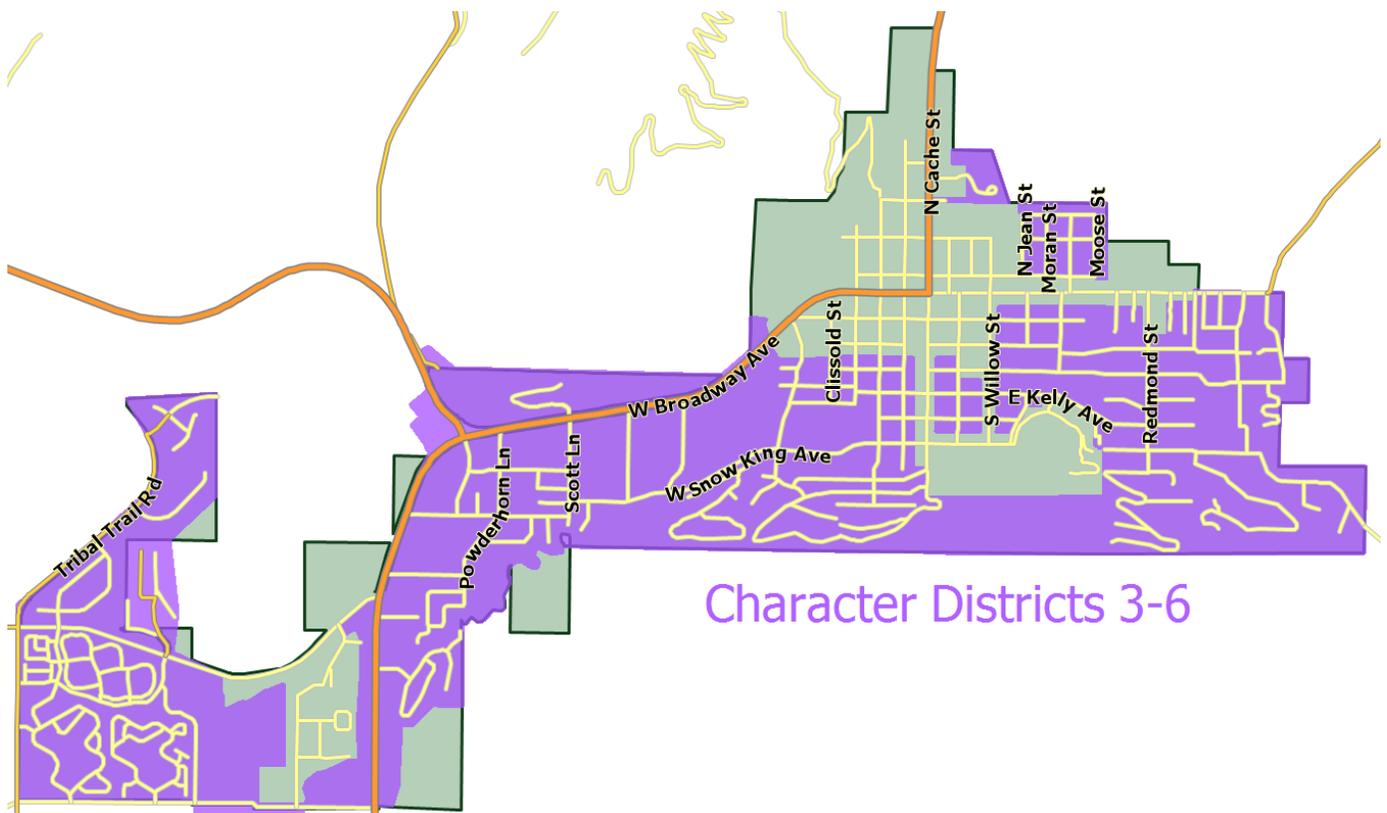


DISTRICT 3-6: ZONING RECOMMENDATIONS



TOWN OF JACKSON **REVIEW DRAFT**

MARCH 16, 2018

ADDENDED APRIL 4, 2018 TO INCLUDE PAGES 52-58



Article 2. Complete Neighborhood Zones

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2.1.1. NL-1: Neighborhood Low Density 1

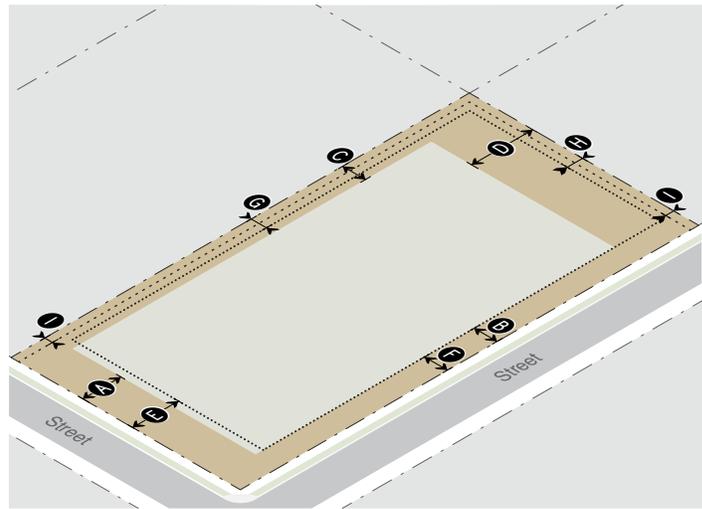
A. Intent

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.

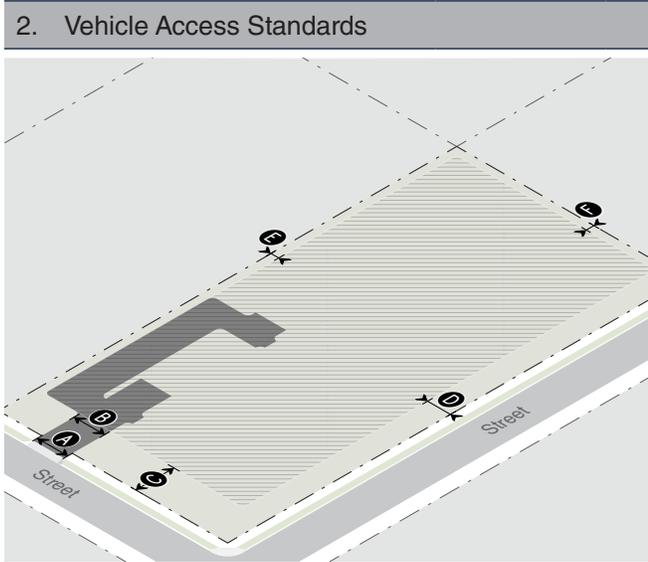
B. Physical Development

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.

