

TOWN OF JACKSON

LAND DEVELOPMENT REGULATIONS

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Div. 1.1. Title

This Ordinance shall be known as the “Town of Jackson Land Development Regulations” and may also be referred to as “the LDRs,” or “these LDRs.”

Div. 1.2. Authority

The Town Council of the Town of Jackson (hereinafter “Town”) has the authority to adopt these LDRs in accordance with Article 13, Section 1 of the Wyoming Constitution, and Section 15-1-601, et. seq., Section 9-8-101, et. seq., and Section 34-12-101, et. seq., Wyoming Statutes, and such other authorities and provisions that are established in the statutory and common law of the State of Wyoming.

Div. 1.3. Purpose and Intent

Based on the legislative discretion of the Town Council, these LDRs are in accordance with the Jackson/Teton County Comprehensive Plan. Their purpose is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future inhabitants of the community through the following intents.

1.3.1. Implementation of the Community Vision

Preserve and protect the area’s ecosystem in order to ensure a healthy environment, community, and economy for current and future generations.

1.3.2. Implementation of the Common Values of Community Character

A. Ecosystem Stewardship

1. Maintain health populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character.
2. Consume less nonrenewable energy as a community in the future than we do today.

B. Growth Management

1. Direct future growth into a series of connected, Complete Neighborhoods in order to preserve critical habitat, scenery and open space in our Rural Areas.
2. The Town of Jackson will continue to be the primary location for jobs, housing, shopping, educational and cultural activities.

C. Quality of Life

1. Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally.
2. Develop a sustainable, vibrant, stable and diversified local economy.
3. Residents and visitors will safely, efficiently, and economically move within our community and throughout the region using alternative modes of transportation.
4. Timely, efficiently and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.

1.3.3. Implementation of the Illustration of Our Vision

- A. Achieve the desired future character identified for each Character Zone.
- B. Implement the policy objectives for each Character Zone.
- C. Achieve the character-defining features identified for each Subarea.

1.3.4. Predictable Regulations, Incentives and Allowances

- A. Ensure standards are consistently applied to similar applications and circumstances.
- B. Ensure landowners, the public, and decision-makers know the amount, location, and type of growth to expect.

- C. Use data analysis and best practices to inform standards and implement the adaptive management philosophy of the Growth Management Program.

1.3.5. Coordination Between Jurisdictions

- A. Implement the joint Town/County Vision through coordinated, supportive actions.
- B. Maintain a common structure, format, and definitions in Town and County LDRs.

Div. 1.4. Organization of the LDRs

These LDRs constitute the Town's zoning and subdivision regulations. They have two organizing principles. Primarily, they are organized by zone in order to implement and emphasize the community's character-based planning approach. Secondarily, to provide ease of use, they are organized to answer three questions for each zone and for the community in general:

- What can be built or physically developed?
- What uses are allowed?
- How can the land be developed or subdivided?

The LDRs contain 9 articles.

1.4.1. General Provisions (Articles 1)

Article 1: General Provisions, establishes the purpose and intent of the LDRs and the zones. It includes general provisions that identify the Town's authority to adopt the LDRs, outlines the organization of the LDRs, and establishes to whom the LDRs apply. It also establishes the rules governing nonconformities.

1.4.2. Standards Applicable to Specific Zones (Articles 2-4)

Articles 2-4 establish the zones and zone standards. Each zone section includes a purpose and intent statement, the specific standards applicable in the zone, and the general standards from Articles 5-7 that may be applicable in

the zone. The provisions in each zone are organized by: Physical Development, Use and Development Options and Subdivision.

A. Article 2: Standards Applicable in Complete Neighborhood Zones

Article 2: Standards Applicable in Complete Neighborhood Zones, establishes the zones that implement the vision for Complete Neighborhoods identified in the Illustration of Our Vision Chapter of the Jackson/Teton County Comprehensive Plan.

B. Article 3: Standards Applicable in Rural Area Zones

Article 3: Standards Applicable in Rural Area Zones, establishes the zones that implement the vision for Rural Areas identified in the Illustration of Our Vision Chapter of the Jackson/Teton County Comprehensive Plan.

C. Article 4: Standards Applicable in Special Purpose Zones

Article 4: Standards Applicable in Special Purpose Zones, establishes the resort, civic, and other special purpose zones that apply to unique places in the community to protect and support their special character.

1.4.3. Standards Applicable to All Zones (Articles 5-7)

Articles 5-7 establish the physical development, use, development option and subdivision standards that apply across multiple zones. These standards may only apply in certain overlays, or may apply in all zones. They apply in conjunction with the zone-specific standards of Articles 2-4.

A. Article 5: Physical Development Standards Applicable in All Zones

Article 5: Physical Development Standards Applicable in All Zones, establishes the standards for the location, mass, and form of physical development. Environmental, scenic, and natural hazard protections, as well as landscaping, sign, stormwater, and grading and erosion control standards are also included.

Standards applicable in the Natural Resource and Scenic Resources Overlays are established in this article.

B. Article 6: Use Standards Applicable in All Zones

Article 6: Use Standards Applicable in All Zones, establishes and defines the allowed uses. Use based standards such as parking and employee housing are included in this article, as are operational standards.

C. Article 7: Development Option and Subdivision Standards Applicable in All Zones

Article 7: Development Option and Subdivision Standards Applicable in All Zones, establishes and defines the allowed development options. It also establishes subdivision standards and includes subdivision-based requirements such as affordable housing, development exactions, required transportation facilities and required utilities.

1.4.4. Administrative Procedures (Article 8)

Article 8: Administrative Procedures, establishes the procedures and review standards for the permits or approvals that are used to ensure development complies with the standards of these LDRs. It also establishes the enforcement provisions for the LDRs. The applicable procedures are referenced within the zone standards (Articles 2-4) and standards applicable in all zones (Articles 5-7).

1.4.5. Definitions (Article 9)

Article 9: Definitions, consolidates definitions for terms necessary to understand and enforce the LDRs. It also provides rules of construction for interpreting terms, rules of measurement that establish methodologies for the measurement of common standards (e.g., setbacks, height, etc.), and a list of abbreviations.

Div. 1.5. Applicability

1.5.1. Effective Date

These LDRs shall become effective on [insert effective date of these LDRs], and repeal and replace the Town of Jackson Land Development Regulations, as originally adopted on November 9, 1994, as subsequently amended.

This repeal does not revive any other provisions, resolutions, ordinances, codes, or other regulations repealed by the aforementioned Ordinance.

1.5.2. General Applicability

- A. These LDRs shall apply to all physical development, use, development options, and subdivision within the corporate limits of the Town, unless expressly provided to the contrary in these LDRs.
- B. Unless exempted, no land shall be physically developed, used, or subdivided without compliance with these LDRs and all other applicable Town, state, and federal regulations.

1.5.3. Application to Governmental Entities

These LDRs shall apply to governmental units as provided below.

A. Teton County and the Town of Jackson

Physical development, use, exercise of development options and subdivision by the County or the Town, and their respective agencies, shall comply with the procedures and standards of these LDRs.

B. All Other Governmental Entities

Physical development, use, exercise of development options and subdivision by the State of Wyoming, the federal government, and all other government entities and their respective agencies, shall comply with the procedures and standards of these LDRs, to the extent permitted by law.

Div. 1.6. Relationship with Other Regulations

1.6.1. References to Other Laws or Documents

Whenever any provision of these LDRs refers to or cites a section of the Wyoming Statutes, the federal statutes, or any other document, and that section, statute, or document is

later amended or superseded, these LDRs shall be deemed amended to refer to the amended section or the section that corresponds to the superseded section.

1.6.2. Conflicts within These LDRs

Maximum densities and intensities are not guaranteed to be achievable by the terms of these LDRs. All standards and requirements shall be met and actual achievable densities and intensities may be limited by factors such as product type, parcel location and configuration, natural and scenic resource limitations, or parking requirements. Where provisions of these LDRs are in direct conflict the zone-specific provision shall govern. If neither provision is zone specific, the provision that is more specific to the characteristics of the application shall govern.

1.6.3. Conflicts with Other Town Codes or Regulations

If a provision of these LDRs is inconsistent with a provision found in other adopted codes or ordinances of the Town, the more restrictive provision shall govern.

1.6.4. Conflicts with State or Federal Law

If a provision of these LDRs is inconsistent with a provision found in the law or regulations of the state or federal government, the more restrictive provision shall control, to the extent permitted by law. The Town shall not be responsible for enforcing state or federal law, nor shall compliance with these LDRs absolve any responsibilities under state or federal law.

1.6.5. Conflicts with Private Agreements

Nothing in these LDRs is intended to supersede, annul, or interfere with any easement, covenant, deed restriction, or other agreement between private parties, but such agreements shall not excuse a failure to comply with these LDRs. The Town shall not be responsible for monitoring or enforcing private agreements.

Div. 1.7. Establishment of Zones

1.7.1. General

The purpose of this section is to establish the zones and overlays that regulate physical development, use, development options, and subdivision. Zone and overlay

standards are established in order to achieve the desired future character articulated in the Jackson/Teton County Comprehensive Plan. The zones are grouped into Complete Neighborhood zones, Rural Area zones, and Special Purpose zones based on the vision of the comprehensive plan. Zones are organized into character zones and legacy zones. Character zones are character-based and established to implement the comprehensive plan. Legacy zones are carried forward from the previous LDRs and it is the intent that they will be phased out over time as character zones are adopted and applied.

1.7.2. Establishment of Zones and Overlays

The Town of Jackson is divided into the minimum number of zones necessary to achieve the vision of the Jackson/Teton County Comprehensive Plan and the purpose and intent of these LDRs. The zones are established in Articles 2 - 4. Overlays address critical issues that cross more than one zone and are established in Articles 5 and 6.

1.7.3. Official Zoning Map Incorporated by Reference

The zones and overlays established by these LDRs are bounded and defined as shown on the Town of Jackson Official Zoning Map (hereinafter "Official Zoning Map"). The Official Zone Map, and all explanatory materials contained thereon, is hereby established and adopted as part of these LDRs, incorporated into these LDRs by reference, and made a part hereof. The Official Zoning Map is located in the Town's Planning Department, and is available for inspection during normal business hours.

1.7.4. Interpretation of Official Zoning Map Boundaries

The following rules shall be used to determine the precise location of any zone boundary shown on the Official Zoning Map:

A. Jurisdictional Boundaries

Boundary lines shown as following or approximately following County or Town boundaries shall be construed as following such limits.

B. Streets or Alleys

Boundary lines shown as following or approximately following streets or alleys shall be construed as following the centerline of such streets or alleys.

C. Street Vacations

Whenever any street is lawfully vacated, and the lands within the boundaries of the vacated land attach to and become a part of lands adjoining such street, the lands formerly within the vacated street shall be subject to the same zone classification that is applicable to lands to which the vacated land attaches.

D. Section Lines, Platted Lot Lines, Park or Forest Service Boundaries

Boundary lines shown as following, or approximately following current or past, section lines, platted lot lines, park or forest service boundaries, or other property lines shall be construed as following such lines.

E. Streams or Rivers

Boundary lines shown as following, or approximately following, the centerline of streams, or rivers, or other continuously flowing watercourses shall be construed as following the thread of the channel of such watercourses. In the event of a natural change in the location of such streams, rivers, or other watercourses, the zone boundary shall be construed as moving with the thread. In any instance where the thread extends beyond a Town boundary, the boundary shall become coterminous with the Town boundary.

F. Ridgelines

Boundaries following or approximately following ridgelines shall be construed as following such lines.

G. Bench Lines or Levees

Boundaries shown as following or approximately following bench lines shall be construed as following the top of the bench. Boundaries shown as following or approximately following levees shall be construed as following the toe of the levee where the slope sharply increases.

H. Vegetation Lines

Boundaries shown as following or approximately following vegetation lines shall be deemed to follow the vegetation line that existed on June 13, 1993, on Horizon aerials, which are incorporated into these LDRs by reference, or the current line, whichever results in the largest area in the most restrictive zone. Copies of the Horizon aerials are available in the County Planning Department.

I. Parallel Boundaries

Boundaries shown as separated from, and parallel or approximately parallel to, any of the features identified in Subsections A-D above, shall be construed to be parallel to such features and at such distances as shown on the Official Zoning Map.

J. Map Scale

Where the location of a zone boundary cannot be determined by one or more of the methods provided in this section, it shall be determined by use of the map scale shown on the Official Zoning Map.

1.7.5. Sites in Multiple Zones

When the site of an application for approval under these LDRs is in more than 1 zone, the site may be used and developed as a single site.

A. Minimum Site Area

The entire site may be used to meet minimum site area requirements in either zone.

B. Maximum Density/Intensity

The density or intensity calculation shall be based on the acreage existing in each zone.

C. Location

In general, the majority of development shall be located in the area that is designated for higher intensity use. This standard may be deviated from if it can be demonstrated that the location proposed will improve scenic views and lessen adverse environmental impacts.

1.7.6. Change of Jurisdiction

When land changes jurisdiction by transfer, trade, or sale from state or federal agencies to a private landowner, the land shall be rezoned from the Public/ Semi Public Zone to another zone according the following rules:

- A. If upon transfer, trade, or sale of the property the private landowner does not immediately apply for a new zone, or if the Town does not immediately initiate a rezoning, then the property will default to the Rural zone in accordance with the standards of [Section 8.7.2](#), Official Zoning Map Amendment.
- B. If transfer, trade, or sale of the property to a private landowner is contingent upon the property being rezoned to a zone other than Rural, then the Town may consider and approve such a request, in accordance with the standards of [Section 8.7.2](#), Official Zoning Map Amendment, without first rezoning the property to Rural as an interim step.

Div. 1.8. Transitional Provisions

1.8.1. Applicable LDRs for Review Determined at Sufficiency

An application shall be processed in good faith under the standards and procedures of the LDRs in place at the time the application is accepted as sufficient. An application that is substantially changed following being accepted as sufficient, or an application that fails to comply with the required time frames or any terms or conditions of its approval (if approved), shall expire and future applications shall be subject to the current LDRs.

1.8.2. Approved Permits and Approvals

A. Approvals Valid Until Expiration

- 1. A permit or approval shall remain valid until its expiration date and may be carried out in accordance with the terms and conditions of its approval. If the permit or approval is completed, expires, or is revoked (e.g. for failure to comply with the terms and conditions of approval), any subsequent application shall be subject to the current LDRs.

- 2. A pre-application conference, zoning compliance verification, environmental analysis, neighborhood meeting or other review or action completed prior to submittal of an application shall not constitute an approval that may be carried out in exception to [Section 1.8.1](#).

B. Nonconformities

An approved physical development, use, development option or subdivision that does not comply with these LDRs is nonconforming and subject to the provisions of [Division 1.9: Nonconformities](#).

C. PUDs and Other Special Projects

The following projects shall remain valid and shall not be considered nonconforming regardless of their compliance with these LDRs.

- 1. Planned Unit Developments (PUDs) with PUD zoning
- 2. Planned Unit Developments (PUDs) approved under a PUD regulation, that have vested their rights, but do not have PUD zoning
- 3. Planned Mixed-Use Developments (PMDs) that have not expired and have vested their rights
- 4. Complete Neighborhood Master Plans that have vested their rights
- 5. Master plans approved prior to November 9, 1994 as Conditional Use Permits (CUPs) that have vested their rights

1.8.3. Amendments to Approved Permits and Approvals

While a permit or approval may be implemented as approved, a proposed amendment to a past permit or approval shall be reviewed in accordance with the current LDRs pursuant to the standards and procedures of [Section 8.2.13. Amendment of Permits or Approvals](#).

A. PUDs and Other Special Projects

A proposed amendment to the master plan of one of the projects listed in **Section 1.8.2.C: PUDs and Other Special Projects**, shall comply with the standards for the base zone assigned on the Official Zoning Map to the maximum extent practicable.

1.8.4. Transition to New Zones

[Reserved]

1.8.5. Voluntary Compliance with these LDRs

A landowner subject to an existing approved permit or approval may voluntarily extinguish and void the approved permit or approval and submit an application in accordance with the current LDRs.

1.8.6. Violations Continue

Any violation of the previous LDRs shall continue to be a violation under these LDRs, unless the physical development, use, development option, or subdivision complies with the express terms of these LDRs.

Div. 1.9. Nonconformities

1.9.1. General Applicability

A. Purpose

There exist physical developments, uses, development options, subdivisions, and signs that were lawfully established before these LDRs were adopted or amended, which now do not conform to these LDRs. It is the intent of these LDRs to permit these nonconformities to continue until they are removed, but not to encourage their perpetuation except under the standards established in this division. The purpose of this division is to establish standards to regulate the continued existence of those nonconforming physical developments, uses, development options and subdivision, and signs that do not conform to the provisions of these LDRs.

B. Applicability

This division applies to nonconformities. A nonconformity is a lawfully established physical development, use, development option, subdivision, or sign that does not comply with these LDRs.

C. Authority to Continue

Nonconformities are allowed to continue in accordance with the requirements of this division.

D. Determination of Nonconformity Status

The burden of establishing that a nonconformity lawfully exists shall be the responsibility of the owner of the land on which the claimed nonconformity is located. The owner shall provide to the Planning Director photos, permits, licenses, records or other documentation that establishes the existence and perpetuation of the nonconformity.

E. Nonconformity Runs With the Land

A nonconformity shall run with the land. No change of ownership or right to possession of land shall prevent the continuance of a nonconformity. Nor shall a nonconformity be relocated unless the relocation results in compliance with these LDRs.

F. Increase in Nonconformity

Except as authorized by this division, no person shall engage in activity that increases a nonconformity.

G. Life Safety

Life safety modifications to buildings or sites which are required by local, state, or federal government shall be exempt from the requirements in this division. For example: covered wheelchair ramps, lifts, and handicap accessible rest rooms, which are needed to meet requirements of the Americans with Disabilities Act (ADA).

H. Occupancy Prohibited

If a structure or site, or portion thereof, becomes physically unsafe or unlawful due to lack of repairs, maintenance, payment of taxes, or other reason and a duly authorized official of the Town declares occupancy

of the structure or site to be prohibited, it shall thereafter be removed, rebuilt, redeveloped, or repaired in conformance with these LDRs.

I. Government Acquisition

If a conforming physical development, use, parcel, lot, or tract becomes out of compliance with these LDRs due to governmental acquisition of a portion of the parcel, lot, or tract for a public purpose, the physical development, use, parcel, lot, or tract shall be deemed conforming and future physical development, use, development options and subdivision of that lot will comply with these LDRs to the maximum extent practicable.

1.9.2. Nonconforming Physical Development

A. Applicability

Nonconforming physical development is declared generally incompatible with the character of the zone in which it is located. This section shall apply to lawful physical development (other than signs) that does not meet the physical development standards applicable to the zone or overlay.

B. Replacement, Alteration, or Enlargement

Replacement, alteration, or enlargement of a nonconforming physical development shall only be permitted if the following three standards are met.

1. An alteration or enlargement shall not increase the nonconformity. Any new physical development proposed (e.g. an addition to a nonconforming structure) shall comply with all applicable standards of these LDRs.
2. A nonconforming physical development that is replaced, altered, or enlarged by 50% or more of the fair market value of the nonconforming physical development over a 5 year period shall be brought into compliance with all applicable standards of these LDRs. For example: replacement of more than 50% of a driveway that does not meet setbacks in less than 5 years requires that the driveway be brought into compliance.

3. Physical development totaling 50% or more of the fair market value of all improvements on the property over a 5 year period shall require that all physical development on the site be brought into compliance with these LDRs. For example the razing and rebuilding of a house on a property with a driveway that does not meet setbacks would require that the driveway be brought into compliance.

C. Reconstruction After Damage by Natural Disaster

A nonconforming development that is demolished or destroyed by a natural disaster or through any manner not willfully accomplished by the owner, regardless of the extent of the demolition or destruction, may be rebuilt to the nonconforming condition that existed prior to the damage, provided an application to repair or reconstruct is submitted within one year of the date of demolition or destruction.

D. Use, Development Options, and Subdivision

1. A nonconforming physical development shall be used in compliance with these LDRs.
2. A nonconforming physical development shall not be subdivided or included in a development option, unless the subdivision or development option brings the physical development into compliance with these LDRs.

1.9.3. Nonconforming Uses

A. Applicability

A nonconforming use is declared generally incompatible with the character of the zone in which it is located. This section shall apply to:

1. a lawfully established use that is not allowed in the zone;
2. a lawfully established conditional or special use that does not have an approved CUP or SUP; and
3. a lawfully established use that does not comply with the use standards applicable to the zone or overlay.

B. Enlargement or Expansion

1. A nonconforming use may only be enlarged or expanded a cumulative total of 10% in the floor area and site area occupied and/or the daily and annual timing of operation. The cumulative total is the sum of all enlargements or expansions from the date the use became nonconforming, including all expansions under the prior LDRs if the use became nonconforming under the prior LDRs and remains nonconforming.
2. An enlargement or expansion of a nonconforming use shall not create or increase nonconformity with use based standards such as parking and employee housing.
3. An enlargement or expansion of a nonconforming use shall comply with all physical development, development option, and subdivision standards of these LDRs.
4. An enlargement or expansion of a use made nonconforming by the lack of a Conditional Use Permit (CUP) shall require the approval of a CUP if the expansion or enlargement meets the threshold to require a Development Plan.

