



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

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- Joint Housing Dept

Teton County

- Planning Division

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 - Surveyor- *Nelson*
 - Assessor
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- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

<p>Date: September 28, 2023</p> <p>Item #: P23-168</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Applicant/Agent Jackson/Teton Co. Housing Dept. PO Box 714 Jackson, WY 83001</p>	<p>REQUESTS:</p> <p>The applicant is submitting a request for an LDR Text Amendment to 2.9.9 Neighborhood High Density-1 (NH-1) in the Town of Jackson.</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
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Please respond by: October 19, 2023 (with Comments)

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@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: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/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: _____

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to 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 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 and select the relevant application type for the fees.

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>.

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 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.

Kristi Malone

Signature of Property Owner or Authorized Applicant/Agent

Name Printed

EXISTING TEXT TO BE AMENDED

This application requests amendment to the Town of Jackson Land Development Regulations (LDRs) to add the Workforce Housing Incentive for Additional Height option to the NH-1 zone-specific standards for development sites that meet specified criteria. This request also proposes introducing Local Convenience Commercial as a new Accessory use to Primary residential uses with use allowance limited to the NH-1 zone under specified criteria.

Existing LDR sections to be amended:

- Adding 2.2.9.E.2 Workforce Housing Incentive for Additional Height to NH-1 Zone-specific Standards
- Adding Local Convenience Commercial to the use table for NH-1 in Section 2.2.9.C Use Standards
- Adding 2.2.9.E.3 Accessory Local Convenience Commercial to NH-1 Zone-specific Standards
- Adding 6.1.11.I Local Convenience Commercial as a new Accessory use classification
- Updating applicable cross-references to ensure continuity throughout the LDRs

A redline version of the proposed text amendment is included in this application.

NARRATIVE DESCRIPTION OF THE OBJECTIVE

The primary objectives of the proposed text amendment are to:

1. incentivize the production of deed restricted affordable and workforce homes via access to additional development potential in the form of a fourth story allowance in the NH-1 zone; and
2. enhance vibrant, walkable, complete neighborhoods via clarification of the terms and circumstances in which limited nonresidential uses can be classified as accessory support to a contiguous surrounding neighborhood in the NH-1 zone.

FACTORS FOR CONSIDERATION

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 the present and future inhabitants of the community...” Allowing greater opportunity for deed restricted affordable and workforce housing within an appropriate contextual scale and density setting improves access to safe, stable housing, thereby protecting the welfare of our community. Enhancing the completeness of higher density neighborhoods in the NH-1 zone by allowing secondary support uses like bodegas, coffee shops, and gathering places improves the quality of life of residents and reimagines neighborhoods on a scale of integrated community vibrancy via social connection and physical proximity to common everyday nonresidential services. A complete analysis of how the proposed LDR amendments will implement the Jackson/Teton County Comprehensive Plan is included in section 5, below.

Consistency with the **organization** of the LDRs is supported by both integrating and modeling the proposed text amendment to match the formatting and language of relevant existing sections of the LDRs. The proposed language to add a fourth story restricted housing option to sites meeting specific criteria in the NH-1 zone was replicated from the same language currently in the CR-3 zone for this fourth-floor option. Minor edits from the existing CR-3 text are proposed for inclusion in the NH-1 zone to clarify that, 1) a fourth story may be used for parking; and, 2) that qualifying sites must contiguously be 2 acres in size. The proposed text amendment accounting for conditions in which certain nonresidential uses may be considered accessory to high-density residential neighborhoods in the NH-1 zone contemplates the standard use-dependent components of permitting, density/intensity of use, parking, and housing mitigation. As accessory uses, these standards are designed to be secondary and subordinate to their primary residential uses. Restrictive physical development standards are proposed to ensure that the accessory uses remain collectively and individually minority uses of the site. The concept of the proposed Accessory Local Convenience Commercial use is modeled after local convenience commercial use currently identified in the LDRs in the Office-Residential zone and borrows from the use definition found in the Jackson/Teton County Comprehensive Plan, relevant excerpts of which are included here:

2.2.10. OR: Office Residential

E. Additional Zone-Specific Standards

3. **Local Convenience Commercial.** The intent of allowing retail and service use in the OR zone is that the goods sold and services provided are primarily of convenience nature to provide for the needs of residents and employees in the surrounding area.
 - a. Goods and services sold shall not be of a specialty nature that rely on and attract customer and vehicle traffic from the community as a whole.
 - b. Only one retail or service use may exist on a lot of record.