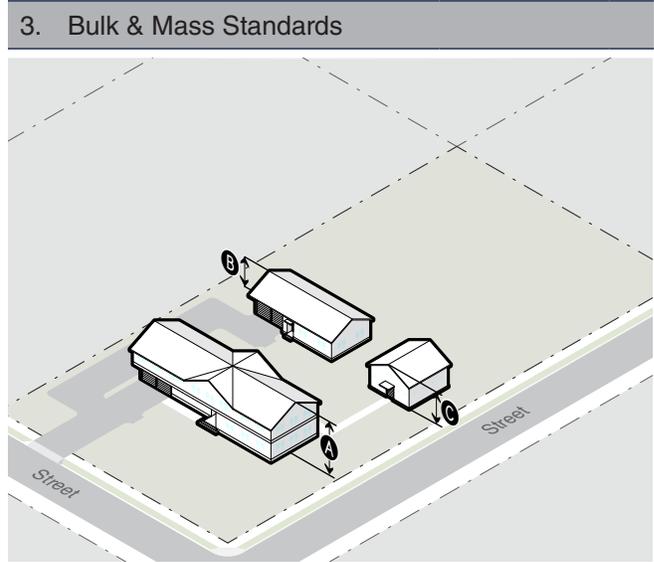
1. Lot Standards



Primary Building Setbacks		(Sec. 9.4.8)
Primary street (min)	25'	A
Side 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
Side street (min)	15'	F
Side interior/rear (min)	10'	G
Rear (min)	10'	H
Site Development Setbacks		
All site development, excluding driveways		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	I
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	



Access		
Primary street	Allowed	
Side street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20'	A
Driveway width in primary/side street setback (max)	20'	B
Parking Setbacks		
Primary street* (min)	25'	C
Side street* (min)	15'	D
Side interior (min)	5'	E
Rear (min)	5'	F
* Excludes 20' max driveway allowed in primary/side street setback		



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)	.30	

4. Maximum Scale of Development	
Individual building (max gross floor area)	10,000 sf
5. Building Design Requirements	
Design review required for all nonresidential development, unless exempted by Planning Director	(Div. 5.8.)
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./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	
7. 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) Standards (Sec. 5.2.1.)	
8. 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)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	40,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
9. 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.)
10. 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.)
11. 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	

12. 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-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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	to be amended pending Housing Mitigation LDR Update
Group Home (6.1.4.G.) (E.1.)	C	0 sf	15 rooms per acre	0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	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	0 sf	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	GSA (min)	Density (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	0 sf	1 unit per lot	1/bedroom	to be amended pending Housing Mitigation LDR Update	
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a		
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee		
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off		
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off		
Temporary Uses						
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf		
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU		
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	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. Maximum Scale of Use	
Individual Use (floor area)	
Single-family unit (detached)	
Habitable floor area excluding basement (max)	8,000 sf
Gross floor area excluding basement (max)	10,000 sf
Habitable floor area (min)	1,000 sf
Accessory Residential Unit	
Detached ARU on Lot < 18,000 sf (max)	500 sf habitable
All other ARUs (max)	800 sf habitable
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 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	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Standards
Allowed Subdivision Options							
Land Division	n/a	43,560 sf	n/a	n/a	determined by physical development		(Sec. 7.2.3.)
2. Residential Subdivision Requirements							
Affordable Housing							(Div. 7.4.)
Required Affordable Housing					1 affordable unit per 4 market units		
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	Planned Unit Development (Sec. 8.7.3.)	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

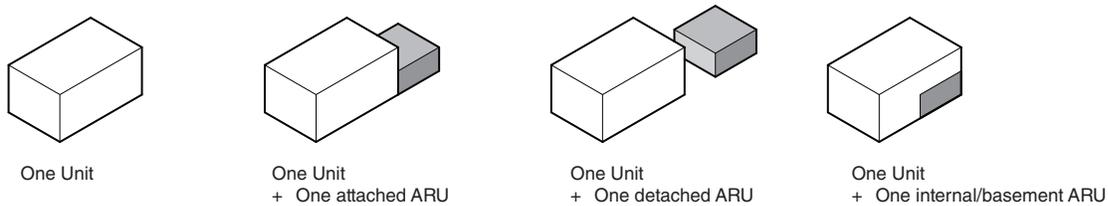
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

2. Accessory Residential Units (ARUs)

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

F. Configuration Options

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



2.1.2. NL-2: Neighborhood Low Density 2

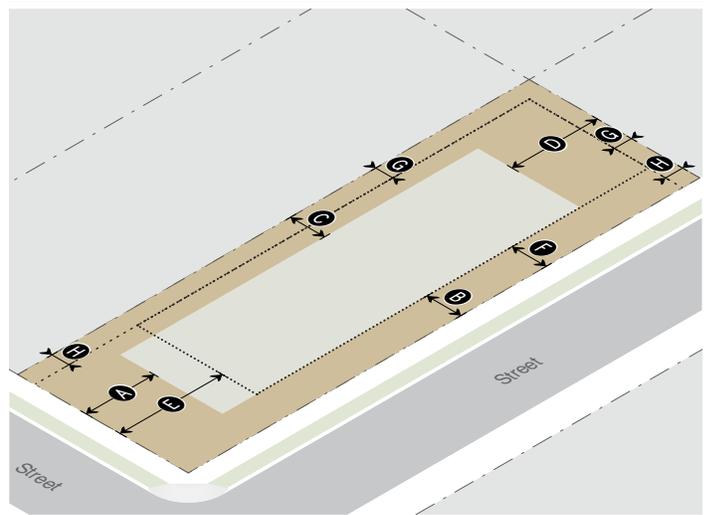
A. Intent

1. General Intent: The intent of the Neighborhood Low Density 2 (NL-2) 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.

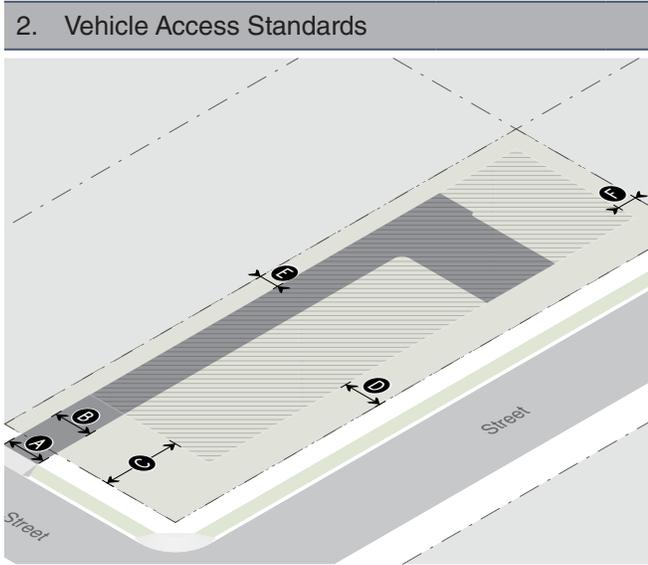
B. Physical Development

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.