C. Change in Use

A nonconforming use may only be changed to a use allowed in the zone in which it is located.

D. Discontinuance or Abandonment

1. If a nonconforming use is operationally discontinued or abandoned for a period of more than one year, whether or not the equipment or furniture are removed, the use may not be reestablished or resumed, and any subsequent use of the site shall conform to these LDRs. When government action other than those described in **Section 1.9.1.H: Occupancy Prohibited**, a natural disaster, or any other action not considered a willful act of the owner or occupant can be documented as the reason for discontinuance or abandonment, the nonconforming use may be discontinued for longer than one year provided an application to reconstruct or reestablish the use is submitted to the Planning Director within one year from cessation of the use, and reconstruction

or reestablishment completed within the time period established in the permit approved for the reconstruction or reestablishment.

2. Once a nonconforming principal use is discontinued, all associated accessory uses shall cease operations within one month or be permitted in association with another principal use.

E. Renovation and Repair

1. Renovation or repair of 50% or more of the fair market value of a structure or site that is occupied by a nonconforming use shall constitute abandonment of the nonconforming use, except that a nonconforming mobile home may be replaced by another mobile home if the replacement has improved structural and safety design.
2. Time spent renovating or repairing a structure or site devoted to the nonconforming use is not considered a discontinuance of the use, provided:
 - a. All appropriate permits or approvals are obtained;
 - b. The renovation or repair is completed within 18 months after commencement of the renovation or repair; and
 - c. The use is reestablished within one month after completion of the renovation or repair.

F. Subdivision of a Nonconforming Use Prohibited

Subdivision of a structure or land containing a nonconforming use shall constitute abandonment of the nonconforming use.

1.9.4. Nonconforming Development Options and Subdivisions

A. Applicability

A nonconforming development option or subdivision is declared generally incompatible with the character of the zone in which it is located. This section shall apply to:

1. Lawfully created developments or subdivisions that do not have the required development permits; and

2. Lawfully created parcels, lots, and tracts that were intended to be buildable but do not meet the development option or subdivision standards applicable to the zone or overlay.

B. Use and Physical Development of a Nonconforming Parcel, Lot or Tract

1. Use and physical development of a nonconforming parcel, lot, or tract is permitted if the use and physical development does not increase the nonconformity.
2. Use and physical development of a nonconforming parcel, lot, or tract shall comply with all applicable standards of these LDRs.

C. Change of Nonconforming Parcel, Lot or Tract

The boundaries of a nonconforming parcel, lot, or tract may be modified if the adjustment results in no increase in the nonconformity; except that, with regard to minimum lot size one nonconforming parcel, lot, or tract can be made more nonconforming in order to make another nonconforming parcel, lot or tract less nonconforming if:

1. The benefit of the increased compliance of one parcel outweighs the detriment of the increased noncompliance of the other parcel, resulting in a greater overall compliance with the intent and/or the standards of these LDRs;
2. The overall capability of the lots or parcels to safely accommodate physical development is not diminished, particularly by providing needed land area for water supply and wastewater systems; and
3. The acreage transferred from one parcel, lot, or tract to another does not allow for increased density on the subject parcels.

D. Subdivision Prohibited

A nonconforming development option, parcel, lot, or tract shall not be subdivided.

1.9.5. Nonconforming Signs

A. Applicability

A nonconforming sign is declared generally incompatible with the character of the zone in which it is located. This section shall apply to any lawfully erected sign that does not comply with the requirements of [Division 5.6: Sign Standards](#).

B. Repair, Maintenance, Enlargement, Replacement, or Alteration

1. A nonconforming sign may be repaired and maintained.
2. Nonconforming signs shall not be enlarged, replaced, reworded (other than readerboard signs), redesigned or altered in any way, except to conform to these LDRs. Businesses that change names shall be required to conform to these LDRs.

C. Historically Significant Signs

When a nonconforming sign is determined by the Planning Director to be historically significant, routine maintenance, including painting and replacement of lights, shall be permitted. Historically significant signs are signs designated by the Planning Director or Historical Society as having significant historical value to the Town.

D. Multiple Tenant Structures

Structures with a previously approved master sign plan shall be permitted to replace signs on structures and freestanding signs, provided the replacement signs maintain the sign size previously approved for each business. The replacement signs shall conform to all other standards of these LDRs.

E. Removal of Abandoned and Dangerous Nonconforming Signs

The classification and removal of abandoned, dangerous and defective nonconforming signs shall be consistent with [Section 5.6.1.H: Removal and Disposition of Signs](#).

Div. 1.10. Severability

The legislative intent of the Town Council in adopting these LDRs is that if any Article, Division, Section, Subsection, paragraph, clause, provision, or portion of these LDRs is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of these LDRs shall not be affected. If any application of these LDRs to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment.

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Div. 2.1. All Complete Neighborhood Zones

Complete neighborhood zones are zones that are intended to enhance the locations in the community that are most appropriate for development and use into the most desirable places to live, work, and play. There are 2 types of complete neighborhood zones.

Character zones are character-based and established to implement the Comprehensive Plan.

Legacy zones are carried forward from the previous LDRs and it is the intent that they will be phased out over time as character zones are adopted and applied.

Div. 2.2. Complete Neighborhood Character Zones

(reserved)

Div. 2.3. Complete Neighborhood Legacy Zones

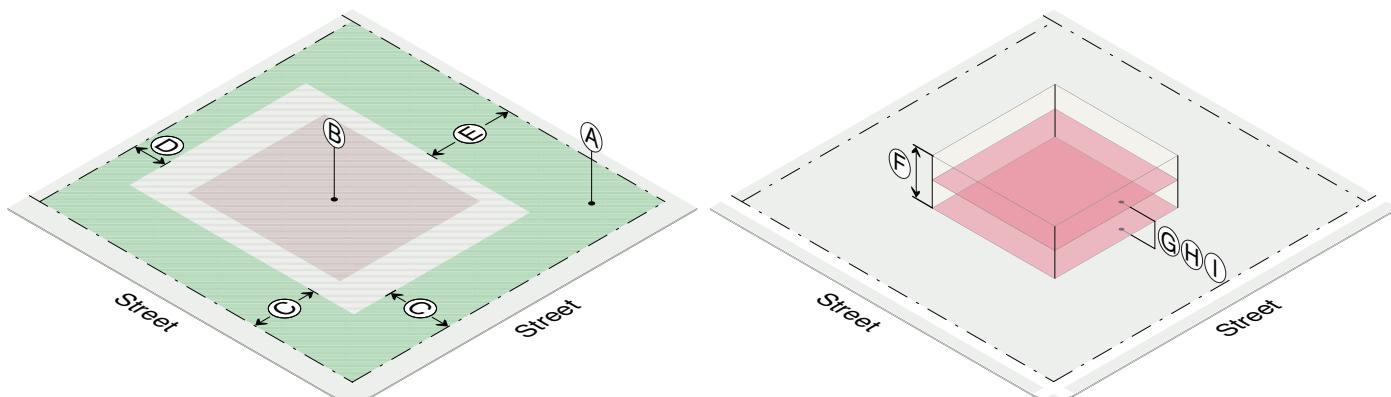
2.3.1. Town Square (TS)

A. Intent

The purpose of the Town Square (TS) Zone is to provide development standards that preserve and enhance the unique character, qualities, and pedestrian-oriented environment of the Jackson Town Square and its immediate vicinity. An essential component of the tourism environment for Teton County and the Town of Jackson is the Town Square and the commercial environment that has developed in the immediate vicinity of the Square. This area is important to both the County and the Town because the character of the area is the cornerstone of tourism commercial activity in the community.

B. Physical Development

Standards applicable to physical development in the TS 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 TS. This subsection is intended to indicate all of the physical development standards applicable in the TS, however all standards in Article 5 are applicable in the TS unless stated otherwise.



1. Structure Location and Mass									
Use	(A) LSR (min)	(B) Lot Coverage (max)	(C) Street Setback (min) (E.1)	(D) Side Setback (min)	(E) Rear Setback (min)	(F) Height (max)	(G) Stories (max)	(H) Stories (LO) (max)	(I) FAR (max)
All allowed uses	.0	--	0'	0'	0'	35'	2	3	1.83
All Accessory Uses	Same as for primary use with which associated								
Detached accessory structure detached	--	--	30'	5'	5'	28'	2	--	--
Exceptions									
FAR. A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.									
Side/Rear yard residential projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard									
Rear yard setback for nonresidential uses. Minimum rear setback of 22 feet on the ground level with the exception of structural elements supporting the upper floor.									
Detached Accessory Structure Separation. 10'									

2.3.1. Town Square (TS)

2. Maximum Scale of Development	
Individual Use (floor area) (max)	
Accessory residential unit	n/a
Lodging operation with multiple buildings	90,000 sf habitable
Individual Building (gross floor area) (max)	
Single building	15,000 sf
Single building in LO with CUP	35,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
Public Restrooms (Sec. 6.4.9)	
Public restrooms are required for Retail, Lodging, Restaurant/Bar >4,000 sf ground floor area	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street or side yard	4'
In rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

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)	Sec. 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)	
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
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	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)	
10. Signs (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 linear ft of building frontage 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
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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the TS 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the TS. This subsection is intended to indicate all of the use standards applicable in the TS, however all standards in Article 6 are applicable in the TS unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div 6.2)	Employee Housing Area (min) (Div. 6.3)
Lodging					
Conventional Lodging (6.1.5.B)	C(LO)	7,000 sf		0.75/LU + 1 per 150 sf assembly area	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C)	C(LO)	7,000 sf		2/LU	47 sf/1,000 sf
Commercial Uses					
Office (6.1.6.B)	B	--	--	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C)	B	--	--	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D)	B	--	--	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E)	B	--	--	1/55 sf dining area + 1 per 30 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B)	C	--	--	1/30 sf seating area or independent calculation	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	B	--	--	1.25/DU	n/a
Home Occupation	B	--	--	--	n/a

Y = Use allowed, no permit required, B=Basic Use Permit (Sec. 8.4.1), C=Conditional Use Permit (Sec. 8.4.2),
(LO)= Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the TS 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 TS. This subsection is intended to indicate all of the development option and subdivision standards applicable in the TS, however all standards in Article 7 are applicable in the TS unless stated otherwise.

1. Development Options and Subdivision								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	5,000 sf	--	--	--	--	--	--
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'
Road and driveway design								also subject to Fire Protection Resolution
Required Utilities								
Water								public
Sewer								public
4. Development Option Permit Thresholds								
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)				
Subdivision								
≤ 10 Units		X					X	
> 10 Units	X	X						X

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the TS zone.

1. **Pedestrian Facilities.** All new development, redevelopment and infill development in the the TS zone and Lodging Overlay zones shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.

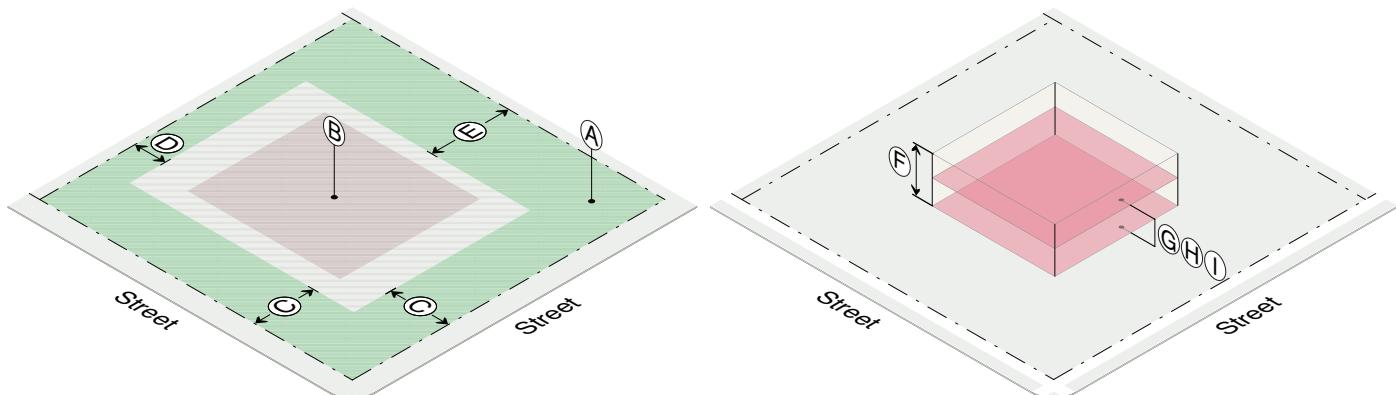
2.3.2. Urban Commercial (UC)

A. Intent

The purpose of the Urban Commercial (UC) Zone is to provide for relatively intense mixed use development of lodging, restaurants, financial, retail and visitor-oriented services, and the full range of residential uses. The UC Zone is intended to be applied to central, pedestrian-oriented commercial areas and dense residential areas associated with these commercial areas.

B. Physical Development

Standards applicable to physical development in the UC 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 UC. This subsection is intended to indicate all of the physical development standards applicable in the UC, however all standards in Article 5 are applicable in the UC unless stated otherwise.



1. Structure Location and Mass									
Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min) (E.1)	Lot Coverage (max)	Street Setback (min) (E.4)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
All allowed uses	.10	--	0'	0'	0'	35'	2	3	1.3
Detached single-family unit	.30	.40	12'	5'	20'	28'	2	3	.45
All Accessory Uses	Same as for primary use with which associated								
Detached accessory structure	--	--	30'	5'	5'	28'	2	--	--
Exceptions									
FAR. A 25% increase in FAR is allowed, provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.									
Side/Rear Yard Residential Projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.									
Rear yard for nonresidential uses. Minimum rear setback of 22 feet on the ground level with the exception of structural elements supporting the upper floor.									
Detached Accessory Structure Separation. 10'									

2. Maximum Scale of Development	
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	n/a
Lodging operation with multiple buildings	90,000 sf habitable
Individual Building (gross floor area) (max)	
Single building	15,000 sf
Single building in LO with CUP	35,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
Public Restrooms (Sec. 6.4.9)	
Public restrooms are required for Retail, Lodging, Restaurant/Bar >4,000 sf ground floor area	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard if next to residential	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street or side yard	4'
In rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

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)	(Sec. 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)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
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	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)
10. Signs (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 linear ft of building frontage 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
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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the UC 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UC. This subsection is intended to indicate all of the use standards applicable in the UC, however all standards in Article 6 are applicable in the UC unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div 6.2)	Employee Housing Floor Area (min) (Div 6.3)
Residential Uses					
Detached Single-Family Unit (6.1.4.B)	Y	15,000 sf	--	2/unit	n/a
Attached Single-Family Unit (6.1.4.C) (E.2)	B	15,000 sf	--	2/DU + 0.5 per DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D) (E.2)	B	--	--	2/DU + 0.5 per DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F)	C	--	35 rooms per acre	1/bed	n/a
Group Home (6.1.4.G)	C	--	35 rooms per acre	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B)	B(LO)	7,000 sf		0.75/LU + 1 per 150 sf assembly area	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C)	B(LO)	7,000 sf		2/LU	47 sf/1,000 sf
Commercial Uses					
Office (6.1.6.B)	B	--	--	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C)	B	--	--	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D)	B	--	--	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E)	B	--	--	1/55 sf dining area + 1 per 30 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B)	C	--	--	1/30 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D)	B	--	--	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E)	C	--	--	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B)	C	--	--	independent calculation	exempt

Y = Use allowed, no permit required, B=Basic Use Permit (Sec. 8.4.1), C=Conditional Use Permit (Sec. 8.4.2),
(LO)= Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div 6.2)	Employee Housing Floor Area (min) (Div 6.3)
Day Care/Education (6.1.8.C)	B	--	--	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1 per stored vehicle	independent calculation
Wireless Telecommunications Facilities (6.1.10.D)	C	--	--	1/employee + 1 per stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	B	--	--	1.25/DU	n/a
Bed and Breakfast (6.1.11.C)	B(LO)	7,000 sf	--	0.75/LU	47 sf/1,000 sf
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	B	--	--	1 per employee	exempt
Drive-in Facility (6.1.11.F)	B	--	--	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B)	Y	--	--	1/1,000 sf outdoor display area + 1 per employee	exempt
Temporary Shelter (6.1.12.D)	Y	--	--	2/DU	exempt
Farm Stand (6.1.12.E)	B	--	--	5/1,000 sf display area	exempt
Temporary Gravel Extraction & Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y = Use allowed, no permit required, B=Basic Use Permit (Sec. 8.4.1), C=Conditional Use Permit (Sec. 8.4.2),
(LO)= Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1) (E.3)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the UC 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 UC. This subsection is intended to indicate all of the development option and subdivision standards applicable in the UC, however all standards in Article 7 are applicable in the UC unless stated otherwise.

1. Development Options and Subdivision									
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards	
Land Division	--	5,000 sf	--	--	--	--	--	--	--
Urban Cluster Development (UCD)	15,000 sf	--	23.5 du/ac	.20	--	.65	--	(Sec. 7.1.3)	
Planned Unit Development (PUD-ToJ)	15,000 sf	--	--	--	.3	.65	.5	(Sec. 4.4.2)	
Townhouse Condominium Subdivision	--	--	--	--	--	--	--	(Sec. 7.2.2)	
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'								
Road and driveway design	also subject to Fire Protection Resolution								
Required Utilities									
Water	public								
Sewer	public								

4. Development Option Permit Thresholds

Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X
Nonsubdivision Urban Cluster Development (UCD)				
0 - 4 Units			X	
5 - 10 Units		X		
> 10 Units	X	X		
Planned Unit Development (PUD)				
0 - 4 units			X	
5 - 10 Units		X		
> 10 Units	X	X		

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the UC zone.

- 1. LSR Surfaces.** The Town Council may substitute on-site hardscape improvements to satisfy the LSR requirement in the UC zone if the application for development can incorporate one or more of the following design elements including, but not limited to, pervious or decorative pavers, sidewalks, and boardwalks.
- 2. Attached Single-Family and Apartment Units.** Attached single-family and apartment units shall be located on the second or third floor.
- 3. Open Storage**
 - The open storage of vehicles and equipment is prohibited.
 - No use shall be permitted to include any freestanding storage units of any kind, including but not limited to trailers, sheds, "Bully Barns," tarpaulin structures, or any other contrivance not made a permanent part of the principal structure as that term is defined in these Land Development Regulations.

- 4. Pedestrian Facilities.** All new development, redevelopment and infill development in the Lodging Overlay and UC zone shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.

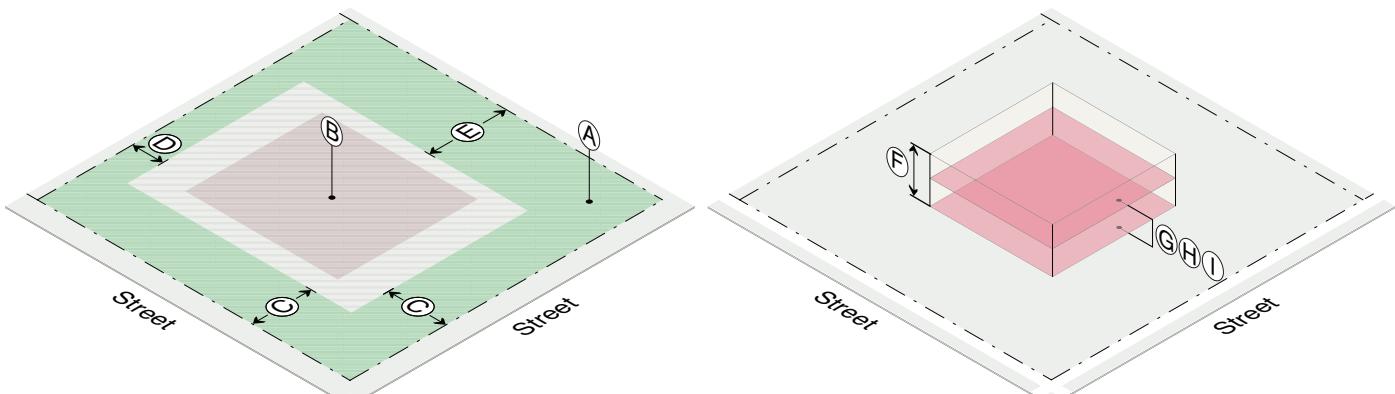
2.3.3. Urban Commercial-2 (UC-2)

A. Intent

The purpose of the Urban Commercial (UC) Zone is to provide for relatively intense mixed use development of lodging, restaurants, financial, retail and visitor-oriented services, and the full range of residential uses. The UC Zone is intended to be applied to central, pedestrian-oriented commercial areas and dense residential areas associated with these commercial areas. The UC Zone is further subdivided into UC and UC-2 (Urban Commercial-2) Zones. The UC-2 Zone maintains urban character but to slightly lesser density. It is intended to apply to in-town commercial areas where uses serve both residents and visitors.

B. Physical Development

Standards applicable to physical development in the UC-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 UC-2. This subsection is intended to indicate all of the physical development standards applicable in the UC-2, however all standards in Article 5 are applicable in the UC unless stated otherwise.



1. Structure Location and Mass

Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min) (E.3)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
All allowed uses	.20	--	10'	0'	20'	35'	2	3	.65
Lodging Uses	.20	--	10'	0'	20'	35'	--	--	.80
Detached single-family unit	.30	.40	12'	5'	20'	28'	2	3	.45
Detached accessory structure	--	--	30'	5'	5'	28'	2	--	--

Exceptions

FAR. A 25% increase in FAR is allowed in all, provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.