Jackson/Teton County Comprehensive Plan, 2020

Local Convenience Commercial. Nonresidential use that serves the year-round residents of the area in which it is located, such as markets or groceries, pharmacies, eateries, day cares and dry cleaning/laundry or banking services.

Appendix-A-3

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

Complies. The proposed text amendment builds on the form-based, mixed-use, housing-priority elements of the 2018 Town-wide zoning update. Consistent with other prominent zones in the Midtown district, like CR-3, this text amendment would introduce options for additional housing incentives and nonresidential support uses in the NH-1 zone, but within a limited context defined by a neighborhood-scale site size and with primary residential uses as the foundation of the zone.

If approved, a comprehensive review of cross-references will be conducted by staff prior to first reading by the Town Council to ensure consistency and continuity of the entirety of the LDRs. For example, if use standards in Subsection C of the NH-1 zone are amended, the relevant fields of the use schedule in Section 6.1.1 of the LDRs should also be amended.

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

Complies. With clear physical development and use standards integrated into the proposed text amendment protecting the primary high-residential use of the NH-1 zone, singular or collective landowners of 2+ acre sites can flexibly employ the deed-restricted 4th floor housing option and/or accessory local convenience uses to varying degrees as these elements support the unique design, needs and qualities of individual projects. According to the current Town of Jackson Official Zoning Map, existing sites in which the NH-1 zone is applied to 2 or more contiguous acres of land are and to which option in this text amendment may be applied are:

- Webster Laplant Homestead (approximately 4.5 acres)
- The Clusters (approximately 4+ acres)
- Jackson Hole Meadows (approximately 3.5 acres)
- Scott & Snow King Condo Addition + Jackson Hole Distributing Site (approximately 2 acres)
- 90 Virginian Lane (5.15 acres)
- Trumpeter Swan Condos + Hawks View Townhomes (approximately 2 acres)
- Meadowbrook Village (approximately 3.5 acres)
- Karns 1st, 2nd, 3rd, 4th, 5th, 6th & 7th Additions + West Hansen Townhouses + Kelly Place Condos + Wort 2nd Addition, Ski Hill Townhouses Addition, Indian Summer Townhouses, Alpine Mountain Townhomes, Millward Townhomes, Glenwood Townhomes (approximately 35 acres)

- Meadowland (approximately 3+ acres)
- High Teton Condos, Senior Center, Cedar Creek apartments, Pioneer Homestead Apartments, Buffalo Head Townhomes, Beesley Subdivision, Shadowtree Townhomes (approximately 11 acres)

Of the sites listed, only 90 Virginian Lane, Webster Laplant apartments, and Pioneer Homestead apartments sites contain over 2 contiguous acres of NH-1 land under single entity ownership (per review of the Teton County Clerk's records). If approved, use of the options presented in this text amendment will be evaluated for implementation at 90 Virginian Lane for affordable housing.

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

Complies. The proposed text amendment is necessary to address public necessity. The Town Council is empowered to promote the health, safety, and general welfare of the present and future inhabitants of the community. Access to stable workforce and affordable housing is a public necessity directly linked to the individual and collective health, safety and welfare of people working and residing locally. The recently completed Teton Region Housing Needs Assessment identifies significant gaps in access to affordable workforce housing and even more dire projections for future need. With timeliness paramount, it is important to make diverse housing incentive tools available to all appropriate Town locations so that, as redevelopment occurs, permanently deed restricted housing can be expediently incorporated. Application of the 4th floor housing bonus option to large (2+ acre) NH-1 sites incentivizes the production of units restricted for workforce occupancy. As for the proposed allowance of accessory local convenience commercial uses in the NH-1 zone on large (2+ acre) sites, much academic and practical analysis demonstrates the equitable advantage of mixed-use neighborhoods for residents. This amendment proposal does not assert that the Town of Jackson "needs" more commercial development potential or that there is a lack of available commercial potential within districts where NH-1 zoning is applied. It is designed to maintain a variety of high-density housing as principal use of the NH-1 zone but allows for wholistic evolution of redevelopment and infill sites in transitional neighborhoods that considers livability both inside and outside the home. Allowing a minority of local convenience commercial uses as part of site-wide redevelopment projects can concurrently provide embedded social infrastructure, walkability, placemaking capacity, and direct access to amenities necessary to support new neighborhood residents.