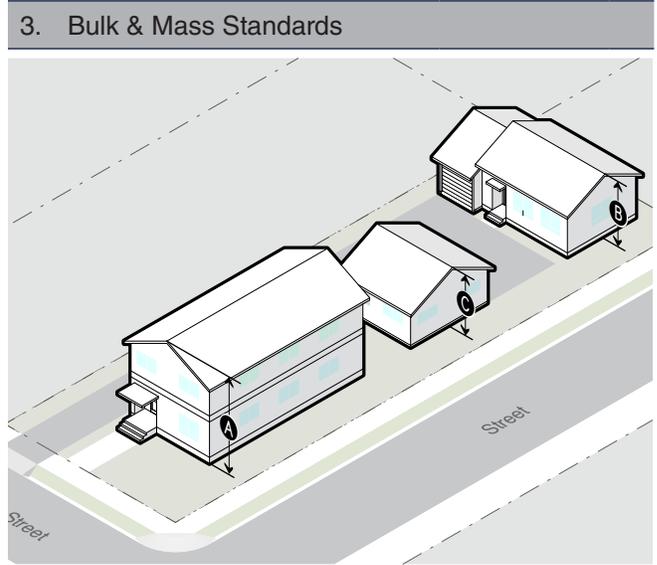
1. Lot Standards



Primary Building Setbacks		(Sec. 9.4.8)
Primary street (min)	20'	A
Side 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
Side 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		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	H
Landscaping		(Div. 5.5)
Landscape surface ratio (min)	.45	
Plant units (min)	1 per lot	



Access		
Primary street	Allowed	
Side street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20'	A
Driveway width in primary/side street setback (max)	20'	B
Parking Setbacks		
Primary street* (min)	20'	C
Side street* (min)	10'	D
Side interior (min)	5'	E
Rear (min)	5'	F
*Excludes 20' max driveway allowed in primary/side street setback		



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	

4. Maximum Scale of Development	
Individual building (max gross floor area)	n/a
5. Design Requirements	
Nonresidential design guidelines	n/a
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./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	
7. 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) Standards (Sec. 5.2.1.)	
8. 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)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	

9. 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.)	
10. Signs (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.)
11. 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	

12. 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.)
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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	
Accessory Uses					
Accessory Residential Unit (Sec. 6.1.11.) (E.1)	B	0 sf	1 unit per lot	1/bedroom	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	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. Maximum Scale of Use	
Individual Use (max floor area)	
Single-family unit (detached)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory Residential Unit	
Detached ARU on Lot < 11,250 sf	500 sf habitable
All other ARUs	800 sf habitable
4. 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-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	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Option Standards
Allowed Subdivision Options							
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development		(Sec. 7.2.3.)
2. Residential Subdivision Requirements							
Affordable Housing							(Div. 7.4.)
Required Affordable Housing				1 affordable unit per 4 market units			
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	Planned Unit Development (Sec. 8.7.3.)	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

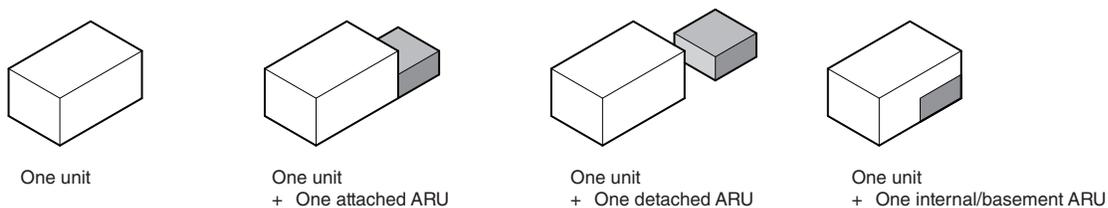
The following standards apply in addition to all other standards applicable in the NL-2 zone.

1. Accessory Residential Units (ARUs)

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

F. Configuration Options

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



2.1.3. NL-3: Neighborhood Low Density 3

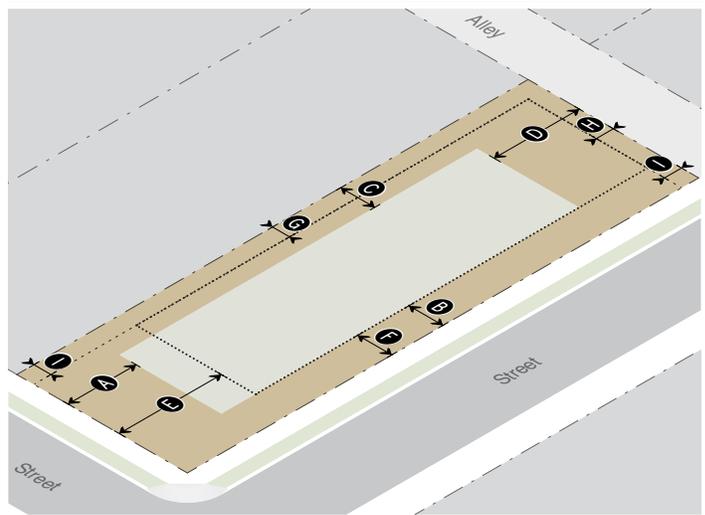
A. Intent

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 two Accessory Residential Units (ARUs) 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 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
Side 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
Side street (min)	10'	F
Side interior/rear* (min)		G
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	
Rear alley (min)	5'	H

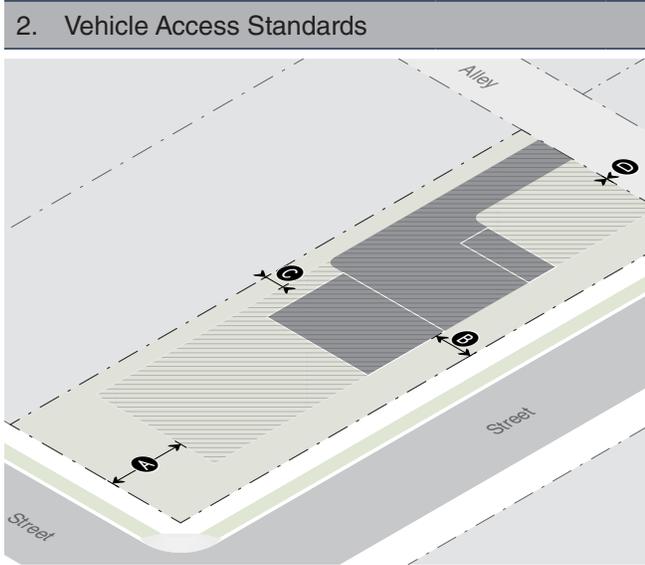
*ARUs on a lot with reverse street frontage are permitted a 5' min rear setback regardless of height

Site Development Setbacks

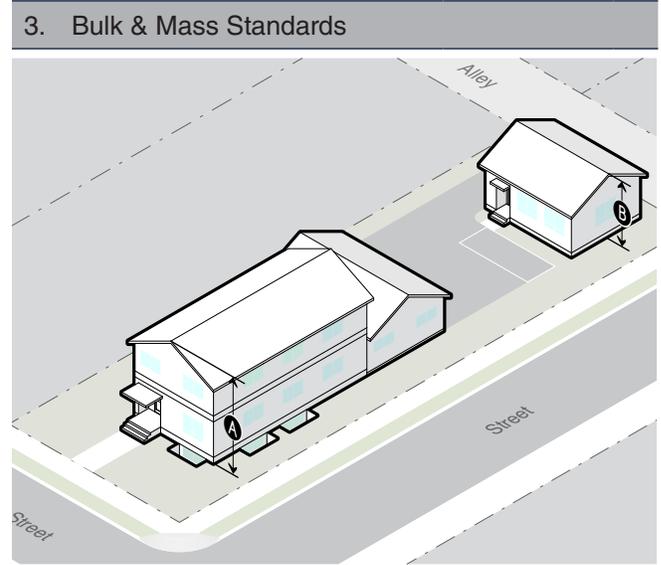
All site development, excluding driveways		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	I