Side/Rear Yard Residential Projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
Individual Use (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	n/a
Lodging operation with multiple buildings	90,000 sf habitable
Individual Building (gross floor area) (max)	
Single building	15,000 sf
Single building in LO with CUP	35,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
Public Restrooms (Sec. 6.4.9)	
Public restrooms are required for Retail, Lodging, Restaurant/Bar >4,000 sf ground floor area	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard if next to residential	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div. 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
Street yard	4'
Side or Rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

7. Environmental Standards	
Natural Resource Buffers (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) Standards	(Sec. 5.2.1)
8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
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	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)	
10. Signs (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 linear ft of frontage up to 150 sf
Penalty	10% per projecting and freestanding sign

Allowed Sign Types	
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. Development Option Permit Required							
Physical Development	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Building Permit (Sec. 8.3.3)	DRC Review (Sec. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the UC-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 Section 6.1.2.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UC-2. This subsection is intended to indicate all of the use standards applicable in the UC-2, however all standards in Article 6 are applicable in the UC-2 unless stated otherwise..

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div 6.2)	Employee Housing Area (min) (Div. 6.3)
Residential Uses					
Detached Single-Family Unit (6.1.4.B)	Y	15,000 sf	--	2/unit	n/a
Attached Single-Family Unit (6.1.4.C) (E.1)	B	15,000 sf	--	2/DU +0.5 per DU if \geq 3 units served by lot	n/a
Apartment (6.1.4.D)	B	--	--	2/DU +0.5 per DU if \geq 3 units served by lot	n/a
Dormitory (6.1.4.F)	C	--	35 rooms per acre	1/bed	n/a
Group Home (6.1.4.G)	C	--	35 rooms pre acre	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B)	B(LO)	7,000 sf		0.75/LU + 1 per 150 sf assembly area	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C)	B(LO)	7,000 sf		2/LU	47 sf/1,000 sf
Commercial Uses					
Office (6.1.6.B)	B	--	--	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C)	B	--	--	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D)	B	--	--	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E)	B	--	--	1/55 sf dining area + 1 per 30 sf bar area	378 sf/1,000 sf
Heavy Retail/ Service (6.1.6.F)	C	--	--	2/1,000 sf +3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G)	C	--	--	1/10 storage units + 1/employee	independent calculation
Amusement/Recreation					
Amusement (6.1.7.B)	C	--	--	1/30 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D)	B	--	--	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E)	C	--	--	independent calculation	independent calculation

Y = Use allowed, no permit required, B=Basic Use Permit (Sec. 8.4.1), C=Conditional Use Permit (Sec. 8.4.2),
(LO)= Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div 6.2)	Employee Housing Area (min) (Div. 6.3)
Institutional Uses					
Assembly (6.1.8.B)	C	--	--	independent calculation	exempt
Day Care/Education (6.1.8.C)	B	--	--	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1 per stored vehicle	independent calculation
Wireless Telecommunications Facilities (6.1.10.D)	C	--	--	1/employee + 1 per stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	B	--	--	1.25/DU	n/a
Bed and Breakfast (6.1.11.C)	B(LO)	7,000 sf	--	0.75/LU	47 sf/1,000 sf
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1 per employee	exempt
Drive-in Facility (6.1.11.F)	B	--	--	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B)	B	--	--	1/1,000 sf outdoor display area + 1 per employee	exempt
Temporary Shelter (6.1.12.D)	B	--	--	2/DU	exempt
Farm Stand (6.1.12.E)	B	--	--	5/1,000 sf display area	exempt
Temporary Gravel Extraction & Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y = Use allowed, no permit required, B=Basic Use Permit (Sec. 8.4.1), C=Conditional Use Permit (Sec. 8.4.2),
(LO)= Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1) (E.2)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the UC-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 UC-2. This subsection is intended to indicate all of the development option and subdivision standards applicable in the UC-2, however all standards in Article 7 are applicable in the UC-2 unless stated otherwise.

1. Development Options and Subdivision							
Option	BSA (min)	Lot Size (min)	Density (max)	FAR (max)	LSR (min)	Lot Coverage (max)	Option Standards
Land Division	--	5,000 sf	--	--	--	--	
Urban Cluster Development (UCD)	15,000 sf	--	23.5 du/ac	.65	--	--	(Sec. 7.1.3)
Planned Unit Development (PUD-ToJ)	15,000 sf	--	--	.65	.3	.5	(Sec. 4.4.2)
Townhouse Condominium Subdivision							(Sec. 7.2.2)
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'
Road and driveway design							also subject to Fire Protection Resolution
Required Utilities							
Water							public
Sewer							public

4. Development Option Permit Thresholds				
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X
Nonsubdivision Urban Cluster Development (UCD)				
0 - 4 Units			X	
5 -10 Units		X		
> 10 Units	X	X		
Nonsubdivision Planned Unit Development (PUD)				
0 - 4 units			X	
5 -10 Units		X		
> 10 Units	X	X		

E. Zone Specific Standards

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

1. **Attached Single-Family and Apartment Units.** Attached single-family and apartment units shall be located on the second or third floor.
2. **Open Storage**
 - a. The open storage of vehicles and equipment is prohibited.
 - b. No use shall be permitted to include any freestanding storage units of any kind, including but not limited to trailers, sheds, "Bully Barns," tarpaulin structures, or any other contrivance not made a permanent part of the principal structure as that term is defined in these Land Development Regulations.
3. **Pedestrian Facilities.** All new development, redevelopment and infill development in the Lodging Overlay and UC-2 zone shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies.

New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.

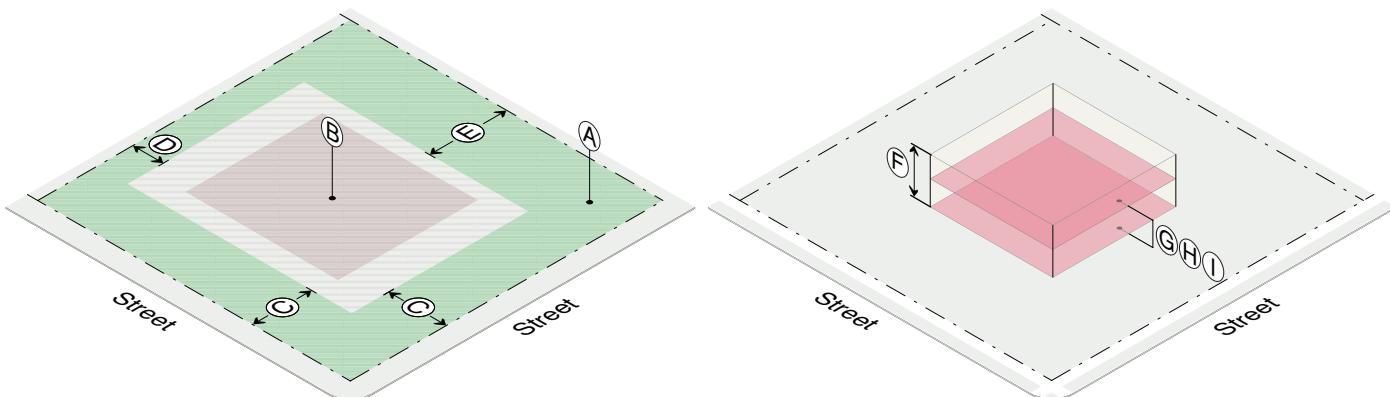
2.3.4. Urban Residential (UR)

A. Intent

The purpose of the Urban Residential (UR) zone is to provide for high density residential areas and promote affordable housing types as part of a full range of residential uses in a pedestrian oriented environment.

B. Physical Development

Standards applicable to physical development in the UR 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 UR. This subsection is intended to indicate all of the physical development standards applicable in the UR, however all standards in Article 5 are applicable in the UR unless stated otherwise.



1. Structure Location and Mass									
Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
Detached single-family unit	.30	.40	12'	5'	20'	28'	2	3	.45
Exceptions									

FAR. A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.

Side/Rear Yard Residential Projections. Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
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	n/a
Lodging operation with multiple buildings	90,000 sf (habitable)
Individual Building (gross floor area) (max)	
Single building	n/a
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
Public Restrooms (Sec. 6.4.9)	
Public restrooms are required for Retail, Lodging, Restaurant/Bar >4,000 sf ground floor area	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

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)	(Sec. 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)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
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	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)	
10. Signs (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 linear ft of building frontage 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
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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
Sign					X	(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards

Standards applicable to use in the UR 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UR. This subsection is intended to indicate all of the use standards applicable in the UR, however all standards in Article 6 are applicable in the UR unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (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	15,000 sf	1 per lot/parcel	2/DU	n/a
Attached single-family unit (6.1.4.B)	B	--	--	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D)	B	--	--	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F)	C	--	35 rooms/acre	1/bed	n/a
Group Home (6.1.4.G)	C	--	35 rooms/acre	0.5/bed	n/a
Institutional					
Assembly (6.1.8.B)	C	--	--	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B)	Y	--	--	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C)	B	--	--	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options

Standards applicable to development options and subdivision in the UR 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 UR. This subsection is intended to indicate all of the development option and subdivision standards applicable in the UR, however all standards in Article 7 are applicable in the UR unless stated otherwise.

1. Development Options and Subdivision									
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards	
Land Division	--	5,000 sf	--	--	--	--	--	--	--
Urban Cluster Development (UCD)	15,000 sf	--	23.5 du/ac	.20	--	.65	--	(Div. 7.1.3)	
Planned Unit Development (PUD)	15,000 sf	--	--	--	.3	.65	.5	(Div. 4.4.2)	
Townhouse Condominium Subdivision	--	--	--	--	--	--	--	(Sec. 7.2.2)	
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									required
Right-of-way for Minor Local Road (min)									60'
Paved travel way for Minor Local Road (min)									20'
Road and driveway design									also subject to Fire Protection Resolution

Required Utilities	(Div. 7.7)
Water	public
Sewer	public

4. Development Option Permit Thresholds				
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X
Nonsubdivision Urban Cluster Development (UCD)				
0 - 4 Units			X	
5 - 10 Units		X		
> 10 Units	X	X		
Nonsubdivision Planned Unit Development (PUD-ToJ)				
0 - 4 units			X	
5 - 10 Units		X		
> 10 Units	X	X		

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the UR zone.

[Reserved]

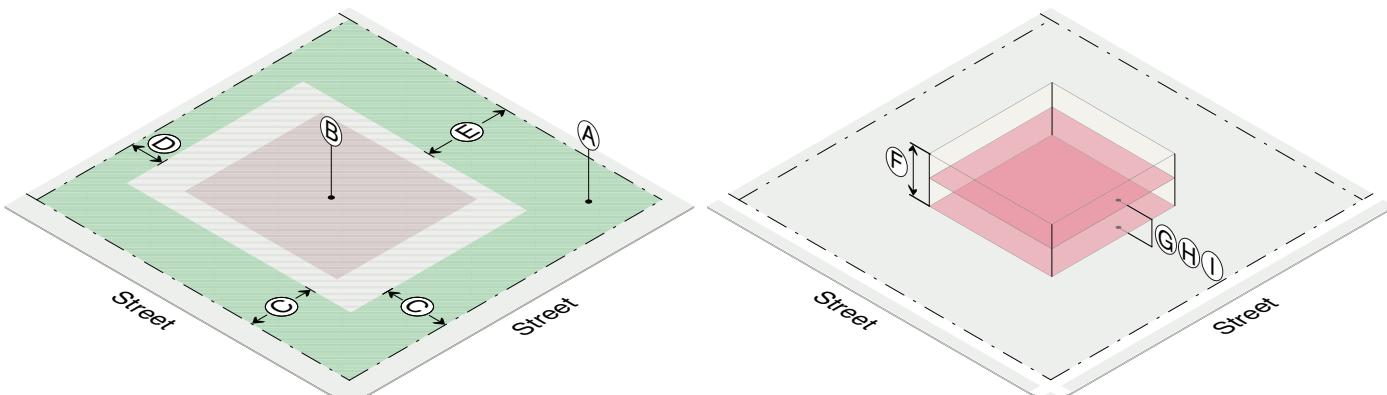
2.3.5. Auto Urban Commercial-Town (AC-ToJ)

A. Intent

The purpose of the Auto-Urban Commercial-Town (AC-ToJ) Zone is to provide for commercial development that is oriented to the street and is easily accessed by automobiles, with adequate parking and pedestrian connections to adjoining developments in order to promote non-vehicular movement between buildings in commercial areas. Uses in the AC-ToJ zone primarily serve residents' commercial needs, and some tourist service uses. The AC-ToJ zone is intended to be applied to community-serving commercial areas.

B. Physical Development

Standards applicable to physical development in the AC-ToJ 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 AC-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the AC-ToJ, however all standards in Article 5 are applicable in the AC-ToJ unless stated otherwise.



1. Structure Location and Mass

Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (E.3,4) (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
Detached single-family unit	.50	.28	20'	10'	30'	26'	2	3	.30
with attached accessory unit	.48	.30	20'	10'	20'	26'	2	3	.32
with detached accessory unit	.48	.30	--	--	--	--	--	--	.32
with 2 accessory units	.45	.32	--	--	--	--	--	--	.35
Live/Work unit	.50	.28	20'	10'	30'	26'	2	3	.40
Office	.25	--	20'	10'	20'	35'	2	3	.40
Lodging in the LO	.20	--	10'	0'	20'	35'	--	--	.80
All other allowed uses	.20	--	20'	10'	20'	35'	2	3	.25
Pre-1994 lot \leq 15,000 sf	.20	--	20'	10'	20'	35'	2	3	.46
Detached accessory structure	--	--	30'	5'	5'	28'	2	--	--

Exceptions

Street/Side Yard - U.S. Highway 26-89-189-191. No structure shall be located within 20 feet of the highway right-of-way of U.S. Highway 26-89-189-191. The design, development, and operation of the proposed building or structure shall minimize or mitigate adverse effect, including visual impact of the proposed building or structure on adjacent properties.

FAR. A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.

Side/Rear Yard Residential Projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Accessory Structure Detached Separation. 10'

2. Maximum Scale of Development		6. Fencing	
Individual Use (floor area) (max)		Height (max)	
Single-family unit (detached, attached, or apartment)		In street or side yard	
Habitable floor area excluding basement	8,000 sf	4'	
Gross floor area excluding basement	10,000 sf	In rear yard	
Accessory residential unit	n/a	6'	
Lodging operation with multiple buildings	90,000 sf (habitable)	Setback	
Live/work unit	750 sf min/2,000 sf max (habitable)	Street yard lot line/R.O.W./Sidewalk	1'
Individual Building (gross floor area) (max)		Side or Rear Yard lot line	0'
Single building	15,000 sf	Wildlife Friendly Fencing	(Sec. 5.1.2)
Single building in LO with CUP	35,000 sf	7. Environmental Standards	
Single building out of LO with CUP	50,000 sf	Natural Resource Setback (min)	
3. Building Design Requirements		Cache Creek South of Cache Creek Dr.	20'
Nonresidential Design Guidelines (Sec. 5.8)		Flat Creek North of Hansen Ave.	25'
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture		Flat Creek South of Hansen Ave.	50'
Public Restrooms (Sec. 6.4.9)		Wetland	30'
Public restrooms are required for Retail, Lodging, Restaurant/Bar >4,000 sf ground floor area		Irrigation Ditch Setback (min)	
4. Site Development		Irrigation Ditch	15'
Site Development Setbacks (min)		Natural Resource Overlay (NRO) Standards	
Side/rear yard	5'	(Sec. 5.2.1)	
Front yard		8. Scenic Standards	
40% of lineal frontage	0'	Exterior Lighting	
60% of lineal frontage	structure setback	Total cut off angle (max)	90°
Curb Cut (max)	40% of lineal lot frontage	(Sec. 5.3.1)	
5. Landscaping (Div 5.5)		Illumination in footcandles	
Plant Units (min)		Residential use	1.00
Residential	1 per du	Nonresidential use	1.50
Nonresidential	1 per 1,000 sf of landscape area	Height (max)	
Parking Lot (all uses)	1 per 12 parking spaces	Residential use	15'
		Nonresidential use	18'
Scenic Resource Overlay (SRO) Standards		(Sec. 5.3.2)	
9. Natural Hazards to Avoid		9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1)		Development prohibited	Slopes > 25%
Development prohibited		Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2)		Areas of Unstable Soils	
Fault Area (Sec. 5.4.3)		Fault Area	
Floodplains (sec. 5.4.4)		Floodplains	

10. Signs		(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 linear ft of building frontage 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)	12'; LO: 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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the AC-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the AC-ToJ. This subsection is intended to indicate all of the use standards applicable in the AC-ToJ, however all standards in Article 6 are applicable in the AC-ToJ unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	--	1 per lot/parcel	2/DU	n/a
Attached Single-Family Unit (6.1.4.C) (E.1)	B	--	--	2/DU + 0.5/DU if \geq 3 units served by lot	n/a
Apartment (6.1.4.D) (E.1)	B	--	--	2/DU + 0.5/DU if \geq 3 units served by lot	n/a
Dormitory (6.1.4.F)	C	--	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G)	C	--	30 rooms per acre	0.5/bed	n/a
Live/Work Unit (6.1.4.H)	B	--	--	1.5/DU or 1.5/1,500 sf	n/a
Lodging					
Conventional Lodging (6.1.5.B)	B(LO)	--	--	0.75/LU + 1/150 sf of assembly area	47 sf/1,000 sf
Short-Term Rental Unit (6.1.5.C)	B(LO)	--	--	2/LU	47 sf/1,000 sf
Commercial					
Office (6.1.6.B)	B	--	--	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C)	B	--	--	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D)	B	--	--	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E)	B	--	--	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F)	C	--	--	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G)	C	--	--	1/10 storage units + 1/employee	independent calculation

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2),

(LO) = Only allowed in Lodging Overlay

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Nursery (6.1.6.H)	B	--	--	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Amusement (6.1.7.B)	B	--	--	1/30 sf seating area	independent calculation
Outdoor Recreation (6.1.7.C)	C	--	--	independent calculation	independent calculation
Developed Recreation (6.1.7.D)	B	--	--	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E)	C	--	--	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B)	C	--	--	independent calculation	exempt
Daycare/Education (E.3 & 6.1.8.C)	B	--	--	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B)	C	--	--	1/1,000 sf + 1/company vehicle	independent calculation
Transportation/Infrastructure					
Parking (6.1.10.B)	C	--	--	n/a	independent calculation
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Heliport (6.1.10.E)	C	--	--	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	B	--	--	1.25/DU	n/a
Bed and Breakfast (6.1.11.C)	B	--	--	0.75/LU	exempt
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Drive-In Facility (6.1.11.F)	B	--	--	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B)	Y	--	--	1/1,000 sf outdoor display area + 1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2),
(LO) = Only allowed in Lodging Overlay

1. Allowed Uses				2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)	
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU		exempt
Farm Stand (6.1.12.E)	B	--	--	5/1,000 sf display area		exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee		exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2),
(LO) = Only allowed in Lodging Overlay

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1) (E.3)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the AC-ToJ 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 AC-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the AC-ToJ, however all standards in Article 7 are applicable in the AC-ToJ unless stated otherwise.

1. Development Options and Subdivision								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	7,500 sf	--	--	--	--	--	--
Urban Cluster Development (UCD)	22,500 sf	--	11.7 du/ac	.40	--	.40	.35	(Sec. 7.1.3)
Planned Unit Development (PUD-ToJ)	22,500 sf	--	--	--	.45	.40	.30	(Sec. 4.4.2)
Townhouse Condominium Subdivision	--	--	--	--	--	--	--	(Sec. 7.2.2)
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'		
Road and driveway design	also subject to Fire Protection Resolution			
Required Utilities		(Div. 7.7)		
Water		public		
Sewer		public		
4. Development Option Permit Thresholds				
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X
Nonsubdivision Urban Cluster Development (UCD)				
0 - 4 Units			X	
5 -10 Units		X		
> 10 Units	X	X		
Nonsubdivision Planned Unit Development (PUD-ToJ)				
0 - 4 units			X	
5 -10 Units		X		
> 10 Units	X	X		

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the AC-ToJ zone.

1. **Attached Single-Family and Apartment Units.**
Attached single-family and apartment units shall be located on the second or third floor.
2. **Open Storage.** The open storage of vehicles and equipment is prohibited.
3. **Pedestrian Facilities.** All new development, redevelopment and infill development in the Lodging Overlay and AC-ToJ zone shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.
4. **Where the highway frontage setback is 20 feet, the minimum parking area setback shall be 20 feet.**
This setback shall be landscaped generally in accordance with Div. 5.5, Landscaping Standards. In addition, where a 20 foot structure setback is required from the right-of-way of U.S. Highway 26-89-189-191, the first 20 feet adjacent to the right-of-way (as a minimum) must be landscaped. The objectives for highway setback landscaping shall be to provide for an attractive, high-quality streetscape, and where applicable, entryways to the Town of Jackson. Plant units shall maximize year-round screening. Public sidewalks and pathways may traverse landscaped areas, and monument signage is encouraged.