5. Improves implementation of the Comprehensive Plan; and

Complies. Implementation of the following applicable Goals, Principles, and Policies is improved by the proposed LDR text amendment.

Increasing development potential options in the NH-1 zone maintains the community's goal to preserve and protect habitat, habitat connections, scenery, and open space by directing growth into Complete Neighborhoods.

- *Chapter 1. Stewardship of Wildlife, Natural Resources and Scenery Goal: Maintain healthy populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character.*

Increasing local housing options for local workers and incorporating local convenience uses into new neighborhoods reduces both commuter and local car dependence, decreasing GHG emissions. Adding density to infill/redevelopment sites uses less energy than greenfield development.

- *Chapter 2. Climate Sustainability Goal: Emit less greenhouse gases than we did in 2012.*
 - *Principle 2.1— Reduce consumption of non-renewable energy.*
 - *Policy 2.1.a: Shift community energy consumption behavior*
 - *Principle 2.2— Reduce greenhouse gas emissions through land use.*
 - *Policy 2.2.a: Enhance suitable locations as Complete Neighborhoods*
 - *Policy 2.2.b: Direct growth out of habitat, scenery, and open space*
 - *Policy 2.2.c: Improve air quality*
 - *Principle 2.3— Reduce greenhouse gas emissions through transportation.*
 - *Policy 2.3.a: Meet future transportation demand through the use of alternative modes*
 - *Policy 2.3.b: Create a safe, efficient, interconnected multimodal transportation network*

Within the community-wide growth management context directed by the Comprehensive Plan, offering additional locational application of an existing housing bonus option ensures that the amount of development potential is not increased (bonus units built are pulled from finite resource pool), development is in the most suitable location (Town Complete Neighborhood), and is the best type to support our community (permanently deed restricted housing). By structuring a new local convenience option as accessory to primary residential uses and restricting its use to neighborhood-scale sites in which it is a small minority of the overall floor area, we can maintain the community cap on overall commercial development.

- *Chapter 3. Responsible Growth Management Goal: Direct at least 60% of future growth into Complete Neighborhoods to preserve habitat, scenery and open space and provide workforce housing opportunities.*
 - *Principle 3.1—Direct growth out of habitat, scenery, and open space.*
 - *Policy 3.1.a: Ensure there is no net increase in development potential*
 - *Policy 3.1.b: Direct development toward suitable Complete Neighborhood subareas*
 - *Principle 3.2—Enhance suitable locations as Complete Neighborhoods.*

- *Policy 3.2.a: Enhance the quality, desirability, and integrity of Complete Neighborhoods*
- *Policy 3.2.b: Locate nonresidential development in Complete Neighborhoods*
- *Policy 3.2.d: Emphasize a variety of housing types*
- *Policy 3.2.e: Promote quality public spaces in Complete Neighborhoods*
- *Principle 3.3—Manage growth predictably and locally.*
 - *Policy 3.3.a: Make land use decisions based on Plan framework and policies*
 - *Policy 3.3.d: Strive not to export impacts to other jurisdictions in the region*

Increasing options for development potential in a Town Complete Neighborhood Character Zone supports Town as the Heart of the Region. This proposed development potential is tied to permanent, year-round workforce and quality of life amenities and services. Limiting these options to NH-1 with specific site criteria focuses development potential on Transitional Subareas and adds economic and social vibrancy, walkability that is more convenient than SOVs, and additional deed-restricted homes.