Landscaping (Div. 5.5)

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



Access		
Primary street	Not allowed	
Side street	Not allowed	
Alley	Required	
Curb-cut width (max)	Not allowed	
Driveway width in primary/side street setback (max)	Not allowed	
Parking Setbacks		
Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear alley (min)	0'	D



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'	
Scale of Development		(Sec. 9.4.13)
Floor area ratio (FAR max)	.40	

4. Maximum Scale of Development	
Individual building (max gross floor area)	n/a
5. Design Requirements	
Nonresidential design guidelines	n/a
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./ 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	
7. 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) Standards (Sec. 5.2.1.)	
8. 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)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	

9. 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.)	
10. Signs (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.)
11. 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	

12. 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.)
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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	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					
Minor	B	0 sf	n/a		
Accessory Uses					
Accessory Residential Unit (Sec. 6.1.11.) (E.1)	B	0 sf	2 units per lot	1/bedroom	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	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. Maximum Scale of Use	
Individual Use (max floor area)	
Single-Family unit (detached)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory Residential Unit	
Detached ARU on Lot < 11,250 sf	500 sf habitable
All other ARUs	800 sf habitable
4. 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	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Option Standards
Allowed Subdivision Options							
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development		(Sec. 7.2.3.)
2. Residential Subdivision Requirements							
Affordable Housing							(Div. 7.4.)
Required Affordable Housing				1 affordable unit per 4 market units			
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	Planned Unit Development (Sec. 8.7.3.)	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

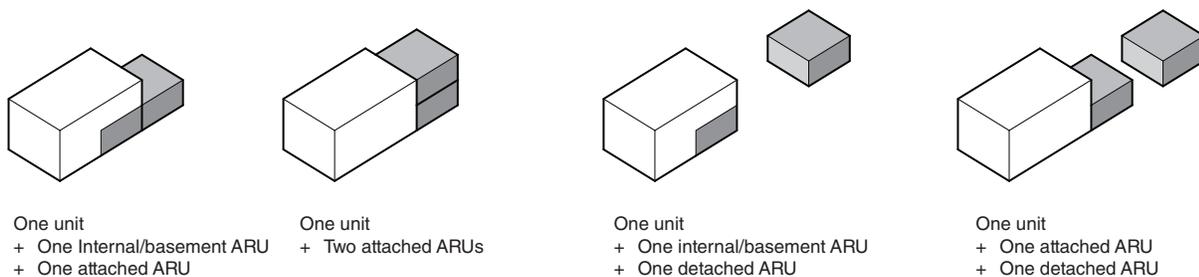
E. Additional Zone-specific Standards

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

1. Accessory Residential Units (ARUs)
 - 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 NL-3 zone include, but are not limited to, the following:



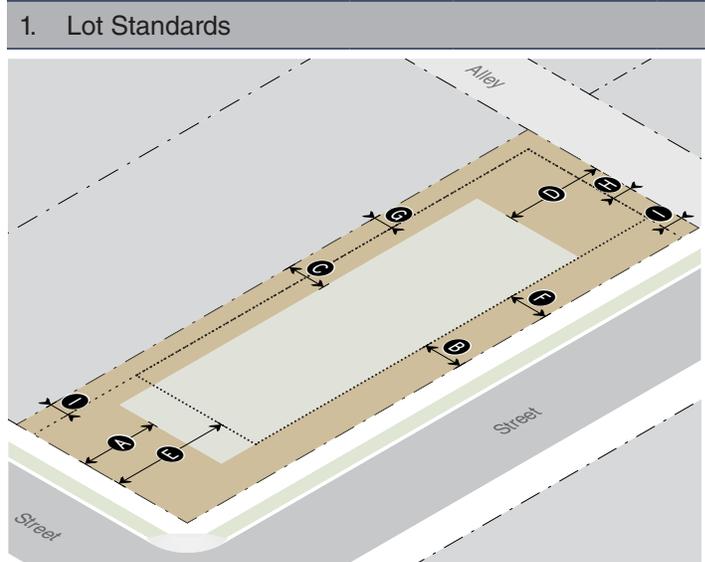
2.1.4. NL-4: Neighborhood Low Density 4

A. Intent

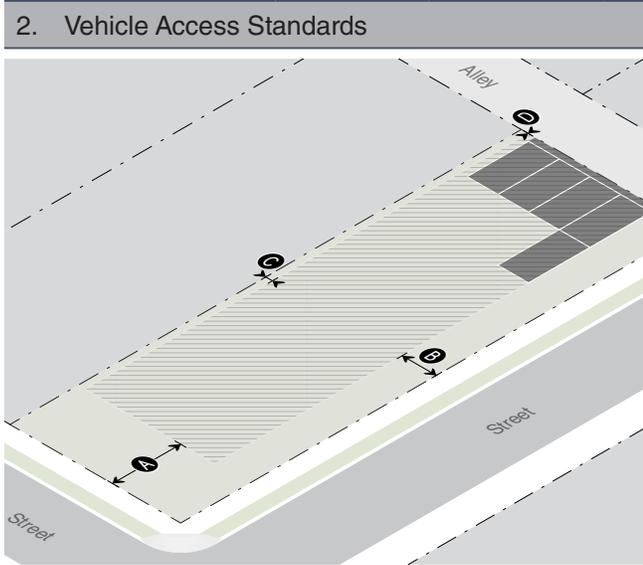
1. General Intent: The intent of the Neighborhood Low Density 4 (NL-4) zone is to enhance the character and cohesiveness of residential neighborhoods while allowing for a flexible range of residential types, including single-family detached units, duplex units, and triplex units. A maximum of three detached or attached units per lot is permitted. This flexibility is intended to create opportunities for workforce housing such that 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.
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.
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.



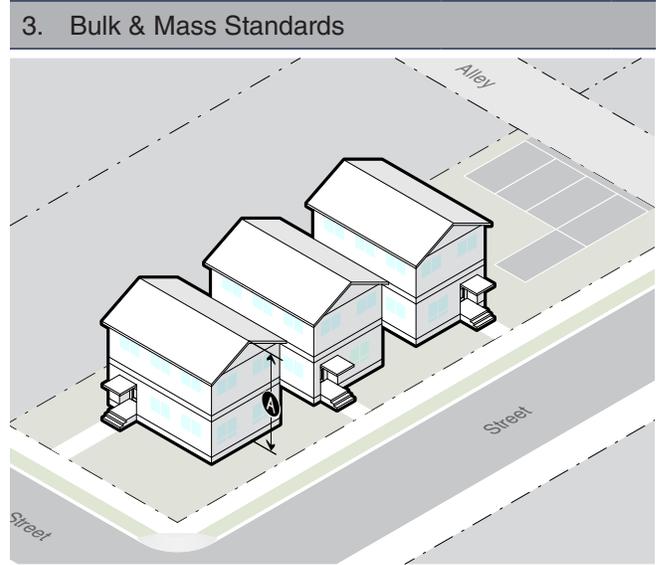
1. Lot Standards		
Primary Building Setbacks (Sec. 9.4.8)		
Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	B
Rear (min)	20'	D
Accessory Structure Setbacks (Sec. 9.4.8)		
Primary street (min)	30'	E
Side street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	5'	H
Site Development Setbacks		
All site development, excluding driveways		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	I
Landscaping (Div. 5.5)		
Landscape surface ratio (min)		
1 unit	.45	
2 units	.40	
3 units	.38	
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	



