitable, civic, educational, or similar benefits to the community.

This text amendment will aid in the development of 100% deed restricted housing for the Jackson/Teton County workforce. The housing that will be developed under this text amendment will be restricted either through a governmental entity (a deed restriction approved by the Jackson/Teton County Housing Department) or through a charitable organization (a deed restriction administered by the Jackson Hole Community Housing Trust or Habitat for Humanity for the Greater Teton Area). In all cases, the development of much need Affordable housing for the workforce will provide significant benefit to the community.

Please note, the JHCHT is a 501c3 nonprofit Affordable housing developer.