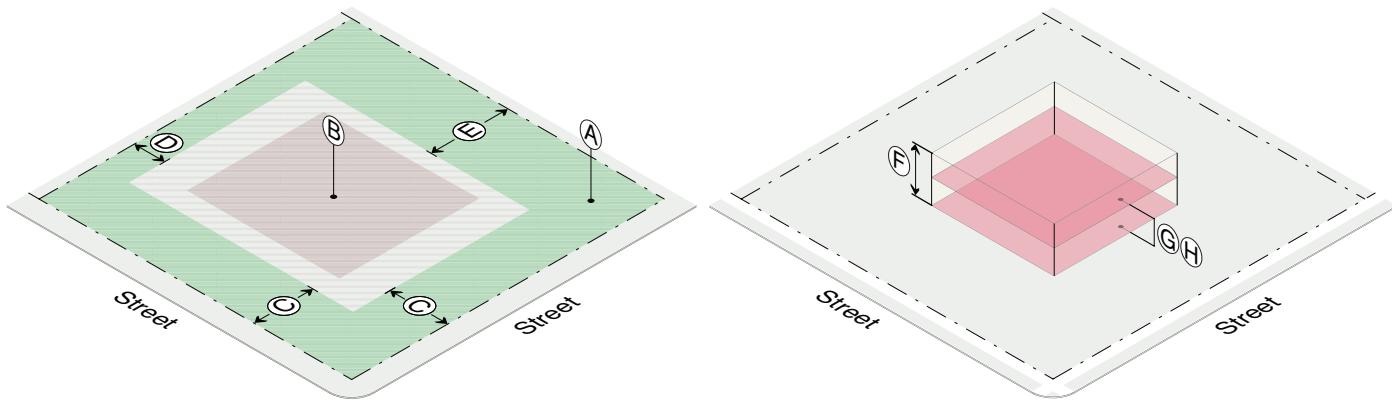
2.3.6. Auto Urban Residential-Town (AR-ToJ)

A. Intent

The purpose of the Auto-Urban Residential-Town (AR-ToJ) Zone is to maintain the character and cohesiveness of residential neighborhoods while allowing for a wide range of residential types, including affordable housing.

B. Physical Development

Standards applicable to physical development in the AR-ToJ 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 AR-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the AR-ToJ, however all standards in Article 5 are applicable in the AR-ToJ unless stated otherwise.



1. Structure Location and Mass								
Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
All other allowed	.45	--	20'	10'	30'	26'	2	.35
Detached single-family unit	.50	.28	20'	10'	30'	26'	2	.30
with attached accessory unit	.48	.30	20'	10'	20'	26'	2	.32
with detached accessory unit	.48	.30	--	--	--	--	--	.32
with 2 accessory units	.45	.32	--	--	--	---		.35
Detached accessory structure	--	--	30'	5'	5'	26'	2	--
Exceptions								
FAR. A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.								
Side/Rear Yard Residential Projections. Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.								
Accessory Structure Detached Separation. 10'								

2. Maximum Scale of Development	
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	800 sf
Individual Building (gross floor area) (max)	
Single building	10,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

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) (Sec. 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)	
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
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	Parcel with average cross-slope $\geq 10\%$
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
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per linear ft of building frontage 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
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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the AR-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the AR-ToJ. This subsection is intended to indicate all of the use standards applicable in the AR-ToJ, however all standards in Article 6 are applicable in the AR-ToJ unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Open Space					
Agriculture (6.1.3.B)	B	--	--	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	7,500 sf	1 per lot/parcel	2/DU	n/a
Dormitory (6.1.4.F)	C	--	25 rooms per acre	1/bed	n/a
Group Home (6.1.4.G)	C	--	25 rooms per acre	0.5/bed	n/a
Commercial					
Office (6.1.6.B)	B(OF)	7,500 sf	--	3.3/1,000 sf	14 sf/1,000 sf
Amusement/Recreation					
Outdoor Recreation (6.1.7.C)	C	--	--	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B)	C	--	--	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B) (E.1)	B	--	--	1.25/DU	n/a
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Temporary Uses					
Real Estate Sales Office (6.1.12.C)	B	--	--	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2),
(LO) = Only allowed in Lodging Overlay, (OF) = Only allowed in Office Overlay

3. Operational Standards

Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the AR-ToJ 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 AR-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the AR-ToJ, however all standards in Article 7 are applicable in the AR-ToJ unless stated otherwise.

1. Development Options and Subdivision

Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	7,500 sf	--	--	--	--	--	--
Urban Cluster Development (UCD)	22,500 sf	--	11.7 du/ac	.40	--	.40	--	(Sec. 7.1.3)
Planned Unit Development (PUD-ToJ)	22,500 sf	--	--	--	.45	.40	.3	(Sec. 4.4.2)
Townhouse Condominium Subdivision	--	--	--	--	--	--	--	(Sec. 7.2.2)

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'
Road and driveway design	also subject to Fire Protection Resolution

Required Utilities	(Div. 7.7)
Water	public
Sewer	public

4. Development Option Permit Thresholds

Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X
Nonsubdivision Urban Cluster Development (UCD)				
0 - 4 Units				X
5 - 10 Units		X		
> 10 Units	X	X		
Nonsubdivision Planned Unit Development (PUD)				
0 - 4 units				X
5 - 10 Units		X		
> 10 Units	X	X		

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the AR-ToJ zone.

1. Accessory Residential Units (ARUs)

- a. Accessory residential units are only permitted in conjunction with a detached single-family unit.
- b. No more than 2 accessory units per lot are allowed.
- c. If only 1 accessory unit per lot is constructed, it may be attached to or detached from the principal structure.
- d. If 2 accessory units are constructed on one lot, one shall be attached to the principal structure, the other shall be detached. The minimum separation between detached units shall be 10 feet.

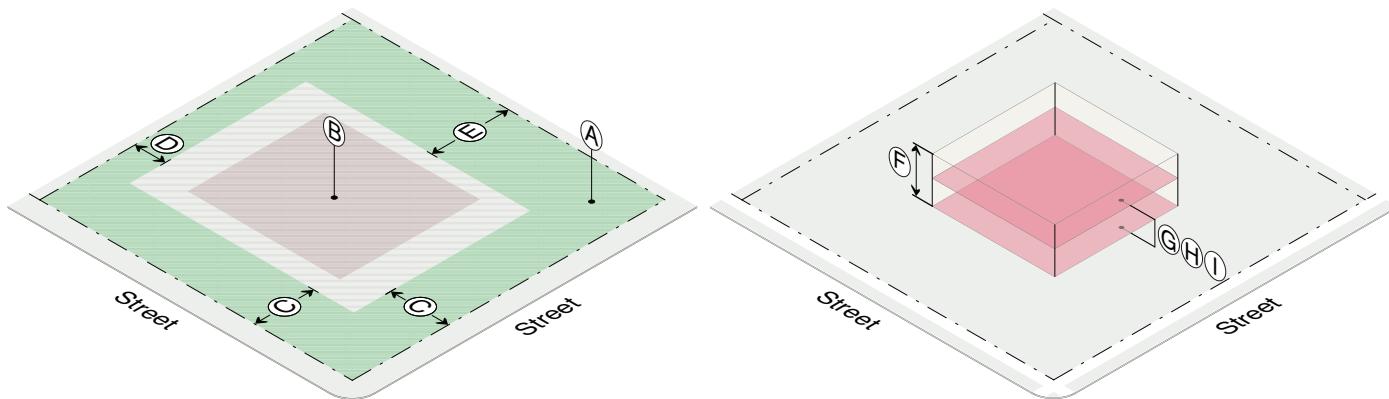
2.3.7. Office Professional-Town (OP-ToJ)

A. Intent

The purpose of the Office Professional-Town (OP-ToJ) Zone is to provide for the development of office uses and a limited array of service uses separate from the commercial zones where office uses often cannot compete with retail uses for space. The OP-ToJ Zone may be mixed with residential uses that include the conversion of single-family residences to office or service uses, the development or continuation of residential uses, and the conduct of limited business uses from a home.

B. Physical Development

Standards applicable to physical development in the OP-ToJ 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 OP-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the OP-ToJ, however all standards in Article 5 are applicable in the OP-ToJ unless stated otherwise.



1. Structure Location and Mass									
Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
All allowed nonresidential uses	.30	--	20'	10'	25'	35'	2	3	.46
Detached single-family unit	.45	.40	20'	10'	30'	24'	2	3	.40
Detached accessory structure	--	--	30'	5'	5'	28'	2	--	--
Live/work unit	.45	.40	20'	10'	30'	24'	2	3	.40

Exceptions

FAR. A 25% increase in FAR is allowed in all, provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing. The bonus does not apply where an OP-ToJ property shares a lot line with a residential zone. The bonus is allowed where the OP-ToJ property is separated by an alley or street from the residential zone.

Side/Rear Yard Residential Projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard. Fences are permitted provided they do not exceed 6 feet in height in side and rear setback areas. Fencing in street yards shall not exceed 4 feet in height.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
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	n/a
Live/work unit	750 sf min/2,000 sf max (habitable)
Individual Building (gross floor area) (max)	
Single nonresidential building	6,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
Public Restrooms (Sec. 6.4.9)	
Public restrooms are required for Retail, Lodging, Restaurant/Bar >4,000 sf ground floor area	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street or side yard	4'
In rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

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)	(Sec. 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)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	0.50
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
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	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)	
10. Signs (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 linear ft of building frontage 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
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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the OP-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the OP-ToJ. This subsection is intended to indicate all of the use standards applicable in the OP-ToJ, however all standards in Article 6 are applicable in the OP-ToJ unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	7,500 sf	1 per lot/parcel	2/DU	n/a
Attached Single-Family Unit (6.1.4.C)	C	--	--	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D)	C	7,500 sf	--	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F)	C	7,500 sf	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G)	C	7,500 sf	30 rooms per acre	0.5/bed	n/a
Live/Work Unit (6.1.4.H)	C	--	--	1.5/DU or 1.5/1,500 sf	n/a
Commercial					
Office (6.1.6.B) (E.1)	B	7,500 sf	--	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C) (E.1)	C	7,500 sf	--	4.5/1,000 sf	156 sf/1,000 sf
Institutional					
Assembly (6.1.8.B)	C	7,500 sf	--	independent calculation	exempt
Daycare/Education (6.1.8.C)	C	7,500 sf	--	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	C	--	--	1.25/DU	n/a
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the OP-ToJ 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 OP-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the OP-ToJ, however all standards in Article 7 are applicable in the OP-ToJ unless stated otherwise.

1. Development Options and Subdivision								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	7,500 sf	--	--	--	--	--	--
Townhouse Condominium Subdivision	--	--	--	--	--	--	--	(Sec. 7.2.2)
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'	
Road and driveway design							also subject to Fire Protection Resolution	
Required Utilities								
Water							public	
Sewer							public	

4. Development Option Permit Thresholds				
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X
Nonsubdivision Urban Cluster Development (UCD)				
0 - 4 Units			X	
5 - 10 Units		X		
> 10 Units	X	X		
Nonsubdivision Planned Unit Development (PUD-ToJ)				
0 - 4 units			X	
5 - 10 Units		X		
> 10 Units	X	X		

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the OP-ToJ zone.

1. **Attached Single-Family and Apartment Units.** Attached single-family and apartment units shall be located on the second or third floor.
2. **Commercial Retail Uses Allowed.** In the OP-ToJ zone, commercial retail uses are limited to those specific uses which are customarily incidental and related, but which are clearly ancillary, to primary office uses in the immediate area. Permitted uses and standards are as follows:
 - a. Flower shops and florists; retail only, and provided that no single establishment exceeds 1,000 square feet of gross floor area.
 - b. Drug stores and pharmacies, in conjunction with a medical office or complex only, provided that no single establishment exceeds 1,000 square feet of gross floor area.
 - c. The sale of professional and home medical supplies, provided that no single establishment exceeds 1,000 square feet gross floor area.
 - d. Card and gift shops, provided that no single establishment exceeds 1,000 square feet gross floor area.

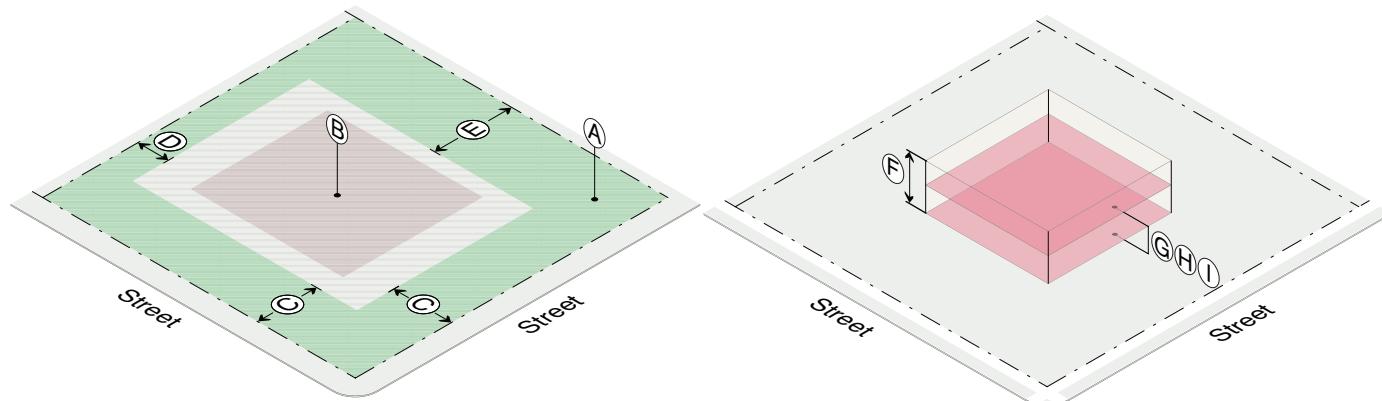
2.3.8. Office Professional-Two (OP-2)

A. Intent

The purpose of the Office Professional-Two (OP-2) Zone is to provide for the development of office uses and a limited array of service uses separate from the commercial zones where office uses often cannot compete with retail uses for space. The OP-2 Zone may be mixed with residential uses that include the conversion of single-family residences to office or service uses, the development or continuation of residential uses, and the conduct of limited business uses from a home. The OP-2 Zone provides a higher land use intensity and residential density similar to the OP-ToJ zone. A limited array of pedestrian-oriented commercial and service uses are encouraged to be integrated within mixed-use development projects.

B. Physical Development

Standards applicable to physical development in the OP-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 OP-2. This subsection is intended to indicate all of the physical development standards applicable in the OP-2, however all standards in Article 5 are applicable in the OP-2 unless stated otherwise.



1. Structure Location and Mass

Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
All allowed nonresidential uses	.20	--	10'	0'	20'	35'	2	3	.65
Detached single-family unit	.45	.40	10'	5'	20'	28'	2	3	.40
Detached accessory structure	--	--	30'	5'	5'	28'	2	--	--

Exceptions

FAR in nonresidential zones. A 25% increase in FAR is allowed in all, provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing. The bonus does not apply where an OP-2 property shares a lot line with a residential zone. The bonus is allowed where the OP-2 property is separated by an alley or street from the residential zone.

Side/Rear Yard Residential Projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard. Fences are permitted provided they do not exceed 6 feet in height in side and rear setback areas. Fencing in street yards shall not exceed 4 feet in height.

Street Yard: Porches and decks may encroach into a street yard up to 5 feet. Cantilevered balconies and decks above the first full above-grade level may also encroach provided they are no less than 2 feet from the front lot line.

Nonresidential uses rear setback. Minimum rear setback of 22 feet on the ground level with the exception of structural elements supporting the upper floor.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
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	n/a
Individual Building (gross floor area) (max)	
Single nonresidential building	6,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines	(Design Guidelines)
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
Public Restrooms	
(Sec. 6.4.9)	
Public restrooms are required for Retail, Lodging, Restaurant/Bar >4,000 sf ground floor area	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street or side yard	4'
In rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

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)	(Sec. 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)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	0.50
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
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 Area Standards	(Sec. 5.4.1)
CUP required	Parcel with average cross-slope $\geq 10\%$
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	
Number of Signs (max)	3 per business per frontage
Background Color	No white or yellow

Sign Area	
Total sign area (max)	3 sf per linear ft of building frontage 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
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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the OP-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 Section 6.1.2.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the OP-2. This subsection is intended to indicate all of the use standards applicable in the OP-2, however all standards in Article 6 are applicable in the OP-2 unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	7,500 sf	1 per lot/parcel	2/DU	n/a
Attached Single-Family Unit (6.1.4.C)	C	--	--	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D)	C	7,500 sf	--	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F)	C	7,500 sf	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G)	C	7,500 sf	30 rooms per acre	0.5/bed	n/a
Commercial					
Office (6.1.6.B)	B	7,500 sf	--	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C) (E.1)	C	7,500 sf	--	4.5/1,000 sf	156 sf/1,000 sf
Service (E.1)	C	7,500 sf	--	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (E.1)	C	7,500 sf	--	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Institutional					
Assembly (6.1.8.B)	C	7,500 sf	--	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	B	--	--	1.25/DU	n/a
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the OP-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 OP-2. This subsection is intended to indicate all of the development option and subdivision standards applicable in the OP-2, however all standards in Article 7 are applicable in the OP-2 unless stated otherwise.

1. Development Options and Subdivision								
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	7,500 sf	--	--	--	--	--	--
Urban Cluster Development (UCD)	7,500 sf	--	8.7 du/ac	0.45	--	.04	.65	(Sec. 7.1.3)
Planned Unit Development (PUD-ToJ)	15,000 sf	--	--	--	.4	.5	.35	(Sec. 4.4.2)
Townhouse Condominium Subdivision	--	--	--	--	--	--	--	(Sec. 7.2.2)
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'							
Road and driveway design	also subject to Fire Protection Resolution							

Required Utilities	(Div. 7.7)
Water	public
Sewer	public

Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor	Subdivision Plat (Sec. 8.5.3)
			Development Plan (Sec. 8.5.2)	
Subdivision			X	X
≤ 10 Units			X	
> 10 Units	X	X		X
Nonsubdivision Urban Cluster Development (UCD)				
0 - 4 Units				X
5 - 10 Units		X		
> 10 Units	X	X		
Nonsubdivision Planned Unit Development (PUD-ToJ)				
0 - 4 units			X	
5 - 10 Units		X		
> 10 Units	X	X		

E. Zone Specific Standards

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

- Attached Single-Family and Apartment Units.** Attached single-family and apartment units shall be located on the second or third floor.
- South Cache Street.** All commercial retail, services, and restaurant/bar uses shall be required to have their primary access to the building situated on South Cache Street for the purpose of mitigating any commercial or retail impact on East Simpson Ave side of the property. Such uses shall not be permitted to extend greater than 75 feet in depth from the property line adjacent to South Cache Street.
- Freestanding Storage Units.** No use shall include freestanding storage units of any kind, including but not limited to trailers, sheds, "Bully Barns," tarpaulin structures, or any other contrivance not made a permanent part of the principal structure as that term is defined in these Land Development Regulations

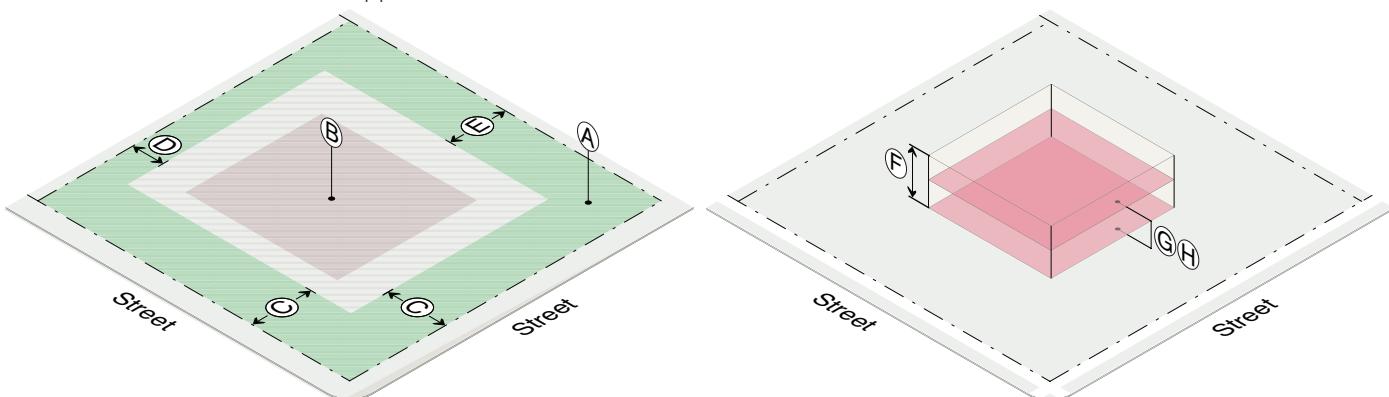
2.3.9. Business Park-Restricted Uses (BP-R)

A. Intent

The purpose of the Business Park – Restricted Uses (BP-R) Zone is to provide suitable locations and environs for a variety of not only the industrial, wholesaling, distribution and service commercial types of uses allowed in the Business Park (BP-ToJ) Zone but also office, commercial retail, certain services, restaurant/bar, drive-in facilities, and Planned Residential Development to meet general community needs.