1 or 2 units 3 units/
nonresidential

Access			
Primary street	Not allowed	Allowed	
Side street	Not allowed	Allowed	
Alley	Required	Allowed	
Curb-cut width (max)	Not allowed	20'	
Driveway width in primary/side street setback (max)	Not allowed	20'	
Parking Setbacks			
Primary street (min)	20'	20'*	A
Side street (min)	10'	10'*	B
Side interior (min)	5'	1'	C
Rear (min)	5'	5'	
Rear alley (min)	0'	0'	D

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



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'	
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	

4. Maximum Scale of Development	
Individual building (max gross floor area)	10,000 sf
5. Building Design Requirements	
Design review required for all nonresidential development, unless exempted by Planning Director	(Div. 5.8.)
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./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	
7. 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) Standards (Sec. 5.2.1.)	
8. 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) Standards (Sec. 5.3.2.)	
9. 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.)
10. 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.)	
11. 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	

12. 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-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 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-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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	
Residential					
Detached Single-Family Unit (6.1.4.B.) (E.1)	Y	0 sf	1 unit per lot	2/DU	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.) (E.2)	B	0 sf	3 units per lot	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Dormitory (6.1.4.F.)	C	0 sf	n/a	1/bed	
Group Home (6.1.4.G.)	C	0 sf	n/a	0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	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	0 sf	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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)	
Accessory Uses						
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update	
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee		
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off		
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off		
Temporary Uses						
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf		
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU		
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	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. Maximum Scale of Use	
Individual Use (max floor area)	
Single family unit (detached, or apartment)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
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 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	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Option Standards
Allowed Subdivision Options							
Land Division	n/a	7,500 sf	n/a	n/a		determined by physical development	(Sec. 7.2.3.)
2. Residential Subdivision Requirements							
Affordable Housing							(Div. 7.4.)
Required Affordable Housing				1 affordable unit per 4 market units			
Schools and Parks Exaction							(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		
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	Planned Unit Development (Sec. 8.7.3.)	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		

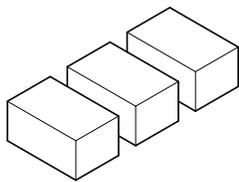
E. Additional Zone-specific Standards

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

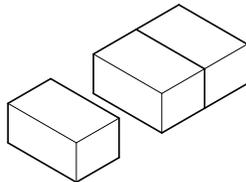
1. **Single-Family Unit Detached.** No more than 3 units of any combination are permitted on the lot.
2. **Apartment**
 - a. Occupancy of an apartment shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be intermittent, nonpaying guests.
 - b. No more than 3 units of any combination are permitted on the lot.

F. Configuration Options

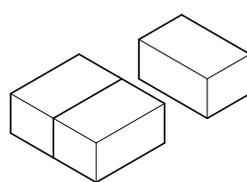
Configuration options in the NL-4 zone include, but are not limited to, the following:



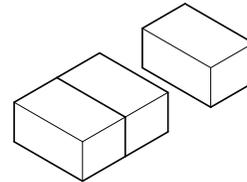
Three detached units



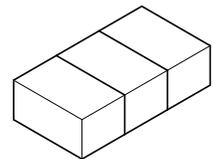
One detached unit
+ Two attached Units



2 attached units (side by side)
+ One detached Unit



2 attached units (back to back)
+ One Detached Unit



3 attached units

2.1.5. NM-1: Neighborhood Medium Density 1

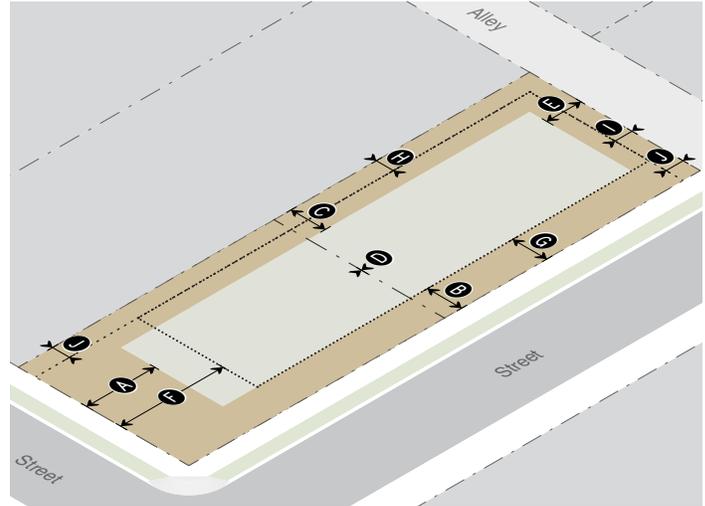
A. Intent

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 square feet or 3,750 square feet in size.
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
Side street (min)	10'	B
Side interior (min)	10'	C
Duplex interior (min)	0'	D
Rear (min)	25'	
Rear alley (min)	10'	E

Accessory Structure Setbacks (Sec. 9.4.8)

Primary street (min)	30'	F
Side 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)	5'	I

*ARUs on a lot with reverse street frontage are permitted a 5' min rear setback regardless of height

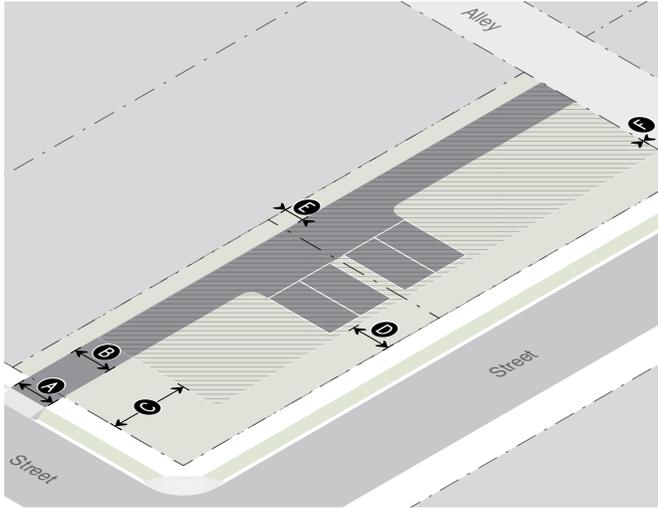
Site Development Setbacks

All site development, excluding driveways		
Primary/side street (min)	0'	
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	.05	.05
All other uses	.50	.45
Plant units (min)	1 per lot	

