

- c). Materials shall not be stored within setbacks and shall be located in a way that is visually unobtrusive from the road and adjoining parcels.
 - d). Materials stored outdoors shall be screened with native landscaping.
 - e). Hazardous materials shall be stored on an impermeable surface, such as a concrete pad, to prevent spilled materials from entering groundwater.
 - f). Hazardous materials shall not be stored inside of a structure that is attached to a dwelling unit.
- ii. **Commercial Vehicles.**
- a). Passenger vehicles, including mini-vans, pick-up trucks and SUVs, may be stored in outdoor parking areas, designated as part of the operations plan, located to the rear of a structure or in another location that is visually unobtrusive.
 - b). Designated parking areas shall be screened with native landscaping.
 - c). All other commercial vehicles shall be stored inside of buildings overnight and when not in use.

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 base land division allowance in order to produce restricted lots intended to accommodate the needs of home businesses.

- i. **Applicability.** The following standards apply to any new lot created with the Workforce Home Business Option.

- a). One designated new lot of record may be exempt from the restriction, use, scale of use, and wastewater standard below.
- b). Additionally, except as modified in this Section, all subdivision standards and requirements of Article 7 shall apply.

- ii. **Minimum Lot Size.** All new lots of record shall have a 3 acre minimum lot size.

- iii. **Restriction.** New lots shall be subject to an affordable or workforce deed restriction acceptable to the Jackson/Teton County Housing Department and recorded with the County Clerk at the time of subdivision. One new lot may remain unrestricted if the lot to be subdivided is unrestricted.

- iv. **Use.** The principal use shall be detached-single family residential.

Maximum Scale of Residential Use. The principal residential use shall not exceed 2,500 square feet of habitable floor area, excluding basement floor area, except that additional habitable floor area for accessory home occupation, home business, family home daycare and home daycare center uses with approved use permits shall be allowed. In all cases, the maximum habitable floor area, excluding basement floor area, shall not exceed 8,000 sf.

- vi. **Wastewater.** The subdivider shall connect new lots to a public sanitary sewer or install a sewage disposal facility reviewed by the County Sanitarian or the Wyoming Department of Environmental Quality for wastewater treatment. Individual septic tanks shall be prohibited. The proposed sewage treatment system shall be submitted for initial review prior to approval of the Development Plan.

- vii. **Limits on Incentive.** Approval of any new lot 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.