B. Physical Development

Standards applicable to physical development in the BP-R 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 BP-R. This subsection is intended to indicate all of the physical development standards applicable in the BP-R, however all standards in Article 5 are applicable in the BP-R unless stated otherwise.



1. Structure Location and Mass																
Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)								
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max) (E.2)	Stories (max)	FAR (max)								
All allowed uses not listed below	.15	--	20'	10'	20'	35'	2	.41								
Office	.25	--	20'	10'	20'	35'	2	.40								
Retail, services*, restaurant/bar	.20	--	20'	10'	20'	35'	2	.25								
Live-work	.15	n/a	20'	10'	20'	35'	2	.40								
All Accessory uses	Same as for primary use with which associated															
Exceptions																
Street/Side Yard – U.S. Highway 26-89-189-191. No structure shall be located within 20 feet of the highway right-of-way of U.S. Highway 26-89-189-191. The design, development, and operation of the proposed building or structure shall minimize or mitigate adverse effect, including visual impact of the proposed building or structure on adjacent properties.																
FAR. A 25% increase in FAR is allowed in all nonresidential zones, provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.																
Detached Accessory Structure Separation. 10'																

2. Maximum Scale of Development	
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
Accessory residential unit	800 sf
Individual Building (gross floor area) (max)	
Single nonresidential building	15,000 sf
Single nonresidential building with CUP	50,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
Public Restrooms (Sec. 6.4.9)	
Public restrooms are required for Retail, Restaurant/Bar >4,000 sf ground floor area	
4. Site Development	
Site Development Setbacks (min) (E.6)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street or side yard	4'
In rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

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)	(Sec. 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)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Nonresidential use	2.00 (BP-ToJ) or 1.50 (AC-ToJ)
Height (max)	
Residential use	15'
Nonresidential use	18'
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	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)
10. Signs (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 linear ft of building frontage 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) 12'

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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units				X		(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X		X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf				X	X	(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X		X	X	(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X		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 in the BP-R 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-R. This subsection is intended to indicate all of the use standards applicable in the BP-R, however all standards in Article 6 are applicable in the BP-R unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2) (E.5)	Employee Housing Floor Area (min) (Div. 6.3)
Residential					
Attached Single-Family Unit (6.1.4.C)	B	10,000 sf /7,500 sf	--	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D)	B	--	--	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Live/Work Unit (6.1.4.H)	C	10,000 sf	--	1.5/DU or 1.5/1,500 sf	n/a
Commercial					
Office (6.1.6.B)	C	-	--	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C)	C	--	--	4.5/1,000 sf	156 sf/1,000 sf
Service* (6.1.6.D)	C	--	--	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E)	C	--	--	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F)	B	10,000 sf	--	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G)	B	10,000 sf	--	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H)	C	10,000 sf	--	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Outdoor Recreation (6.1.7.C)	C	10,000 sf	--	independent calculation	independent calculation
Developed Recreation (6.1.7.D)	C	10,000 sf	--	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E)	C	10,000 sf	--	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B)	C	10,000 sf	--	independent calculation	exempt
Daycare/Education (E.3 & 6.1.8.C)	C	10,000 sf	--	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B)	B	10,000 sf	--	1/1,000 sf + 1/company vehicle	independent calculation

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2),
(LO) = Only allowed in Lodging Overlay, (OF) = Only allowed in Office Overlay

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2) (E.5)	Employee Housing Floor Area (min) (Div. 6.3)
Heavy Industry (6.1.9.C)	C	10,000 sf	--	2/1,000 sf + 1/company vehicle	independent calculation
Disposal (6.1.9.D)	C	10,000 sf	--	1/employee	0.03/1,000 sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Heliport (6.1.10.E)	C	--	--	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	C	--	--	1.25/DU	n/a
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Drive-In Facility (6.1.11.F)	C	--	--	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B)	Y	--	--	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C)	B	--	--	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

* Excluding gunsmithing, taxidermy, mortuary/funeral home, kennels, and veterinary services

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2),
(LO) = Only allowed in Lodging Overlay, (OF) = Only allowed in Office Overlay

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1) (E.7.b)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the BP-R 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 BP-R. This subsection is intended to indicate all of the development option and subdivision standards applicable in the BP-R, however all standards in Article 7 are applicable in the BP-R unless stated otherwise.

1. Development Options and Subdivision								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	5,000 sf	--	--	--	--	--	--
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 (E.7.a)					required			
Right-of-way for Minor Local Road (min)					60'			
Paved travel way for Minor Local Road (min)					20'			
Road and driveway design					also subject to Fire Protection Resolution			
Required Utilities								
Water					public			
Sewer					public			
4. Development Option Permit Thresholds								
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)		Subdivision Plat (Sec. 8.5.3)			
Subdivision								
≤ 10 Units			X		X			
> 10 Units	X		X		X			

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the BP-R zone.

1. Attached Single-Family and Apartment Units. Attached single-family and apartment units shall be located on the second or third floor.
2. All dimensional limitations found in the AC-ToJ zone shall apply to office, commercial retail, services (excluding gunsmithing, taxidermy, mortuary/funeral home, kennels and veterinary services), restaurant/bar, and drive-in facility uses, and Planned Residential Developments, except as provided below.
3. Mixed-use structures with a residential component for which a Conditional Use Permit has been approved may be raised up to 46 feet upon compliance with the following conditions:
 - a. The top 2 stories of the structure must be used for residential purposes only.
 - b. The roof pitch must be at least 4 feet in 12 feet.
 - c. The setback from U.S. Highway 26, 89, 189, High School Road and South Park Loop County Road and 191 shall be not less than 150 feet.
 - d. The rear setback shall be not less than 50 feet.
 - e. Building height shall not exceed 35 feet as measured from an elevation equal to the elevation of the adjacent Highway 26, 89, 189 and 191 at its highest point adjacent to the project.
4. Road or highway orientation requirements. Allowed Retail, Office, Service, and Restaurant/Bar uses are required to take their primary access and be primarily oriented towards Teton County Road No. 22-1 or U.S. Highway 26/89/189/191 or High School Road in order to minimize traffic impacts on internal roads in the adjacent lands zoned Business Park.
5. Where the highway frontage setback is 20 feet, the minimum parking area setback shall be 20 feet. This setback shall be landscaped generally in

accordance with **Div. 5.5, Landscaping Standards**. In addition, where a 20 foot structure setback is required from the right-of-way of U.S. Highway 26-89-189-191, the first 20 feet adjacent to the right-of-way (as a minimum) must be landscaped. The objectives for highway setback landscaping shall be to provide for an attractive, high-quality streetscape, and where applicable, entryways to the Town of Jackson. Plant units shall maximize year-round screening. Public sidewalks and pathways may traverse landscaped areas, and monument signage is encouraged.

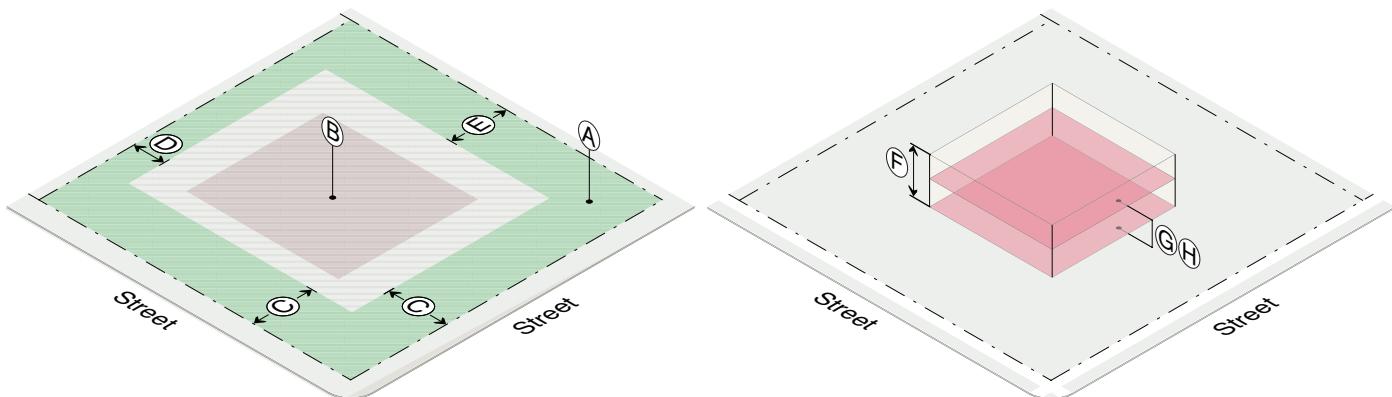
2.3.10. Business Park-Town (BP-ToJ)

A. Intent

The purpose of the Business Park-Town (BP-ToJ) Zone is to provide suitable locations and environs for a variety of industrial, wholesaling, distribution and service commercial types of uses to meet general community needs.

B. Physical Development

Standards applicable to physical development in the BP-ToJ 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 BP-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the BP-ToJ, however all standards in Article 5 are applicable in the BP-ToJ unless stated otherwise.



1. Structure Location and Mass																
Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)								
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)								
All allowed uses	.15	n/a	20'	10'	20'	35'	2	.41								
Live-work	.15	n/a	20'	10'	20'	35'	2	.40								
All accessory uses	Same as for primary use with which associated															
Exceptions																
Street/Side Yard - U.S. Highway 26-89-189-191. No structure shall be located within 20 feet of the highway right-of-way of U.S. Highway 26-89-189-191. The design, development, and operation of the proposed building or structure shall minimize or mitigate adverse effect, including visual impact of the proposed building or structure on adjacent properties.																
FAR. A 25% increase in FAR is allowed in all nonresidential zones, provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.																
Detached Accessory Structure Separation. 10'																

2. Maximum Scale of Development	
Individual Use (floor area) (max)	
Accessory residential unit	800 sf
Live/work unit	750 sf min/2,000 sf max (habitable)
Individual Building (gross floor area) (max)	
Single building	15,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
4. Site Development	
Site Development Setbacks (min) (E.2)	
Side/rear yard if next to residential	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street or side yard	4'
In rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'
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)	(Sec. 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)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Nonresidential use	2.00
Height (max)	
Residential use	15'
Nonresidential use	18'
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	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	
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
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per linear ft of building frontage up to 150 sf
Penalty	10% per projecting and freestanding sign

Sign Type Standards		11. Grading, Erosion Control, Stormwater	
Canopy sign		Grading	(Sec. 5.7.2)
Clearance (min)	7'6" from average grade	Erosion Control	(Sec. 5.7.3)
Setback (min)	18" from back of curb	Erosion shall be controlled at all times	
Freestanding sign		Stormwater Management	(Sec. 5.7.4)
Height (max)	12'	No increase in peak flow rate or velocity across property lines	
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)		

12. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)
Dwelling Unit						
< 5 units			X		(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area						
≤ 5,000 sf			X	X	(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X	(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the BP-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-ToJ. This subsection is intended to indicate all of the use standards applicable in the BP-ToJ, however all standards in Article 6 are applicable in the BP-ToJ unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2) (E.1)	Employee Housing Floor Area (min) (Div. 6.3)
Residential					
Live/Work Unit (6.1.4.H)	C	10,000 sf	--	1.5/DU or 1.5/1,500 sf	n/a
Commercial					
Heavy Retail/Service (6.1.6.F)	B	10,000 sf	--	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G)	B	10,000 sf	--	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H)	C	10,000 sf	--	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Outdoor Recreation (6.1.7.C)	C	10,000 sf	--	independent calculation	independent calculation
Developed Recreation (6.1.7.D)	C	10,000 sf	--	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E)	C	10,000 sf	--	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B)	C	10,000 sf	--	independent calculation	exempt
Daycare/Education (E.3 & 6.1.8.C)	C	10,000 sf	--	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B)	B	10,000 sf	--	1/1,000 sf + 1/company vehicle	independent calculation
Heavy Industry (6.1.9.C)	C	10,000 sf	--	2/1,000 sf + 1/company vehicle	independent calculation
Disposal (6.1.9.D)	C	10,000 sf	--	1/employee	0.03/1,000 sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2) (E.1)	Employee Housing Floor Area (min) (Div. 6.3)
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Heliport (6.1.10.E)	C	--	--	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	C	--	--	1.25/DU	n/a
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B)	Y	--	--	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C)	B	--	--	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1) (E.3.b)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the BP-ToJ 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 BP-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the BP-ToJ, however all standards in Article 7 are applicable in the BP-ToJ unless stated otherwise.

1. Development Options and Subdivision								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	10,000 sf	--	--	--	--	--	--
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 (E.3.a)								required
Right-of-way for Minor Local Road (min)								60'
Paved travel way for Minor Local Road (min)								20'
Road and driveway design								also subject to Fire Protection Resolution
Required Utilities								(Div. 7.7)
Water								public
Sewer								public
4. Development Option Permit Thresholds								
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)				
Subdivision								
≤ 10 Units		X					X	
> 10 Units	X		X					X

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the BP-ToJ zone.

1. **Parking for Industrial Uses.** Off-street parking facilities shall be located within 500 feet of the structure the parking is to serve. Off-site parking must be permanent. Leaseholds are not acceptable.
2. **Parking Setback**
 - a. Where the highway frontage setback is 20 feet, the minimum parking area setback shall be 20 feet. This setback shall be landscaped generally in accordance with [Div. 5.5, Landscaping Standards](#). In addition, where a 20 foot structure setback is required from the right-of-way of U.S. Highway 26-89-189-191, the first 20 feet adjacent to the right-of-way (as a minimum) must be landscaped. The objectives for highway setback landscaping shall be to provide for an attractive, high-quality streetscape, and where applicable, entryways to the Town of Jackson. Plant units shall maximize year-round screening. Public sidewalks and pathways may traverse landscaped areas, and monument signage is encouraged.
 - b. **Minor Industrial Streets.** For nonresidential development on properties in the BP-ToJ zone served by the minor industrial streets of Berger Lane, Martin Lane, Carol Lane, or any private street, parking and service areas may be located in the front setback. In addition, backing movements into such streets are not limited as to numbers of vehicles.
3. **Nonresidential Development**
 - a. **Access.** Wherever possible, developments shall not take direct access from a State or United States highway.
 - b. **Open Storage.** Open storage of materials, vehicles, and equipment is allowed, provided that the standards of [Sec. 5.5.3.E. Loading Area Requirement](#) are met.

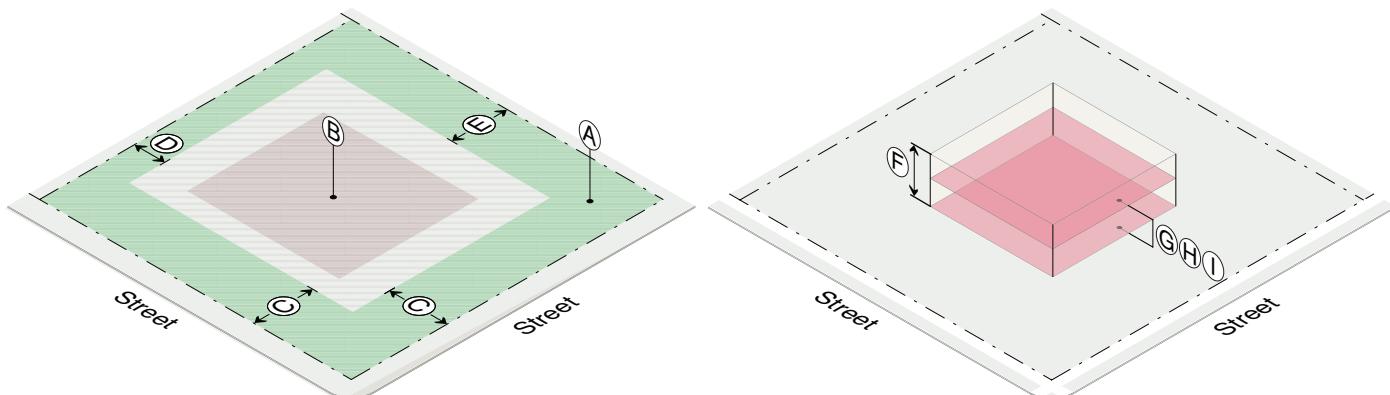
2.3.11. Business Conservation-Town (BC-ToJ)

A. Intent

The purpose of the Business Conservation-Town (BC-ToJ) Zone is to provide for the continuation of existing commercial development where the expansion of the nonresidential use into a commercial node is considered inappropriate. The BC-ToJ zone recognizes existing business uses as conforming, but requires a Conditional Use Permit for any change of use. The BC-ToJ zone shall not be expanded except to allow for a remedy of a nonconformity of an existing business.

B. Physical Development

Standards applicable to physical development in the BC-ToJ 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 BC-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the BC-ToJ, however all standards in Article 5 are applicable in the BC-ToJ unless stated otherwise.



1. Structure Location and Mass									
Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
Detached single-family unit	.50	--	20'	10'	30'	26'	2	3	.30
with attached accessory unit	.48	--	20'	10'	20'	26'	2	3	.32
with detached accessory unit	.48	--	--	--	--	--	--	--	.32
with 2 accessory units	.45	--	--	--	--	--	--	--	.35
Detached accessory structure	--	--	30'	5'	5'	26'	2	--	--
All other allowed uses	.30	--	20'	10'	20'	26'	2	3	.30

Exceptions

FAR. A 25% increase in FAR is allowed in all, provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.

Side/Rear Yard Residential Projections. Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
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	n/a
Lodging operation with multiple buildings	90,000 sf habitable
Individual Building (gross floor area) (max)	
Single building (not lodging)	6,000 sf
Lodging building in the LO	15,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
Public Restrooms (Sec. 6.4.9)	
Public restrooms are required for Retail, Lodging, Restaurant/Bar >4,000 sf ground floor area	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street or side yard	4'
In rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

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)	(Sec. 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)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
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	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)	
10. Signs	
Number of Signs (max)	3 per business per frontage
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per linear ft of building frontage up to 150 sf
Penalty	10% per projecting and freestanding sign

Sign Type Standards		11. Grading, Erosion Control, Stormwater	
Canopy sign		Grading	(Sec. 5.7.2)
Clearance (min)	7'6" from average grade	Erosion Control	(Sec. 5.7.3)
Setback (min)	18" from back of curb	Erosion shall be controlled at all times	
Freestanding sign		Stormwater Management	(Sec. 5.7.4)
Height (max)	12'; LO: 6'	No increase in peak flow rate or velocity across property lines	
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)		

12. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the BC-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BC-ToJ. This subsection is intended to indicate all of the use standards applicable in the BC-ToJ, however all standards in Article 6 are applicable in the BC-ToJ unless stated otherwise

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Open Space					
Agriculture (6.1.3.B)	C	--	--	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	7,500 sf	1 per lot/parcel	2/DU	n/a
Dormitory (6.1.4.F)	C	7,500 sf	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G)	C	7,500 sf	30 rooms per acre	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B)	C (LO)	7,500 sf	--	0.75/LU + 1/150 sf of assembly area	47 sf/1,000 sf
Short-Term Rental Unit (6.1.5.C)	C (LO)	7,500 sf	--	2/LU	47 sf/1,000 sf
Commercial					
Office (6.1.6.B)	C	7,500 sf	--	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C)	C	7,500 sf	--	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D)	C	7,500 sf	--	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E)	C	7,500 sf	--	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F)	C	7,500 sf	--	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G)	C	7,500 sf	--	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H)	C	7,500 sf	--	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Outdoor Recreation (6.1.7.C)	C	7,500 sf	--	independent calculation	independent calculation
Developed Recreation (6.1.7.D)	C	7,500 sf	--	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E)	C	7,500 sf	--	independent calculation	independent calculation
Institutional					

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2),

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Assembly (6.1.8.B)	C	7,500 sf	--	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B)	C	7,500 sf	--	1/1,000 sf + 1/company vehicle	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Heliport (6.1.10.E)	C	7,500 sf	--	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	B	--	--	1.25/DU	n/a
Bed and Breakfast (6.1.11.C)	C (LO)	--	--	0.75/LU	exempt
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Drive-In Facility (6.1.11.F)	C	--	--	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B)	Y	7,500 sf	--	1/1,000 sf outdoor display area + 1/employee	exempt
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2),

3. Operational Standards

Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the BC-ToJ 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 BC-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the BC-ToJ, however all standards in Article 7 are applicable in the BC-ToJ unless stated otherwise.

1. Development Options and Subdivision

Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	7,500 sf	--	--	--	--	--	--

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
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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'
Road and driveway design	also subject to Fire Protection Resolution
Required Utilities	(Div. 7.7)
Water	public
Sewer	public

4. Development Option Permit Thresholds

Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the BC-ToJ zone.

1. **Expansion Permitted.** The land use existing on the site as of the date of adoption of these Land Development Regulations (November 9, 1994) shall be allowed an expansion of 20 percent of the size of the structure so long as all the standards of this section and these Land Development Regulations are met. In instances where expansion of 20% permits less expansion than the Floor Area Ratio listed in Sec. 2.1.11B Structure Location and Mass, expansion to the FAR shall be permitted, pursuant to the conditions of this Section and these Land Development Regulations.

a. **Determining Size.** The 20% expansion permitted shall be determined by the size of the structure in which the use is located on the date of adoption of these Land Development Regulations (November 9, 1994). For example, the expansion of habitable building square footage shall be based upon the total square footage of all existing habitable building square footage.

b. **Minor Expansion of Existing Uses.** Expansion of less than or equal to 3,450 square feet of gross floor area of existing uses permitted in the BC-ToJ zone shall require an administrative development plan pursuant to Sec. 8.5.2, Administrative Development Plan.

c. **Expansion of Existing Development Exceeding 3,450 Gross Feet of Floor Area.** Expansion which exceeds the standards of a minor development permit shall require a Conditional Use Permit pursuant to Sec. 8.4.2, Conditional Use Permit.

d. **ADA Necessitated Expansions Exempt.**

Expansions to existing buildings for the primary purpose of meeting requirements of the American With Disabilities Act (ADA) shall be exempt from any limitations on expansions imposed in this section. Expansions to meet ADA requirements may include, but shall not be limited to, covered wheelchair ramps, lifts, handicap accessible rest rooms, etc.