2. Vehicle Access Standards

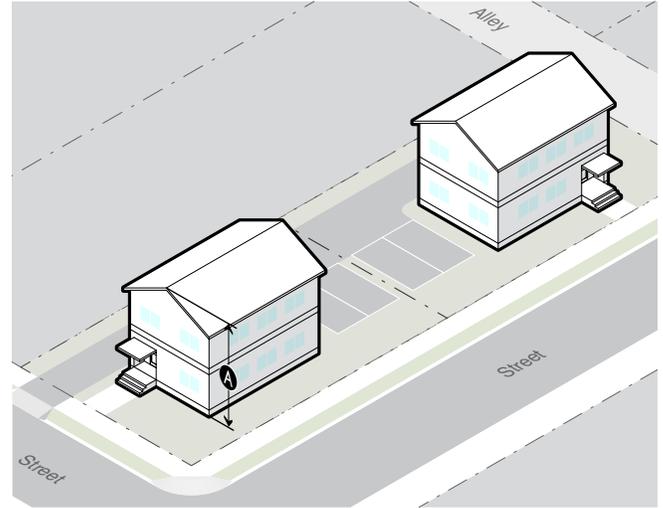


	SFD/SFA Lot width ≤25'	SFD/SFA Lot width >25'	All Other Uses
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Access			
Primary street	Not allowed	Allowed	Allowed
Side street	Not allowed	Allowed	Allowed
Alley	Required	Allowed	Allowed
Curb-cut width (max)	Not allowed	20'	20' A
Driveway width in primary/side street setback (max)	Not allowed	20'	20' B
Parking Setbacks			
Primary street (min)	Not allowed	20'*	20'* C
Side street (min)	Not allowed	10'*	10'* D
Side interior (min)	5'	5'	5' E
Rear (min)	5'	5'	5' F
Rear alley (min)	0'	0'	0' F

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

3. Bulk & Mass Standards



Primary Building Height (Sec. 9.4.9)	
Height: roof pitch ≤ 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 ≥ 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'
All other accessory structures (max)	14'
Scale of Development (Sec. 9.4.13)	
Floor area ratio (FAR max)	<7,500 sf ≥7,500 sf
Single-family detached	.40 .30
Single-family attached	.40 n/a
Apartment	n/a .40
FAR increase for each ARU	.05 .05
All other uses	n/a .40

4. Maximum Scale of Development	
Individual building (max gross floor area)	n/a
5. Design Requirements	
Nonresidential design guidelines	n/a
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./ 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	
7. Environmental Standards	
Natural Resource Setback (min) (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'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
8. 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)	1.5
Lumens per site (max)	
All fixtures	60,000'
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
9. 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.)	
10. Signs (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.)	
11. 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	

12. 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.)
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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	to be amended pending Housing Mitigation LDR Update
Attached Single-Family Unit (6.1.4.C.)	B	0 sf	1 unit per lot	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Apartment (6.1.4.D.) (E.1)	B	0 sf	2 units per lot		
Dormitory (6.1.4.E.)	C	0 sf	n/a	1/bed	
Group Home (6.1.4.G.)	C	0 sf	n/a	0.5/bed	
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2)	B	0 sf	1 per unit	1/bedroom	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	
Home Business (6.1.11.E.)	C	0 sf	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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	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. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single family unit (detached, attached, or apartment)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory Residential Unit	
Detached ARU on Lot < 11,250 sf	500 sf habitable
All other ARUs	800 sf habitable
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 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	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Option Standards
Allowed Subdivision Options							
Land Division	7,500 sf	3,750 sf	n/a	n/a	determined by physical development		(Sec. 7.2.3.)
2. Residential Subdivision Requirements							
Affordable Housing							(Div. 7.4.)
Required Affordable Housing					1 affordable unit per 4 market units		
Schools and Parks Exaction							(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		
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	Planned Unit Development (Sec. 8.7.3.)	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. Apartment

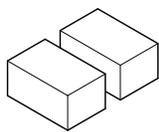
- a. The minimum lot area for an apartment is 7,500 square feet.
- b. The two apartments must be constructed on the lot at the same time.

2. Accessory Residential Units (ARUs)

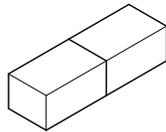
- a. Home Occupations and Home Businesses in ARUs are prohibited.
- b. Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

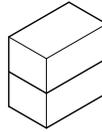
Configuration options in the NM-1 zone include, but are not limited to, the following:



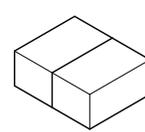
2 detached units



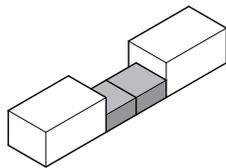
2 attached units
(back to back)



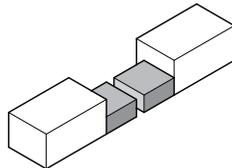
2 attached units
(up and down)



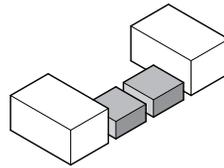
2 attached units
(Side by side)



2 detached units
+ Two attached ARUs



2 detached units
+ Two detached attached
ARUs



2 detached units
+ Two detached ARUs

2.1.6. NM-2: Neighborhood Medium Density 2

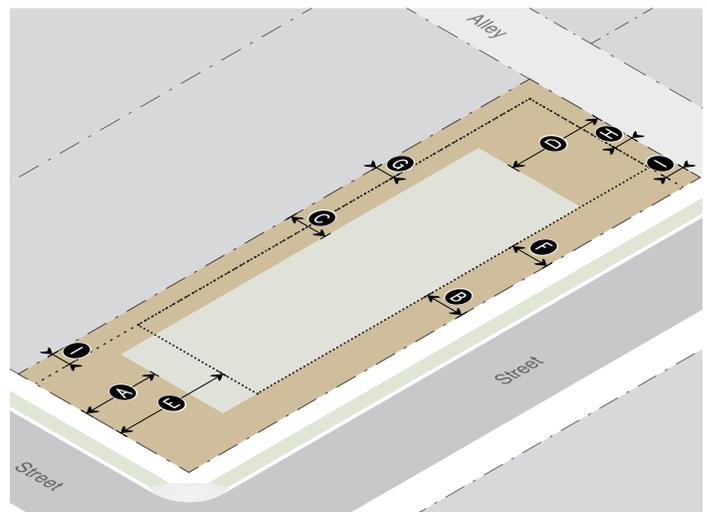
A. Intent

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
Side 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
Side street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	5'	H

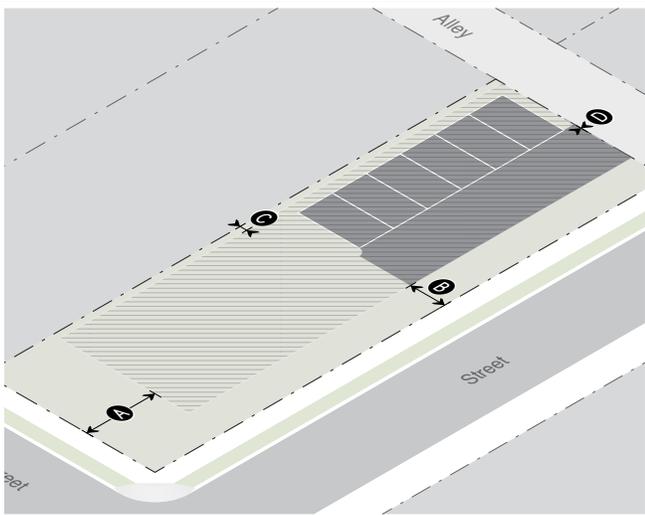
Site Development Setbacks

All site development, excluding driveways		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	I

Landscaping (Div. 5.5)

Landscape surface ratio (min)		
Single-Family Detached	.45	
Apartment (2 to 4 units)	.40	
Apartment (5+ units)	.35	
All other allowed uses	.35	
Plant units (min)		
All uses	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	
Side street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20'	
Driveway width in primary/side street setback (max)	20'	
Parking Setbacks		
Primary street* (min)	20'	A
Side street* (min)	20'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D
* Excludes 20' max driveway allowed in primary/side 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.	