- *Chapter 4. Town as the Heart of the Region-The Central Complete Neighborhood Goal: The Town of Jackson will continue to be the primary location for jobs, housing, shopping, educational and cultural activities.*
 - *Principle 4.1—Maintain Town as the central Complete Neighborhood.*
 - *Policy 4.1.a: Promote a complete Town of Jackson*
 - *Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing*
 - *Policy 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods*
 - *Principle 4.2—Promote vibrant, walkable mixed use areas.*
 - *Policy 4.2.a: Create mixed use Subareas*
 - *Policy 4.2.b: Promote a balanced mix of nonresidential uses*
 - *Policy 4.2.c: Create vibrant walkable mixed use Subareas*
 - *Principle 4.3—Develop desirable residential neighborhoods.*
 - *Policy 4.3.b: Develop Transitional Subareas*
- *Chapter 5. Local Workforce Housing Goal: Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally.*
 - *Principle 5.1—Maintain a diverse population by providing workforce housing.*
 - *Policy 5.1.a: House at least 65% of the workforce locally*
 - *Principle 5.2—Strategically locate a variety of housing types.*
 - *Policy 5.2.a: Provide a variety of housing options*
 - *Policy 5.2.b: Housing will be consistent with Character Districts*

- *Principle 5.3—Reduce the shortage of housing that is affordable to the workforce.*
 - *Policy 5.3.c: Create workforce housing to address remaining shortages*
- *Principle 5.4—Use a balanced set of tools to meet our housing goal.*
 - *Policy 5.4.d: Provide incentives for the provision of workforce housing*
- *Chapter 6. A Diverse and Balanced Economy Goal: Develop a sustainable, vibrant, stable and diversified local economy.*
 - *Principle 6.2—Promote a stable and diverse economy.*
 - *Policy 6.2.b: Support businesses located in the community because of our lifestyle*
 - *Policy 6.2.c: Encourage local entrepreneurial opportunities*
 - *Principle 6.3—Create a positive atmosphere for economic development.*
 - *Policy 6.3.a: Ensure year-round economic viability*
 - *Policy 6.3.b: Pursue many small efforts*
 - *Policy 6.3.d: Facilitate viable local businesses*
 - *Policy 6.3.e: Balance housing, nonresidential development, and civic uses*
- *Chapter 7. Multimodal Transportation Goal: Travel by walk, bike, carpool, or transit will be more convenient than travel by single- occupancy vehicle.*
 - *Principle 7.1—Meet future transportation demand with walk, bike, carpool, transit, and micromobility infrastructure*
 - *Policy 7.1.a: Increase the capacity for walking, biking, carpooling and riding transit*
 - *Principle 7.2— Reduce greenhouse gases from vehicles to below 2012 levels.*
 - *Policy 7.2.b: Discourage use of single-occupancy vehicles*
 - *Principle 7.3—Coordinate transportation planning regionally.*
 - *Policy 7.3.d: Develop a land use pattern based on transportation connectivity*

Locationally, the NH-1 zone is applied to Transitional Subareas. LDR Section 2.2.9 for the NH1 zone states, “This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.” Implementation of the proposed text amendment in the NH-1 zone is summarized in Comp Plan Policy 4.3.b: Develop Transitional Subareas:

*“Future development should provide a variety of housing types that **create additional workforce housing**, including multiple family owner-occupied and rental housing. These subareas **should include local convenience commercial** generally within $\frac{1}{4}$ to $\frac{1}{2}$ mile of residences...Character will be defined less by the existing development pattern and more by the future Vision for the subarea. Developers are encouraged to utilize the allowances and incentives because these transitional subareas are the desired location of growth. Impactful investments in public infrastructure and housing will help to bolster these subareas and support efforts to promote quality of life.”*

6. Is consistent with the other adopted Town Ordinances.

Complies. Adopted Town Ordinances support the legislative discretion of the Jackson Town Council to administer and amend the Town of Jackson Land Development Regulations.

DRAFT LDR REDLINE

For ease of review, the proposed text amendment is separated into two topic sections in the attached draft redline 1) Workforce Housing Incentive for Additional Height; and 2) Accessory Local Convenience Commercial use.