2. **Change Signs or Lighting.** Proposals to change signs or lighting shall not increase the discrepancy between the existing sign and the standards of Div. 5.6, Sign Standards, and Sec. 5.3.1, Exterior Lighting Standards.

3. **Change of Use Permitted.** The change shall be limited to uses of equal or lesser intensity only. The following standards shall be used in evaluating the change of use:

a. **Uses.** All uses permitted in the AC-ToJ zone are eligible uses for change of use applications.

b. **Level of Intensity.** Determination of the level of intensity shall include consideration of the size of structures, traffic generation (amount and type), impacts on access, parking demand, level of outdoor activity, operational characteristics, and other potential adverse impacts on neighboring uses.

c. **Signs and Lighting.** If the use is changed pursuant to this Subsection, the sign for the use shall comply with the standards of Div. 5.6, Sign Standards, and Sec. 5.3.1, Exterior Lighting Standards.

4. **Lodging.** Lodging is permitted in the BC-ToJ zone pursuant to the standards of this section, regardless of the location of the subject property with respect to the Lodging Overlay (LO) zone.

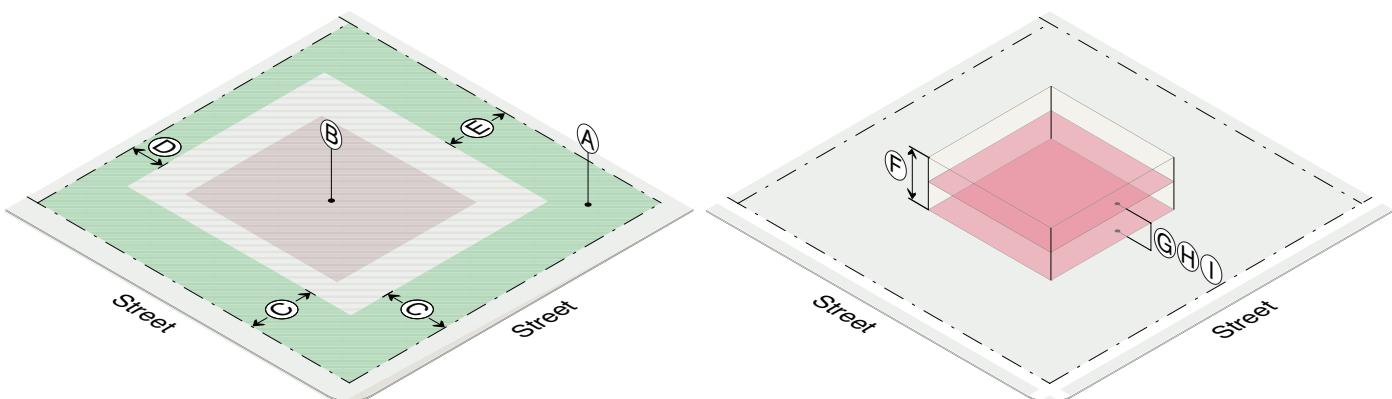
2.3.12. Residential Business (RB)

A. Intent

The purpose of the Residential Business (RB) zone is to provide for the conduct of small scale businesses on a lot on which the principal use is residential.

B. Physical Development

Standards applicable to physical development in the RB 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 RB. This subsection is intended to indicate all of the physical development standards applicable in the RB, however all standards in Article 5 are applicable in the RB unless stated otherwise.



1. Structure Location and Mass

Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
All allowed uses	.30	n/a	25'	10'	25'	30'	2	3	.32
Detached accessory structure	--	--	30'	5'	5'	30'	2	3	--

Exceptions

FAR. A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable (deed restricted) and/or employee housing.

Side/Rear Yard Residential Projections. Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
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	n/a
Single retail use size	Less than residential
Individual Building (gross floor area) (max)	
Single building	10,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Sec. 5.8)	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
Public Restrooms (Sec. 6.4.9)	
Public restrooms are required for Retail, Lodging, Restaurant/Bar >4,000 sf ground floor area	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 8 parking spaces
6. Fencing	
Height (max)	
In street or side yard	4'
In rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'

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)	(Sec. 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)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	0.50
Nonresidential use	1.00
Height (max)	
Residential use	15'
Nonresidential use	18'
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 Area Standards	(Sec. 5.4.1)
Hillside CUP required	Parcel with average cross-slope $\geq 10\%$
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	
Number of Signs (max)	3 per business per frontage
Background Color	No white or yellow

Sign Area		11. Grading, Erosion Control, Stormwater	
Total sign area (max)	3 sf per linear ft of building frontage up to 150 sf	Grading	(Sec. 5.7.2)
Penalty	10% per projecting and freestanding sign	Erosion Control	(Sec. 5.7.3)
Sign Type Standards		Erosion shall be controlled at all times	
Canopy sign		Stormwater Management	
Clearance (min)	7'6" from average grade	(Sec. 5.7.4)	
Setback (min)	18" from back of curb	No increase in peak flow rate or velocity across property lines	
Freestanding sign			
Height (max)	12'; LO: 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)		

12. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the RB 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the RB. This subsection is intended to indicate all of the use standards applicable in the RB, however all standards in Article 6 are applicable in the RB unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	7,500 sf	1 per lot/parcel	2/DU	n/a
Dormitory (6.1.4.F)	C	7,500 sf	25 rooms per acre	1/bed	n/a
Group Home (6.1.4.G)	C	7,500 sf	25 rooms per acre	0.5/bed	n/a
Commercial					
Office (6.1.6.B)	B	7,500 sf	--	3.3/1,000 sf	14 sf/1,000 sf
Service (6.1.6.D)	C	7,500 sf	--	3/1,000 sf	56 sf/1,000 sf
Heavy Retail/Service (6.1.6.F)	C	7,500 sf	--	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G)	C	7,500 sf	--	1/10 storage units + 1/employee	independent calculation
Institutional					
Assembly (6.1.8.B)	C	7,500 sf	--	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B)	C	7,500 sf	--	1/1,000 sf + 1/company vehicle	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	B	--	--	1.25/DU	n/a
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

1. Allowed Uses				2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)	
Home Business (6.1.11.E)	B	--	--	1/employee	exempt	
Temporary Uses						
Christmas Tree Sales (6.1.12.B)	Y	--	--	1/1,000 sf outdoor display area + 1/employee	exempt	
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt	
Farm Stand (6.1.12.E)	B	--	--	5/1,000 sf display area	exempt	
Temp. Gravel Extraction and Processing (6.1.12.F)	B		--	1/employee	exempt	

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the RB 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 RB. This subsection is intended to indicate all of the development option and subdivision standards applicable in the RB, however all standards in Article 7 are applicable in the RB unless stated otherwise.

1. Development Options and Subdivision								
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	7,500 sf	--	--	--	--	--	--
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'
Road and driveway design	also subject to Fire Protection Resolution	
Required Utilities		(Div. 7.7)
Water		public
Sewer		public

4. Development Option Permit Thresholds

Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X

E. Zone Specific Standards

The following standards shall apply to all development in the RB zone.

- Primary Use Residential.** The primary use of any property or development within the RB zone shall be residential.
- Residential Types and Standards.** In addition to conventional single-family units and accessory residential units as provided in Sec. 2.1.12.C, Allowed Uses and Use Standards, two-family structures are allowed in the RB zone. All residential uses and unit types are subject to the standards in Sec. 2.1.12.B, Structure Location and Mass.
- Nonresidential Use Accessory.** Any nonresidential use of a property or development in the RB zone shall be accessory to the residential use. No nonresidential use may occupy more than 50% of the total allowable floor area on any property. All nonresidential activity and structures shall be located to the rear of the primary residence(s).

- Open Storage.** Open storage of materials, vehicles, and equipment is allowed provided it is adequately screened from residential areas of adjacent properties.

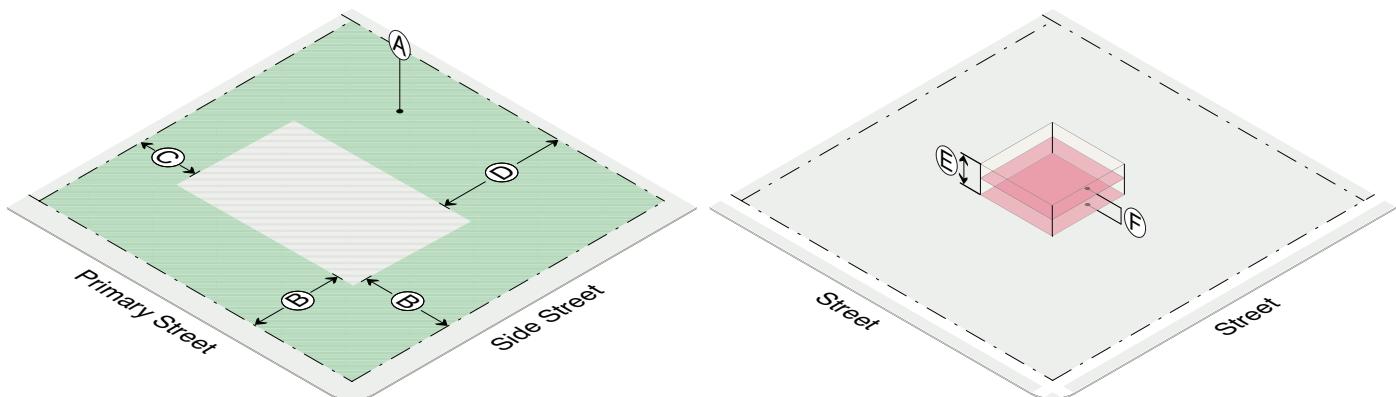
2.3.13. Mobile Home Park-Town (MHP-ToJ)

A. Intent

The purpose of the Mobile Home Park - Town of Jackson (MHP-ToJ) zone is to provide locations for mobile homes in a park-like setting and to provide for the continuation and redevelopment of existing mobile homes.

B. Physical Development

Standards applicable to physical development in the MHP-ToJ 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 MHP-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the MHP-ToJ, however all standards in Article 5 are applicable in the MHP-ToJ unless stated otherwise.



1. Structure Location and Mass

Use	(A)	(B)	(C)	(D)	(E)	(F)
	LSR (min)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	FAR (max)
Mobile home					18'	
in an existing mobile home park				see E.1		
in a new mobile home park			Standards established through Mobile Home Park approval			
All allowed other uses	.60	25'	15'	40'	28'	.30
All Accessory Uses			Same as for primary use with which associated			

2. Maximum Scale of Development	
Individual Use (floor area) (max)	
--	
Individual Building (max gross FA)	
--	
3. Building Design	
--	
4. Site Development	
Impervious Surface Setbacks (min)	
Impervious surface	1/2 the structure setback
Exemptions	
Driveways providing access across a street yard; and shared parking and driveways	
5. Landscaping (Div. 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking lot	1 per 8 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Street yard lot line/R.O.W./sidewalk	1'
Side or rear yard lot line	0'
7. Environmental Standards	
Natural Resource Buffers (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) Standards	(Sec. 5.2.1)

8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2)
9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1)
Development prohibited	Slopes > 30%
Hillside CUP required	Parcel with average cross-slope \geq 10%
Areas of Unstable Soils	(Sec. 5.4.2)
Fault Areas	(Sec. 5.4.3)
Floodplains	(Sec. 5.4.4)
Wildland Urban Interface	(Sec. 5.4.5)
10. Signs (Div 5.6)	
Allowable Signage	
Residential uses	
Lot or parcel < 3 acres	1 unlighted wall sign
Lot or parcel \geq 3 acres	1 unlighted rustic freestanding or 1 unlighted wall sign
Home occupations	1 unlighted wall sign
Sign Area (max)	
Residential	
Lot or parcel < 3 acres	3 sf
Lot or parcel \geq 3 acres	4 sf
Home occupations	2 sf
Sign Height (max)	
Nonresidential	6'
Residential	4'
Home occupations	n/a

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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	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 in the MHP-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the MHP-ToJ. This subsection is intended to indicate all of the use standards applicable in the MHP-ToJ, however all standards in Article 6 are applicable in the MHP-ToJ unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employees Required to be Housed (min) (Div. 6.3)
Residential					
Mobile Home (E.1 & 6.1.4.E)	B	--	--	2/DU	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D)	B	--	1/lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

3. Nuisance Standards	
Outside Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash and recycling enclosure required	>4 DUs and all non-residential
Noise	(Sec. 6.4.3)
Max sound level at property line	55 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 MHP-ToJ 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 MHP-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the MHP-ToJ, however all standards in Article 7 are applicable in the MHP-ToJ unless stated otherwise.

1. Allowed Development Options																			
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	FAR (max)	Height (max)	Option Standards												
Land Division	prohibited																		
Mobile Home Park	--	see Section 7.1.4 for standards			18'	(Sec. 7.1.4)													
2. Residential Subdivision Requirements																			
Affordable Housing	(Div. 7.4)																		
Required Affordable Housing	1 affordable unit per 4 market units																		
Schools and Parks Exactions																			
School Exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit																		
Park Exaction	9 acres per 1,000 resident																		
3. Infrastructure																			
Transportation Facilities																			
Access	required																		
Right-of-way for a Minor Local Road (min)	60'																		
Paved travel way for a Minor Local Road (min)	20'																		
Road and driveway design	also subject to Fire Protection Resolution																		
Required Utilities																			
Water	public																		
Sewer	public																		

4. Permit Requirement Thresholds

Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Mobile Home Park				
0 - 4 units			X	n/a
5 - 10 units		X		n/a
> 10 units	X	X		n/a

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the MHP-ToJ zone.

1. **Mobile Homes.** A mobile home shall be located within a mobile home park.
 - a. A new mobile home park shall be developed pursuant to the standards of [Section 7.1.4](#).
 - b. Existing Mobile Home Parks. Existing mobile home parks within the MHP-ToJ zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.
 - i. **Density.** The number of units in an existing mobile home park in the MHP-ToJ zone shall not be limited.
 - ii. **Area.** Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be included in the existing land area per individual mobile homes, unless the area between two particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.
 - iii. **Impervious Surface.** The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the

average amount of impervious coverage per mobile home lot or pad in the existing park.

- iv. **Yards.** Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.

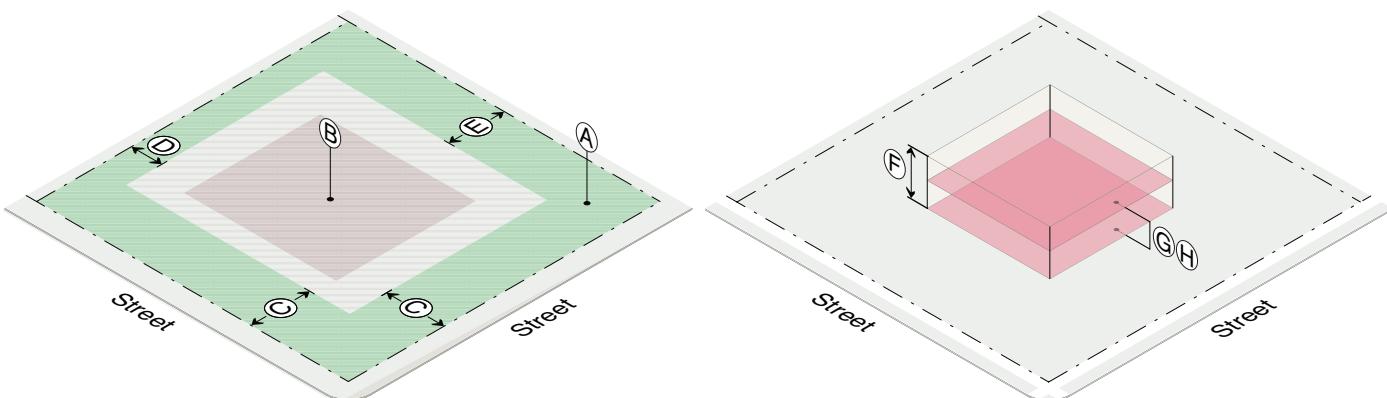
2.3.14. Neighborhood Conservation-Town (NC-ToJ)

A. Intent

The purpose of the Neighborhood Conservation - Town (NC-ToJ) Zone is to recognize existing residential neighborhoods and subdivisions, and allow development to continue in a way that is consistent with the existing neighborhood character. The NC-ToJ is intended primarily for single-family detached dwellings and accessory uses and structures. The NC-ToJ zone shall not be applied to vacant land, except to allow for in-fill development; and shall not be permitted to expand beyond its original boundaries.

B. Physical Development

Standards applicable to physical development in the NC-ToJ 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 NC-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the NC-ToJ, however all standards in Article 5 are applicable in the NC-ToJ unless stated otherwise.



1. Structure Location and Mass

Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
Detached single-family unit	.45	--	25'	10'	25'	30'	2	.40
Detached accessory structure	--	--	30'	5'	5'	28'	2	--
All Home Uses	Dimensional Limitations Same as for Home in which Located							

Exceptions

Street/Side Yard- U.S. Highway 26-89-189-191. No structure shall be located within 20 feet of the highway right-of-way of U.S. Highway 26-89-189-191. The design, development and operation of the proposed building or structure shall minimize or mitigate adverse effect, including visual impact of the proposed building or structure on adjacent properties.

Side/Rear Yard Residential Projections. Covered and uncovered decks, porches, and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios and similar architectural features may encroach into a side or rear yard not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios that are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
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
3. Design Requirements	
Nonresidential Design Guidelines	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal lot frontage
5. Landscaping (Div. 5.5)	
Plant Units (min)	
Residential	1 per du
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Street yard lot line/R.O.W./Sidewalk	1'
Side or Rear Yard lot line	0'
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) (Sec. 7.7.4D)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards (Sec. 5.2.1)	

8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Residential use in NRO	0.50
Height (max)	
Residential use	15'
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	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)	
10. Signs (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 linear ft of building frontage up to 150 sf
Penalty	10% per projecting and freestanding sign

Sign Type Standards		11. Grading, Erosion Control, Stormwater	
Canopy sign		Grading	(Sec. 5.7.2)
Clearance (min)	7'6" from average grade	Erosion Control	(Sec. 5.7.3)
Setback (min)	18" from back of curb	Erosion shall be controlled at all times	
Freestanding sign		Stormwater Management	(Sec. 5.7.4)
Height (max)	6'	No increase in peak flow rate or velocity across property lines	
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)		

12. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the NC-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NC-ToJ. This subsection is intended to indicate all of the use standards applicable in the NC-ToJ, however all standards in Article 6 are applicable in the NC-ToJ unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Open Space					
Agriculture (6.1.3.B)	B	--	--	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	7,500 sf	1 per lot/parcel	2/DU	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NC-ToJ 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 NC-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the NC-ToJ, however all standards in Article 7 are applicable in the NC-ToJ unless stated otherwise.

1. Development Options and Subdivision								
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division (E.1,2)	--	7,500 sf	--	--	--	--	--	--
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'
Road and driveway design							also subject to Fire Protection Resolution	
Required Utilities								
Water								public
Sewer								public
4. Development Option Permit Thresholds								
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)				
Subdivision								
≤ 10 Units			X					X
> 10 Units	X		X					X

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the NC-ToJ zone.

1. **Subdivision.** All new divisions of land within the NC-ToJ zone shall comply with Sec. 8.3.2, Development Plan, Sec. 8.5.3 Subdivision Plat, and this Section. The maximum number of lots into which any given lot, parcel, or tract may be subdivided in the NC-ToJ zone shall be determined as follows:
 - a. **Maximum Number of Lots According to Prior Regulations.** The maximum number of lots into which a lot, parcel, or tract of land in the NC-ToJ zone can be subdivided shall not exceed the maximum number of lots that would have been permitted on the lot, parcel, or tract in the zones mapped on the Zoning Map, Town of Jackson, Wyoming, adopted on April 5, 1967, as amended from time to time with a final revision date of December 31, 1993, and as follows:
 - i. **LR-1.** The minimum lot area shall be 12,000 square feet per dwelling or building.
 - ii. **S-ToJ, MR-2 and All Others.** The minimum lot area shall be 7,500 square feet.
2. **Resubdivision.** Lots, parcels, or tracts may not be combined with other lots, parcels or tracts for the purpose of resubdividing to increase density. However, resubdivision for other purposes where overall existing densities are retained or reduced shall be permitted.