4. Maximum Scale of Development	
Individual building (max gross floor area)	10,000 SF
5. Building Design Requirements	
Design review required for all nonresidential development, unless exempted by Planning Director	(Div. 5.8.)
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./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	
7. 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) Standards (Sec. 5.2.1.)	
8. 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) Standards (Sec. 5.3.2.)	
9. 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.)
10. 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.)
11. 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	

12. 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.)
Floor 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 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	GSA (min)	Density (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	0 sf	1 unit per lot	2/DU	
Attached Single-Family unit (6.1.4.C.) (E.1)	B	0 sf	E.1	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Apartment (6.1.4.D.) (E.1)	B	0 sf	E.1		
Dormitory (6.1.4.F.)	C	0 sf	n/a	1/bed	
Group Home (6.1.4.G.)	C	0 sf	n/a	0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	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	GSA (min)	Density (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	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.E.)	B	0 sf	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. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single-Family unit (detached, attached, or apartment)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
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

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	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Option Standards
Allowed Subdivision Options							
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development		(Sec. 7.2.3.)
Condominium/Townhouse	n/a	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 Exaction							(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		
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	Planned Unit Development (Sec. 8.7.3.)	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

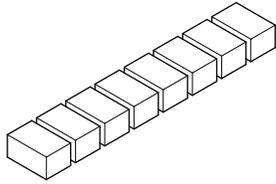
E. Additional Zone-specific Standards

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

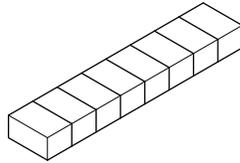
1. **Attached Single-Family Unit/Apartment.** No more than 8 units are allowed per building.

F. Configuration Options

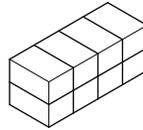
Configuration options in the NM-2 zone include, but are not limited to, the following:



Detached units



8 attached units



8 attached units

2.1.7. NH-1: Neighborhood High Density 1

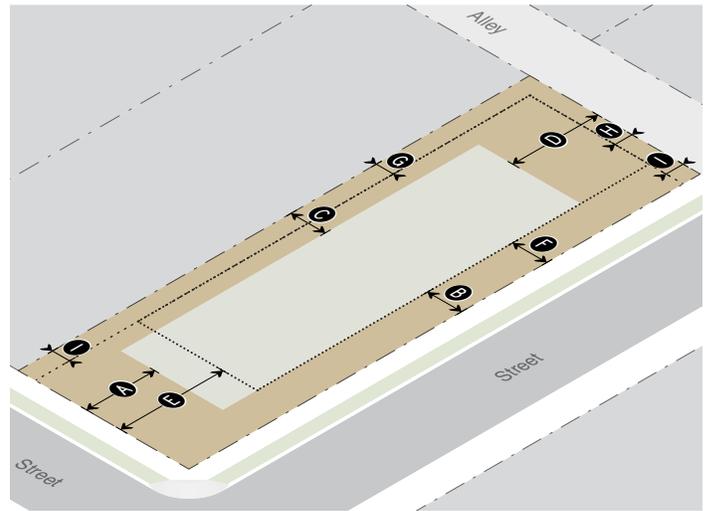
A. Intent

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 number. 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 triplex to whatever size building can fit the site based on property size and dimensional limitations the limitations, such as FAR, setbacks, and parking. ARUs are not permitted.
5. **Comprehensive Plan:** Based primarily on Subarea 3.2 in the Comprehensive Plan.

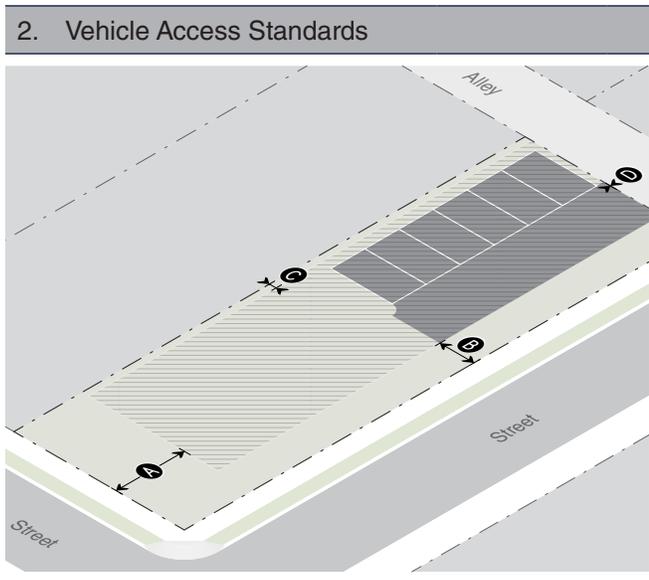
B. Physical Development

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.

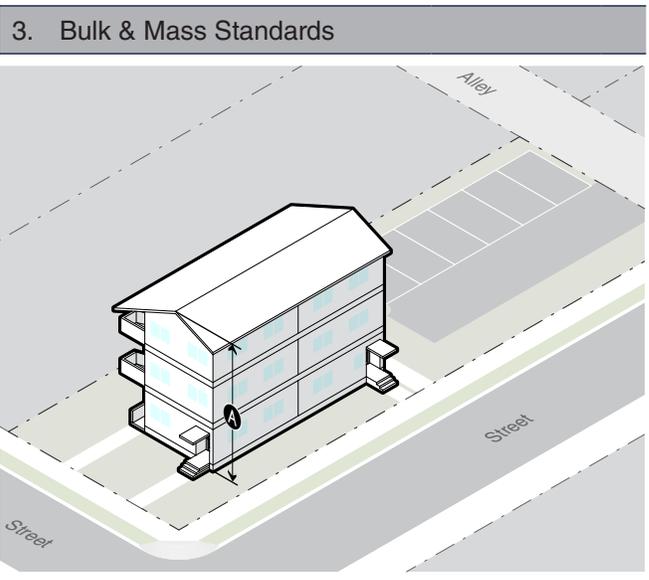
1. Lot Standards



Primary Building Setbacks		(Sec. 9.4.8)
Primary street (min)	20'	A
Side 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
Side street (min)	10'	F
Side interior/rear (min)	5'	G
Rear alley (min)	5'	H
Site Development Setbacks		
All site development, excluding driveways		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	I
Landscaping		(Div. 5.5)
Landscape surface ratio (min)		
Apartment (3 to 4 units)	.40	
All other allowed uses	.30	
Plant units (min)		
All allowed uses	1 per 1,000 sf of landscape area	
Parking Lot (all uses)	1 per 12 parking spaces	



Access		
Primary street	Allowed	
Side street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20'	
Driveway width in primary/side street setback (max)	20'	
Driveway Setbacks		
Primary street* (min)	20'	A
Side street* (min)	10'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D
* Excludes 20' max driveway allowed in primary/side street setback		



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.	