WORKFORCE HOUSING INCENTIVE FOR ADDITIONAL HEIGHT

2.2.9.E Additional Zone-specific Standards

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

[1. Minimum Density]

2. Workforce Housing Incentive for Additional Height. A structure may be 48 feet in height and 4 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 but shall not be used to meet the affordable housing requirement for the project.

iv. fourth story may be used for parking that serves the deed restricted residential units.

b. The project shall provide the affordable housing required by Div. 6.3. on site.

c. The site shall be at least 2 contiguous 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.

“LOCAL CONVENIENCE COMMERCIAL” AS ACCESSORY USE

2.2.9.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)	Affordable Workforce Housing Units (min)
Residential					
Detached Single-Family unit	B	(E.1)			0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
Attached Single-Family unit (6.1.4.C.) (E.1)	B	(E.1)	8,000 sf Habitable excluding basement	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D.)	B	(E.1)			
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 * sf
Wireless Communications Facilities (6.1.10.D.)	B	n/a	n/a	1/employee + 1 per stored vehicle	0.000123 * sf
Accessory Uses					
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
<u>Local Convenience Commercial (6.1.11.I) (E.3)</u>	<u>B</u>	<u>E.3</u>	<u>2000sf</u>	<u>independent calculation</u>	<u>exempt</u>
Temporary Uses					
Temporary Shelter (6.1.11.D.)	B	1 unit per lot (max)	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.)

E. Additional Zone-specific Standards

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

[1. Minimum Density]

[2. Workforce Housing Incentive for Additional Height]

3. Accessory Local Convenience Commercial. This accessory use is only allowed on sites with development meeting the following criteria.

a. The development site shall be at least 2 contiguous acres to ensure that sufficient demand for local convenience services is supported by the surrounding neighborhood within a walkable distance for customers.

b. The Accessory Local Convenience Commercial total floor area shall be 15% or less of the total floor area on the site.

c. Customer space for each Local Convenience Commercial shall be located on the ground floor and attached to a Primary use.

d. All parking shall be provided on-site and shall be located to the rear of the structure or in another location that is visually unobtrusive, or shall be located off-site in the form of 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.

e. Loading Requirement. Sufficient off-street loading facilities must be provided. The requirements of 6.2.2.E are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

6.1.11. Accessory Uses (7/18/18, Ord. 1196)

A. All Accessory Uses

1. Definition. An accessory use is a use that constitutes a minority of the use or character of the property and is secondary and subordinate to another use of the same property, but which is not an incidental use.

2. Standards

a. An accessory use may only be permitted in association with an active, primary use designated for the accessory use.

b. An accessory use must be abandoned upon abandonment of its primary use.

c. An accessory use shall be subject to all dimensional limitations and other development standards applicable to its primary use unless otherwise provided in this Section.

d. A property with an accessory use shall not be subdivided in any way that results in the accessory use being owned separately from its primary use.

[B, C, D, E, F, G, H]

I. Local Convenience Commercial

1. Definition. An Accessory Local Convenience Commercial use is a small-scale Commercial, Amusement/Recreation, or Institutional use that is secondary to a principal residential use of the property. The intent is that the goods sold and services provided serve the daily needs of year-round residents living within close proximity to the project, such as markets or groceries, pharmacies, eateries, day cares and dry cleaning/laundry.

a. Includes:

i. Retail (6.1.6.C)

ii. Service (6.1.6.D)

iii. Restaurant/bar (6.1.6.E)

iv. Amusement (6.1.7.B)

v. Developed Recreation (6.1.7.D)

vi. Daycare/Education (6.1.8.C)

2. Primary Uses:

a. Attached Dwelling Unit (6.1.4.C)

b. Apartment (6.1.4.D)

c. Dormitory (6.1.4.F)

d. Group Home (6.1.4.G)

3. Standards

a. Zone Specific Standards Also Apply. In addition to the standards of this subsection, applicable standards for an this use may also be found in Subsection C and/or E for the Section of the Zone in which this use is located.