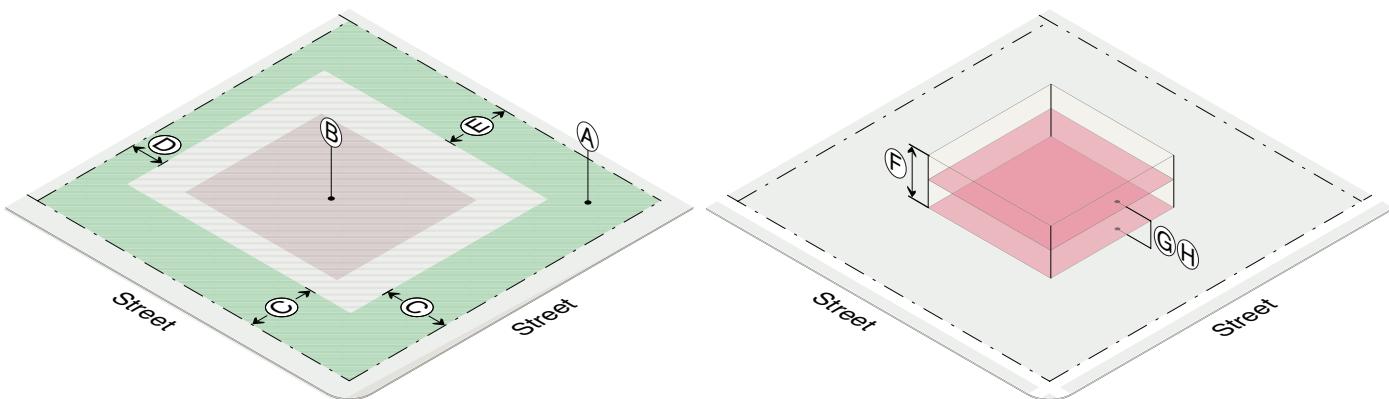
2.3.15. Neighborhood Conservation-Two-family (NC-2)

A. Intent

The purpose of the Neighborhood Conservation Two family (NC-2) zone is to recognize existing residential neighborhoods and subdivisions, and allow development to continue in a way that is consistent with the existing neighborhood character. The NC-2 zone is intended primarily for single-family detached and duplex dwellings and accessory uses and structures. The NC-2 zone shall not be applied to vacant land, except to allow for in-fill development; and shall not be permitted to expand beyond its original boundaries.

B. Physical Development

Standards applicable to physical development in the NC-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 NC-2. This subsection is intended to indicate all of the physical development standards applicable in the NC-2, however all standards in Article 5 are applicable in the NC-2 unless stated otherwise.



1. Structure Location and Mass

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Use	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
Detached single-family unit	.45	.32	25'	10'	25'	30'	2	.40
Detached accessory structure	--	--	30'	5'	5'	28'	2	--
All accessory uses	Dimensional Limitations Same as for Primary Use							

Exceptions

Street/Side Yard- U.S. Highway 26-89-189-191. No structure shall be located within 20 feet of the highway right-of-way of U.S. Highway 26-89-189-191. The design, development and operation of the proposed building or structure shall minimize or mitigate adverse effect, including visual impact of the proposed building or structure on adjacent properties.

Side/Rear Yard Residential Projections. Covered and uncovered decks, porches, and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios and similar architectural features may encroach into a side or rear yard not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios that are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development		8. Scenic Standards	
Individual Use (floor area) (max)		Exterior Lighting (Sec. 5.3.1)	
Single-family unit (detached, attached, or apartment)		Total cut off angle (max)	90°
Habitable floor area excluding basement	8,000 sf	Illumination in footcandles	
Gross floor area excluding basement	10,000 sf	Residential use	1.00
3. Design Requirements		Height (max)	
Nonresidential Design Guidelines		Residential use	15'
4. Site Development		Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2)	
Site Development Setbacks (min)		9. Natural Hazards to Avoid	
Side/rear yard	5'	Steep Slopes (Sec. 5.4.1)	
Front yard		Development prohibited	Slopes > 25%
40% of lineal frontage	0'	Hillside CUP required	Parcel with average cross-slope ≥ 10%
60% of lineal frontage	structure setback	Areas of Unstable Soils (Sec. 5.4.2)	
Curb Cut (max)	40% of lineal lot frontage	Fault Area (Sec. 5.4.3)	
5. Landscaping (Div. 5.5)		Floodplains (Sec. 5.4.4)	
Plant Units (min)		Wildland Urban Interface (Sec. 5.4.5)	
Residential	1 per du	10. Signs (Div. 5.6)	
6. Fencing		Number of Signs (max)	3 per business per frontage
Height (max)		Background Color	No white or yellow
In street yard	4'	Sign Area	
In side or rear yard	6'	Total sign area (max)	3 sf per linear ft of building frontage up to 150 sf
Setback		Penalty	10% per projecting and freestanding sign
Street yard lot line/R.O.W./Sidewalk	1'		
Side or Rear Yard lot line	0'		
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) (Sec. 7.7.4.D)			
Irrigation Ditch	15'		
Natural Resource Overlay (NRO) Standards (Sec. 5.2.1)			

Sign Type Standards		11. Grading, Erosion Control, Stormwater	
Canopy sign		Grading	(Sec. 5.7.2)
Clearance (min)	7'6" from average grade	Erosion Control	(Sec. 5.7.3)
Setback (min)	18" from back of curb	Erosion shall be controlled at all times	
Freestanding sign		Stormwater Management	(Sec. 5.7.4)
Height (max)	6'	No increase in peak flow rate or velocity across property lines	
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)		

12. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the NC-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 Section 6.1.2.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NC-2. This subsection is intended to indicate all of the use standards applicable in the NC-2, however all standards in Article 6 are applicable in the NC-2 unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Open Space					
Agriculture (6.1.3.B)	B	--	--	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	7,500 sf	1 per lot/parcel	2/DU	n/a
Attached Single-family Unit (6.1.4.C)	B	7,500 sf		2/DU +0.5 per DU if ≥ 3 units served by lot	n/a
Apartment	B				
Dormitory (6.1.4.F)	C	--	7 rooms per acre	1/bed	n/a
Group Home (6.1.4.G)	C	--	7 rooms per acre	0.5/bed	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NC-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 NC-2. This subsection is intended to indicate all of the development option and subdivision standards applicable in the NC-2, however all standards in Article 7 are applicable in the NC-2 unless stated otherwise.

1. Development Options and Subdivision								
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division (E.1,2)	--	7,500 sf	--	--	--	--	--	--
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'							
Road and driveway design	also subject to Fire Protection Resolution							
Required Utilities								
Water	public							
Sewer	public							

4. Development Option Permit Thresholds

Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X

E. Zone Specific Standards

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

1. Development is allowed according to the standards for Single-Family Development and Urban Cluster I in the AR/AC-ToJ zones.
2. There shall be 25 feet minimum separation between principal structures.
3. Subdivision. All new divisions of land within the NC-2 zone shall comply with Sec. 8.3.2, Development Plan, Sec. 8.5.3 Subdivision Plat, and this Section. The maximum number of lots into which any given lot, parcel, or tract may be subdivided in the NC-2 zone shall be determined as follows:
 - a. **Maximum Number of Lots According to Prior Regulations.** The maximum number of lots into which a lot, parcel, or tract of land in the NC-2 zone can be subdivided shall not exceed the maximum number of lots that would have been permitted on the lot, parcel, or tract in the zone mapped on the Zoning Map, Town of Jackson, Wyoming, adopted on April 5, 1967, as amended from time to time with a final revision date of December 31, 1993, and as follows:
 - i. **LR-1.** The minimum lot area shall be 12,000 square feet per dwelling or building.
 - ii. **S-ToJ, MR-2 and All Others.** The minimum lot area shall be 7,500 square feet.
4. Resubdivision. Lots, parcels, or tracts may not be combined with other lots, parcels or tracts for the purpose of resubdividing to increase density. However, resubdivision for other purposes where overall existing densities are retained or reduced shall be permitted.

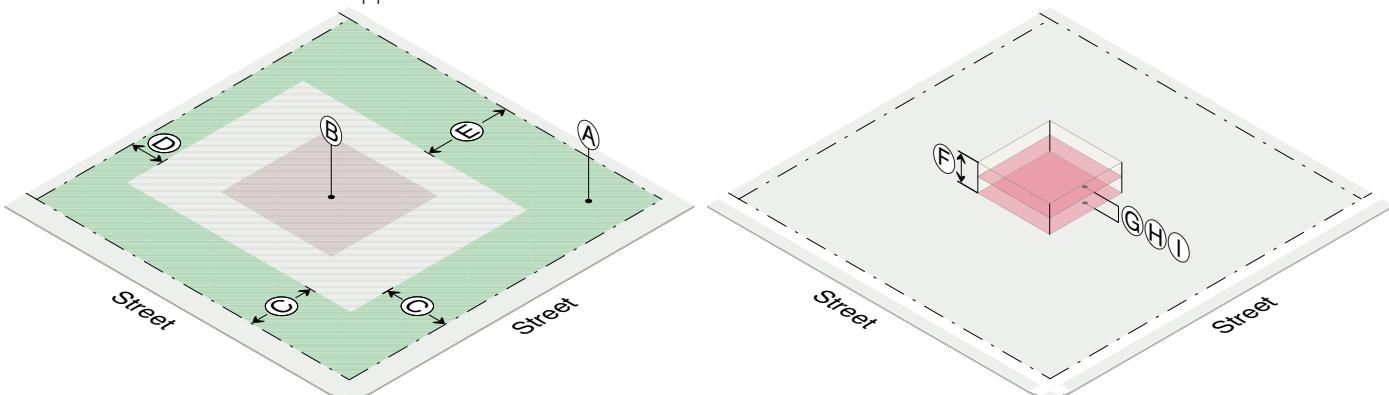
2.3.16. Suburban-Town (S-ToJ)

A. Intent

The purpose of the Suburban-Town (S-ToJ) Zone classification is to provide for places with enough open space and sufficient lot size to provide a moderate predominance of landscape over buildings, where there is less human interaction than in the Urban zones, where a stronger sense of privacy is maintained through building orientation and landscaping, and where shared open space is provided. The S-ToJ Zone is also intended to provide for low to moderate density residential development with a range of primary residential and associated uses.

B. Physical Development

Standards applicable to physical development in the S-ToJ 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 S-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the S-ToJ, however all standards in Article 5 are applicable in the S-ToJ unless stated otherwise.



1. Structure Location and Mass									
Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
Detached single-family unit	.60	.26	25'	15'	40'	28'	2	3	.30
Detached accessory structure	--	--	30'	5'	5'	28'	2	3	

Exceptions

Side/Rear Yard Residential Projections. Covered and uncovered decks, porches, and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios and similar architectural features may encroach into a side or rear yard not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios that are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development		7. Environmental Standards	
Individual Use (floor area) (max)		Natural Resource Setback (min) (Sec 5.1.1)	
Single-family unit (detached)		Cache Creek South of Cache Creek Dr.	20'
Habitable floor area excluding basement	8,000 sf	Flat Creek North of Hansen Ave.	25'
Gross floor area excluding basement	10,000 sf	Flat Creek South of Hansen Ave.	50'
Minimum floor area (habitable)	1,000 sf	Wetland	30'
Individual Building (gross floor area) (max)		Irrigation Ditch Setback (min) (Sec. 7.7.4.D)	
Single building	10,000 sf	Irrigation Ditch	15'
3. Building Design Requirements		Natural Resource Overlay (NRO) Standards (Sec. 5.2.1)	
Nonresidential Design Guidelines (Sec. 5.8)		8. Scenic Standards	
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture		Exterior Lighting (Sec. 5.3.1)	
4. Site Development		Total cut off angle (max)	90°
Site Development Setbacks (min)		Illumination in footcandles	
Side/rear yard	5'	Residential use	1.00
Front yard		Nonresidential use	1.00
40% of lineal frontage	0'	Height (max)	
60% of lineal frontage	structure setback	Residential use	15'
Curb Cut (max)	40% of lineal lot frontage	Nonresidential use	18'
5. Landscaping (Div 5.5)		Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2)	
Plant Units (min)		9. Natural Hazards to Avoid	
Residential	1 per du	Steep Slopes (Sec. 5.4.1)	
Nonresidential	1 per 1,000 sf of landscape area	Development prohibited	Slopes > 25%
Parking Lot (all uses)	1 per 12 parking spaces	Hillside CUP required	Parcel with average cross-slope ≥ 10%
6. Fencing		Areas of Unstable Soils (Sec. 5.4.2)	
Height (max)		Fault Area (Sec. 5.4.3)	
In street yard	4'	Floodplains (sec. 5.4.4)	
In side or rear yard	6'	Wildland Urban Interface (Sec. 5.4.5)	
Setback		10. Signs (Div. 5.6)	
Street yard lot line/R.O.W./Sidewalk	1'	Number of Signs (max)	3 per business per frontage
Side or Rear Yard lot line	0'	Background Color	No white or yellow
Sign Area		Total sign area (max)	3 sf per linear ft of building frontage up to 150 sf
Penalty		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. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the S-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the S-ToJ. This subsection is intended to indicate all of the use standards applicable in the S-ToJ, however all standards in Article 6 are applicable in the S-ToJ unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Open Space					
Agriculture (6.1.3.B)	B	--	--	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	7,500 sf	1 per lot/parcel	2/DU	n/a
Dormitory (6.1.4.F)	C	--	15 rooms per acre	1/bed	n/a
Group Home (6.1.4.G) (E.1)	C	--	15 rooms per acre	0.5/bed	n/a
Amusement/Recreation					
Outdoor Recreation (6.1.7.C)	C	--	--	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B)	C	--	--	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Temporary Uses					
Real Estate Sales Office (6.1.12.C)	B	--	--	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (8.4.1), C=Conditional Use Permit (8.4.2)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the S-ToJ 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 S-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the S-ToJ, however all standards in Article 7 are applicable in the S-ToJ unless stated otherwise.

1. Development Options and Subdivision									
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards	
Land Division	--	12,000 sf	--	--	--	--	--	--	--
Urban Cluster Development (25% ratio)	80,000 sf	--	3.64 du/ac	.25	n/a	.30	.35	(Sec. 7.1.3)	
Urban Cluster Development (35% ratio)	80,000 sf	--	4.0 du/ac	.35	n/a	.30	.38	(Sec. 7.1.3)	
Planned Unit Development (PUD)	80,000 sf	--	--	--	.70	.20	.25	(Sec. 4.4.2)	
Townhouse Condominium Subdivision	--	--	--	--	--	--	--	(Sec. 7.2.2)	
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'
Road and driveway design				also subject to Fire Protection Resolution
Required Utilities				(Div. 7.7)
Water				public
Sewer				public

4. Development Option Permit Thresholds				
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)
Subdivision				
≤ 10 Units		X		X
> 10 Units	X	X		X
Nonsubdivision Urban Cluster Development (UCD)				
0 - 4 Units			X	
5 - 10 Units		X		
> 10 Units	X	X		
Nonsubdivision Planned Unit Development (PUD)				
0 - 4 units			X	
5 - 10 Units		X		
> 10 Units	X	X		

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the S-ToJ 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.

Article 3. Rural Area Zones

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Div. 3.1. All Rural Area Zones

Rural area zones are zones that are intended to preserve wildlife habitat, habitat connections, scenic vistas, and undeveloped open spaces to the extent possible, given existing development patterns. There are 2 types of rural area zones.

Character zones are character-based and established to implement the Comprehensive Plan.

Legacy zones are carried forward from the previous LDRs and it is the intent that they will be phased out over time as character zones are adopted and applied.

Div. 3.2. Rural Area Character Zones

(reserved)

Div. 3.3. Rural Area Legacy Zones

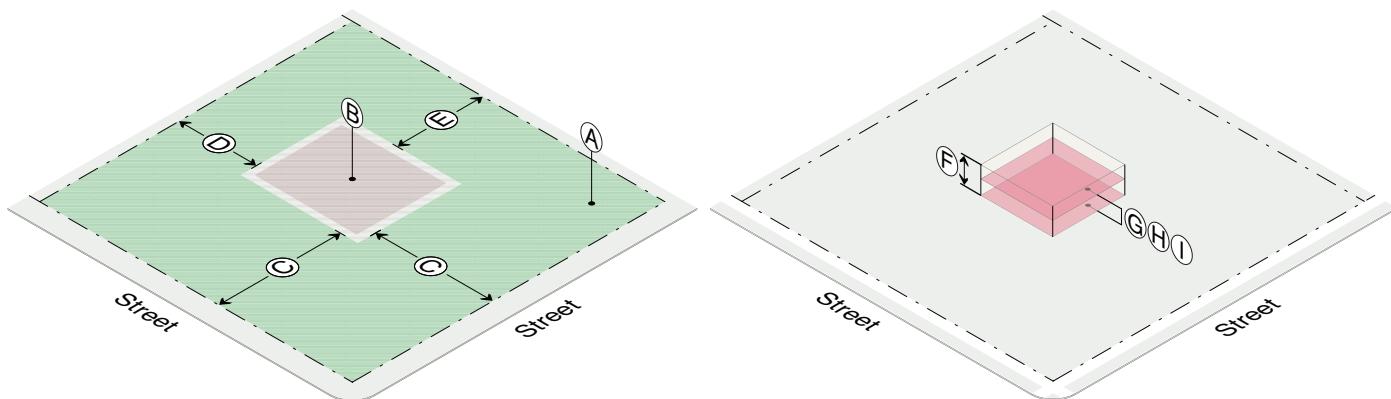
3.3.1. Rural Residential-Town (R-ToJ)

A. Intent

The purpose of the Rural Residential-Town (R-ToJ) Zone classification is to preserve the existing character in rural areas of the Town, typified by expansive open areas, natural features and resources, and agricultural lands.

B. Physical Development

Standards applicable to physical development in the R-ToJ 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 R-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the R-ToJ, however all standards in Article 5 are applicable in the R-ToJ unless stated otherwise.



1. Structure Location and Mass

Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
Detached Single-family unit	n/a	E.1/E.2	50'	30'	40'	30'	2	3	n/a
All other uses	n/a	n/a	50'	30'	40'	35'	2	3	n/a

Exceptions

Side/Rear Yard Residential Projections. Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
Individual Use (floor area) (max)	
Single-family unit (detached)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Individual Building (gross floor area) (max)	
Single building	10,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines	(Design Guidelines)
Design review required for all nonresidential development and redevelopment, unless exempted by Planning Director for administrative development plans for additions of 20% or less and that are consistent with existing architecture	
4. Site Development	
Site Development Setbacks (min)	
Side / rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb cut (max)	40% of lineal lot frontage
5. Landscaping (Div 5.5)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 8 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Street yard lot line / R.O.W. / Sidewalk	1'
Side or Rear Yard lot line	0'
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)	(Sec. 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)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Residential use in NRO	0.50
Nonresidential use	1.00
Height (max)	
Residential use	15'
Nonresidential use	18'
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	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)
10. Signs (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 linear ft of building frontage 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
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

12. 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. 8.2.7)	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
≤ 5,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 15,000 sf	X	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 in the R-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ. This subsection is intended to indicate all of the use standards applicable in the R-ToJ, however all standards in Article 6 are applicable in the R-ToJ unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Open Space					
Agriculture (6.1.3.B)	B	--	--	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B)	Y	--	1 per lot/parcel	2/DU	n/a
Dormitory (6.1.4.F)	C	35 ac	7 rooms per acre	1/bed	n/a
Group Home (6.1.4.G) (E.3)	C	35 ac	7 rooms per acre	0.5/bed	n/a
Commercial					
Nursery	C	35 ac.	--	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	independent calculation
Amusement/Recreation					
Outdoor Recreation (6.1.7.C)	C	35 ac	--	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B)	C	35 ac	--	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	35 ac	--	1/employee + 1/stored vehicle	independent calculation
Wireless Communication Facilities (6.1.10.D)	C	35 ac	--	1/employee + 1/stored vehicle	independent calculation
Accessory Uses					
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Home Business (6.1.11.E)	C	--	--	1/employee	exempt
Temporary Uses					
Christmas Tree Sales	Y	--	--	1 per 1,000 sf outdoor display area + 1 per employee	exempt
Farm Stand	B	--	--	5 per 1,000 sf display area	exempt

Y=Use allowed, no permit required B=Basic Use Permit (8.4.1) C=Conditional Use Permit (8.4.2)

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employee Housing Floor Area (min) (Div. 6.3)
Real Estate Sales Office (6.1.12.C)	B	--	--	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D)	B	--	1 per lot/parcel	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required B=Basic Use Permit (8.4.1) C=Conditional Use Permit (8.4.2)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash & recycling enclosure required	> 4 DUs and all non-residential
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)
Public Restrooms	(Sec. 6.4.9)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the R-ToJ zone are provided or referenced below.