4. Maximum Scale of Development	
Individual Building (max gross floor area)	10,000 SF
5. Building Design Requirements	
Design review required for all nonresidential development, unless exempted by Planning Director	(Div. 5.8.)
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./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	
7. 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) Standards (Sec. 5.2.1.)	
8. 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) Standards (Sec. 5.3.2.)	
9. 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.)	
10. 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.)	
11. 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	

12. 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.)
Floor 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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Residential					
Attached Single-Family unit (6.1.4.C.) (E.1)	B	0 sf	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.2)	B	0 sf	E.2		
Dormitory (6.1.4.F.)	C	0 sf	n/a	1/bed	
Group Home (6.1.4.G.)	C	0 sf	n/a	0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	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	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	to be amended pending Housing Mitigation LDR Update
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	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. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single-Family unit (attached, or apartment)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
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

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					
2. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	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. **Attached Single-Family.** A minimum of 3 units on the lot are required at the time of development.
2. **Apartment.** A minimum of 3 units on the lot are required at the time of development.

2.1.1. CR-3: Commercial Residential 3

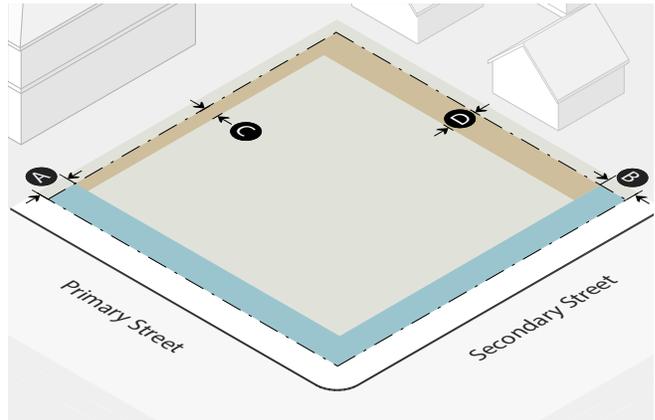
A. Intent

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, lodging and residential uses. This zone is located on both sides of Highway 89 from High School Road to Flat Creek bridge at the entrance to downtown Jackson.
2. Buildings. Buildings can be up to 3 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.
4. Land Use. Active uses, such as retail and service, are encouraged on the ground level, often with lodging, 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. 9.4.8.](#)

Primary street setback range (min-max)	0' - 10'	A
Secondary street setback range (min-max)	0' - 10'	B
Side interior (min)	5'	C
Rear (min)	10'	D
Abutting protected zone (min)	10'	

Landscaping [Div. 5.5.](#)

Landscape surface ratio (min)	10%
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Plant Units

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

Fencing

Height in any street or side yard (max)	4'
Height in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from side or rear lot line (min)	0'

Parking Setbacks [Sec. 9.4.8.](#)

Primary street, above ground (min)	30'
Secondary street, surface parking (min)	30'
Secondary street, tuck-under, enclosed, or structured parking (min)	0'

Access

Curb cut width (max)	24'
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2. Bulk Standards



Street Facade Sec. 9.4.11.

Width of ground and 2nd story in primary street setback range	70%	A
Length from street corner (min)	30'	
Width of ground and 2nd story in secondary street setback range	35%	B
Length from street corner (min)	30'	

Building Height Sec. 9.4.9.

Height (max) if roof pitch $\geq 5/12$	46'	C
Height (max) if roof pitch $< 5/12$	42'	C
Stories (max)	3	C
Stories or Height (min) in any street setback range	2 or 24'	D

Building Stepback Sec. 9.4.12.

Stepback for any 3rd story street facade or street facade over 30' (min)	10'	E
Encroachment in stepback (max % of overall facade width)	60%	F

A building with only residential use that has at least 4 units is exempt from the stepback requirement

Scale of Development

Floor area ratio (FAR max)	0.40
Deed restricted housing exemption	<u>Sec. 7.8.3.</u>
Workforce housing floor area bonus	<u>Sec. 7.8.4.</u>

3. Form Standards



Design Guidelines Div. 5.8.

These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Pedestrian Frontage

Trees in grates see Sec. 2.2.1.C.2.

Building Frontage Options

Shopfront	see Sec. 2.2.1.D.1.
Office	see Sec. 2.2.1.D.2
Residential	see Sec. 2.2.1.D.3

Parking Type Options

On-street parking	see Sec. 2.2.1.E.1.
Surface parking	see Sec. 2.2.1.E.2
Enclosed parking	see Sec. 2.2.1.E.3.
Tuck-Under Parking	see Sec. 2.2.1.E.4.
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6

4. 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)	Sec. 7.7.4.D.
Irrigation Ditch	15'
Natural Resource Overlay (NRO)	Sec. 5.2.1.
5. Scenic Standards	
Exterior Lighting	Sec. 5.3.1.
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
Scenic Resource Overlay (SRO)	Sec. 5.3.2.
6. Natural Hazards to Avoid	
Steep Slopes	Sec. 5.4.1.
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel 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.

7. Signs (nonresidential)		Div. 5.6.
Number of signs (max)	3 per business per frontage	
Background color	No white or yellow	
Sign Area		
Total sign area (max)	3 sf per ft of street facade width up to 150 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	
Window sign		
Window surface coverage (max)	25% up to 16 sf	
Temporary signs	Sec. 5.6.1	
8. 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		

9. Physical Development Permits Required							
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	to be amended pending Housing Mitigation LDR Update
Retail (6.1.6.C.)	B	6,000 sf excluding basement storage	n/a	3.37/1,000 sf	
Service (6.1.6.D.)	B			2.25/1,000 sf	
Restaurant/Bar (6.1.6.E.)	B			1/73 sf dining area + 1/40 sf bar area	
Heavy Retail/Service (6.1.6.F) (E.3)	B	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)	B	n/a	n/a	0.75/1,000sf + 0.75/company vehicle	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	to be amended pending Housing Mitigation LDR Update
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	
Minor	B	n/a	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	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
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.)

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	GSA (min)	Lot Size (min)	Density (max)	LSR (min)	FAR (max)	Option Standards
Allowed Subdivision Options						
Land Division	n/a	7,500 sf	n/a	determined by physical development		<u>Sec. 7.2.3.</u>
Townhouse Condominium Subdivision	n/a	n/a	n/a	n/a	n/a	<u>Sec. 7.2.4.</u>
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	Planned Unit Development (Sec. 8.7.3.)	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 or South Park Loop Frontage. Heavy Service/Retail and Light Industry uses are only allowed on sites with Highway 89 frontage south of South Park Loop Road and sites with South Park Loop frontage.