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  - iii. **Permit Issuance.** A Home Business use permit shall not be issued until accessory structures required by the approved operations plan have been constructed.
4. **Subdivision and Development Options**
- a. **Workforce Home Business Option.** This incentive tool shall allow for subdivision of land to a higher density than allowed by the land division option in order to produce restricted lots intended to accommodate the needs of home businesses.
    - i. **Minimum Lot Size.** A new lot of record may be created with a 3 acre minimum lot size.
    - ii. **Restriction.** The lot shall be subject to an affordable or workforce deed restriction acceptable to the Jackson/Teton County Housing Department and recorded with the County Clerk.
    - iii. **Use.** The principal use shall be detached-single family residential.
    - iv. **Maximum Scale of Residential Use.** The residential unit shall not exceed 1,000 square feet of habitable floor area, excluding basement floor area.
    - v. **Sewer.** The lot shall connect to a sanitary sewer or advanced wastewater treatment system for wastewater treatment.
    - vi. **Limits on Incentive.** Approval of any new lot that is less than 35 acres shall not increase the amount of residential development allowed in the Town and County above the amount allowed and planned for since 1994, see Sec. 7.8.2.

DRAFT - 1/19/21