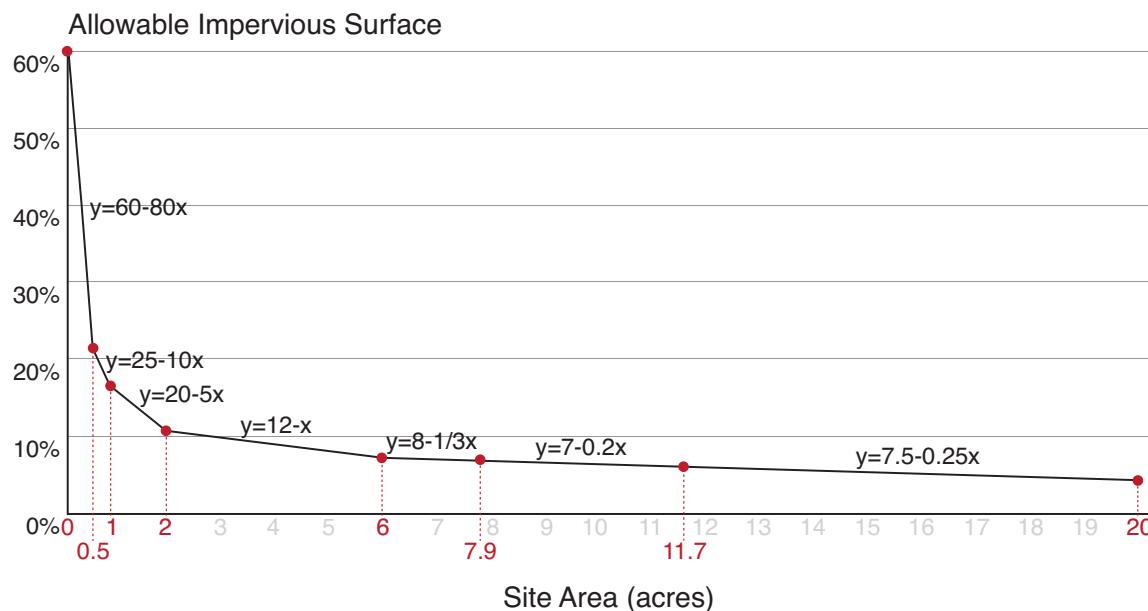
Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the R-ToJ, however all standards in Article 7 are applicable in the R-ToJ unless stated otherwise.

1. Development Options and Subdivision								
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	--	12,000 sf	--	--	--	--	--	--
Urban Cluster Development	35 ac	--	--	--	--	--	--	(Sec. 7.1.3)
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'							
Road and driveway design	also subject to Fire Protection Resolution							
Required Utilities	(Div. 7.7)							
Water	public							
Sewer	public							
4. Development Option Permit Thresholds								
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)	Subdivision Plat (Sec. 8.5.3)				
Subdivision								
≤ 10 Units		X						X
> 10 Units	X		X					X
Urban Cluster Development (UCD)								
0 - 4 Units				X				
5 - 10 Units			X					
> 10 Units	X		X					

E. Zone Specific Standards

The following standards apply in addition to all other standards applicable in the R-ToJ zone.

1. For lots in developments with required open space, the lot coverage shall be calculated for the entire project area and allocated to each lot at the time a Development Plan is approved.
2. Impervious Surface Coverage for Residential Lots
 - a. Impervious surface coverage for R-ToJ lots of 20 acres or less in size shall be determined by the table below:



- b. Impervious surface coverage for R-ToJ lots that are greater than 20 acres is 2.5 percent.
3. Group Home Use Standards. Group Home uses shall be located at least three hundred (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.
4. Building Envelopes. The building envelope for lots can be up to 2 acres in size, and the balance of the lot can count toward the open space requirement established in D.1 Development Options and Subdivision.

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Article 4. Special Purpose Zones

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Div. 4.1. All Special Purpose Zones

Special purpose zones are zoning districts that are intended to provide for development and uses that are desired by the community, but not easily incorporated into the complete neighborhood and rural area zones. There are 3 types of special purpose zones.

Civic zones accommodate public and semi-public uses that are necessary to the community and require flexibility from the standards of the complete neighborhood and rural area zones.

Planned Resort Zones provide for and guide the creation or continuation of planned development configured around a major recreational activity.

Planned Unit Development (PUD) zones permit variation from the strict application of the zoning districts in order to achieve specific community goals that enhance the community's implementation of the Jackson/Teton County Comprehensive Plan.

Div. 4.2. Civic Zones

Civic zones accommodate public and semi-public uses that are necessary to the community and require flexibility from the standards of the complete neighborhood and rural area zones.

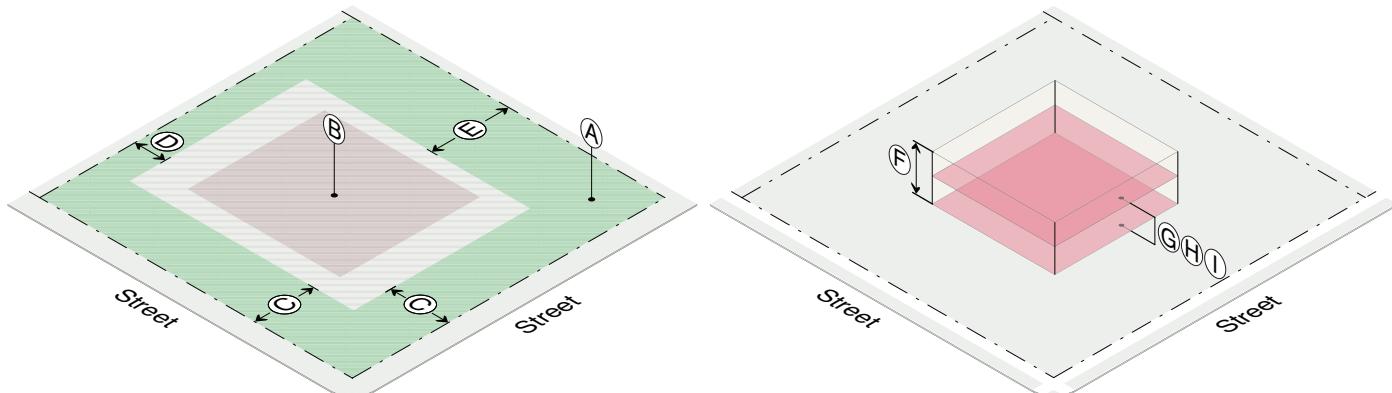
4.2.1. Public/Semi-Public - Town (P/SP-ToJ)

A. Intent

The purpose of the Public/Semi Public - Town (P/SP-ToJ) zone is to provide locations for new and existing uses and facilities of a public or semi-public nature. In particular, the P/SP-ToJ zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs, such as for height, floor area, setbacks, and impervious surface, that cannot be accommodated in other zoning districts. Land in the P/SP-ToJ zone and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district. It is not the intent of these land development regulations that property in the P/SP-ToJ zone retain that designation after the property is divested by the public entity. At the time P/SP-ToJ designated land is transferred, or is proposed to be transferred, into private ownership, the property shall be reclassified to an appropriate zoning district to allow private use pursuant to the Jackson/Teton County Comprehensive Plan.

B. Physical Development

Standards applicable to physical development in the P/SP-ToJ 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 P/SP-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the P/SP-ToJ, however all standards in Article 5 are applicable in the P/SP-ToJ unless stated otherwise.



1. Structure Location and Mass

Use	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
All Uses	--	--	--	--	--	--	--	--	--
Exceptions									

2. Maximum Scale of Development		9. Natural Hazards to Avoid	
not applicable		Steep Slopes (Sec. 5.4.1)	
3. Building Design		Development prohibited Slopes > 25%	
Nonresidential Design Guidelines		CUP required Parcel average cross-slope $\geq 10\%$	
4. Site Development		Areas of Unstable Soils (Sec. 5.4.2)	
not applicable		Fault Areas (Sec. 5.4.3)	
5. Landscaping (Div. 5.5)		Floodplains (Sec. 5.4.4)	
not applicable		Wildland Urban Interface (Sec. 5.4.5)	
6. Fencing		10. Signs (Div 5.6)	
not applicable		not applicable	
7. Environmental Standards		11. Grading, Erosion Control, Stormwater	
Natural Resource Buffers (min)		Grading (Sec. 5.7.2)	
Cache Creek (south of Cache Creek Dr.)		Erosion Control (Sec. 5.7.3)	
Flat Creek north of Hansen Ave.		Erosion shall be controlled at all times	
Flat Creek south of Hansen Ave.		Stormwater Management (Sec.5.7.4)	
Wetland		No increase in peak flow rate or velocity across property lines	
Irrigation Ditch Setback (min)			
Irrigation ditch			
Natural Resource Overlay (NRO) Standards			
8. Scenic Standards			
Exterior Lighting (Sec. 5.3.1)			
Total cut off angle (max)			
Illumination in footcandles			
Residential use		90°	
Nonresidential use			
Nonresidential use in NRO			
Height (max)			
Residential use			
Nonresidential use			
Scenic Resource Overlay (SRO) Standards			

12. Physical Development Permit Thresholds

Physical Development	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Building Permit (Sec. 8.3.3)	DRC Review	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
< 3,450 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
3,450 to 12,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 12,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
Sign					X	(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards

Standards applicable to use in the P/SP-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P/SP-ToJ. This subsection is intended to indicate all of the use standards applicable in the P/SP-ToJ, however all standards in Article 6 are applicable in the P/SP-ToJ unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employees Required to be Housed (min) (Div. 6.3)
Open Space					
Agriculture (6.1.3.B)	Y	--	--	n/a	exempt
Residential					
Dormitory (6.1.4.F)	C	--	--	1/bed	exempt
Group Home (6.1.4.G)	C	--	--	0.5/bed	exempt
Commercial					
Office (6.1.6.B)	C	--	--	3.3/1,000 sf	exempt
Service (6.1.6.D)	C	--	--	3/1,000 sf	exempt
Heavy Retail/Service (6.1.6.F)	C	--	--	2/1,000 sf + 3/repair bay + 1/wash bay	exempt
Mini-Storage Warehouse (6.1.6.G)	C	--	--	1/10 storage units + 1/employee	exempt
Amusement/Recreation					
Outdoor Recreation (6.1.7.C)	C	--	--	independent calculation	exempt
Developed Recreation (6.1.7.D)	C	--	--	4.5/1,000 sf	exempt

Y=Use allowed, no permit required B=Basic Use Permit (8.4.1) C=Conditional Use Permit (8.4.2)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employees Required to be Housed (min) (Div. 6.3)
Institutional					
Assembly (6.1.8.B)	C	--	--	independent calculation	exempt
Daycare/Education (6.1.8.C)	C	--	--	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B)	C	--	--	1/1,000 sf + 1/company vehicle	exempt
Heavy Industry (6.1.9.C)	C	--	--	2/1,000 sf	exempt
Disposal (6.1.9.D)	C	--	--	1/employee	exempt
Transportation/Infrastructure					
Parking (6.1.10.B)	C	--	--	n/a	exempt
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	exempt
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	exempt
Heliport (6.1.10.E)	C	--	--	7/daily aircraft movement	exempt
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	B	--	--	1.25/DU	exempt
Home Occupation (6.1.11.D)	B	--	--	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B)	Y	--	--	1/1,000 sf outdoor display area + 1/employee	exempt
Farm Stand (6.1.12.E)	B	--	--	5/1,000 sf display area	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required B=Basic Use Permit (8.4.1) C=Conditional Use Permit (8.4.2)

3. Nuisance Standards	
Outside Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash and recycling enclosure required	>4 DUs and all non-residential
Noise	(Sec. 6.4.3)
Max sound level at property line	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 P/SP-ToJ 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 P/SP-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the P/SP-ToJ, however all standards in Article 7 are applicable in the P/SP-ToJ unless stated otherwise.

1. Allowed Development Options							
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	FAR (max)	Height (max)	Option Standards
Land Division	--	--	--	--	--	--	
Townhouse/Condominium Subdivision	--	--	--	--	--	--	(Sec. 7.2.2)
2. Residential Subdivision Requirements							
Affordable Housing							(Div. 7.4)
Required Affordable Housing							1 affordable unit per 4 market units
Schools and Parks Exactions							(Div. 7.5)
Schools exaction							0.02 acres per 1- or 2-family unit 0.015 acres per multi-family unit
Parks exaction							9 acres per 1,000 residents
3. Infrastructure							
Transportation Facilities							(Div. 7.6)
Access							required
Required Utilities							(Div. 7.7)
Water							Connection to public supply required
Sewer							Connection to public supply required
4. Permit Requirement Thresholds							
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Minor Development Plan (Sec. 8.5.2)		Subdivision Plat (Sec. 8.5.3)		
Any Subdivision							
≤ 10 units			X				X
> 10 units	X		X				X

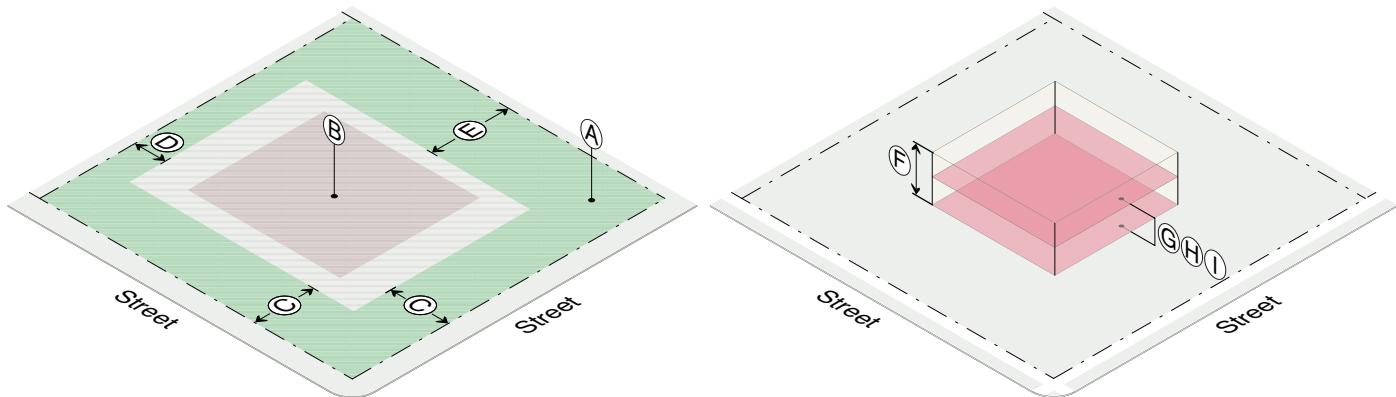
4.2.2. Park and Open Space - Town (P-ToJ)

A. Intent

The purpose of the Park and Open Space - Town (P-ToJ) zone is to designate land which is owned by the Town, County, State or Federal agencies, or special districts, and whose primary purpose is to provide public recreational opportunities for residents, tourists and visitors. The P-ToJ zone provides for active recreational facilities or open space opportunities in these areas.

B. Physical Development

Standards applicable to physical development in the P-ToJ 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 P-ToJ. This subsection is intended to indicate all of the physical development standards applicable in the P-ToJ, however all standards in Article 5 are applicable in the P-ToJ unless stated otherwise.



1. Structure Location and Mass									
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Use	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
All Uses	--	--	--	--	--	--	--	--	--
Exceptions									

2. Maximum Scale of Development	
not applicable	
3. Building Design	
Nonresidential Design Guidelines	(Design Guidelines, Sec. 1.???)
4. Site Development	
not applicable	
5. Landscaping (Div. 5.5)	
not applicable	
6. Fencing	
not applicable	
7. Environmental Standards	
Natural Resource Buffers (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) Standards	(Sec. 5.2.1)
8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1)
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	0.50
Nonresidential use	1.50
Nonresidential use in NRO	1.00
Height (max)	
Residential use	15'
Nonresidential use	18'
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2)
9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1)
Development prohibited	Slopes > 25%
CUP required	Parcel average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2)
Fault Areas	(Sec. 5.4.3)
Floodplains	(Sec. 5.4.4)
Wildland Urban Interface	(Sec. 5.4.5)
10. Signs	(Div 5.6)
not applicable	
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. Physical Development Permit Thresholds							
Physical Development	Sketch Plan (Sec. 8.3.1)	Develop- ment Plan (Sec. 8.3.2)	Building Permit (Sec. 8.3.3)	DRC Review	Sign Permit (Sec. 8.3.5)	Grading Permit (Sec. 8.3.4)	Floodplain Permit
Dwelling Unit							
< 5 units			X			(Sec. 5.7.1)	(Sec. 5.4.4)
5 - 10 units		X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
> 10 units	X	X	X			(Sec. 5.7.1)	(Sec. 5.4.4)
Nonresidential Floor Area							
< 3,450 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
3,450 to 12,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 12,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
Sign					X	(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards

Standards applicable to use in the P-ToJ 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.C. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P-ToJ. This subsection is intended to indicate all of the use standards applicable in the P-ToJ, however all standards in Article 6 are applicable in the P-ToJ unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Employees Required to be Housed (min) (Div. 6.3)
Open Space					
Agriculture (6.1.3.B)	Y	--	--	n/a	exempt
Downhill Ski Area	C	--	--	1/7 carrying capacity + 1/2 employees	exempt
Amusement/Recreation					
Outdoor Recreation (6.1.7.C)	C	--	--	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C)	C	--	--	1/employee + 1/stored vehicle	exempt
Wireless Communication Facilities (6.1.10.D)	C	--	--	1/employee + 1/stored vehicle	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B)	Y	--	--	1/1,000 sf outdoor display area + 1/employee	exempt
Temp. Gravel Extraction and Processing (6.1.12.F)	B	--	--	1/employee	exempt

Y=Use allowed, no permit required B=Basic Use Permit (8.4.1) C=Conditional Use Permit (8.4.2)

3. Nuisance Standards	
Outside Storage	(Sec. 6.4.1)
Refuse and Recycling	(Sec. 6.4.2)
Trash and recycling enclosure required	>4 DUs and all non-residential
Noise	(Sec. 6.4.3)
Max sound level at property line	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 P-ToJ 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 P-ToJ. This subsection is intended to indicate all of the development option and subdivision standards applicable in the P-ToJ, however all standards in Article 7 are applicable in the P-ToJ unless stated otherwise.

1. Allowed Development Options							
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	FAR (max)	Height (max)	Option Standards
Land Division	--	--	--	--	--	--	
Townhouse/Condominium Subdivision	--	--	--	--	--	--	(Sec. 7.2.2)
2. Residential Subdivision Requirements							
Affordable Housing							(Div. 7.4)
Required Affordable Housing							1 affordable unit per 4 market units
Schools and Parks Exactions							
Schools exaction							0.02 acres per 1- or 2-family unit 0.015 acres per multi-family unit
Parks exaction							9 acres per 1,000 residents
3. Infrastructure							
Transportation Facilities							(Div. 7.6)
Access							required
Required Utilities							
Water							Connection to public supply required
Sewer							Connection to public supply required

4. Permit Requirement Thresholds				
Option	Sketch Plan (Sec. 8.3.1)	Development Plan (Sec. 8.3.2)	Development Plan (Sec. 8.5.2)	Minor Subdivision Plat (Sec. 8.5.3)
Any Subdivision				
≤ 10 units		X		X
> 10 units	X	X		X

Div. 4.3. Planned Resort Zones

The Planned Resort Zones provide for and guide the creation or continuation of planned development configured around a major recreational activity.

4.3.1. All Planned Resort Zones

A. Purpose and Intent

The purpose of the Planned Resort Zone is to provide for a mix of recreational, retail and service-oriented activities which has a high degree of self-containment and provides economic and other benefits to the community. The Planned Resort District is intended to guide the creation or continuation of a planned development configured around a major recreational activity. The intent of this development type is to:

1. Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have had a long-standing, beneficial role in the community; and
2. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences; and
3. Create a process in which Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area; and
4. Permit resort development that contributes to expanding the winter and shoulder economic seasons; and
5. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts; and
6. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community; and

7. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area; and
8. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character; and
9. Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and well-being.

B. Applicability

Only those lands described below shall be eligible for Planned Resort zoning. The intent is that a limited number of PR Districts be created and only in locations that are consistent with the Jackson/Teton County Comprehensive Plan.

1. **Snow King Ski and Summer Resort.** For the purposes of this Division, this area shall be known as "Snow King Resort" and shall encompass the property described in [Section 4.3.2](#).
2. **Teton Village.** The Teton Village Resort Zone is comprised of two Planned Unit Developments (PUDs) known as Teton Village I and Teton Village II. For the purposes of this Division, this area in its entirety shall be known as "Teton Village" and shall encompass the property described in [Section 4.3.3](#) and [Section 4.3.4](#).
3. **Jackson Hole Golf and Tennis Club.** For the purposes of this Division, this area shall be known as "Golf and Tennis" and shall encompass the property described in [Section 4.3.5](#).
4. **Snake River Canyon Ranch.** For the purposes of this Division, this area, formerly known as Astoria Mineral Hot Springs, shall be known as "Snake River Canyon Ranch" and shall encompass the property described in [Section 4.3.6](#).

5. **Grand Targhee.** For the purposes of this Section, this area shall be known as "Grand Targhee" and shall encompass the property described in Section 4.3.7.

C. Legislative Act

Each Planned Resort Zone is subject to the legislative authority of the Town Council and to the findings and procedural standards outlined in Section 8.7.3. An approved Planned Resort master plan shall establish the development standards for that Planned Resort Zone.

D. Findings for Approval

A Planned Resort master plan shall be approved only if all of the following findings are made.

1. **Consistency with Comprehensive Plan.** The Planned Resort master plan is consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan.
2. **Consistency with Purpose and Intent.** The Planned Resort master plan is substantially consistent with the purpose and intent of this Section, as set forth in Subsection A.
3. **Affordable and Employee Housing.** The Planned Resort master plan ensures a supply of affordable and employee housing that is in accordance with the requirements for housing created by development within the Planned Resort.
4. **Design Guidelines.** The Planned Resort master plan contains design guidelines that
 - a. establish standards for buildings, spaces, signs, and lighting within the Planned Resort;
 - b. promote the design concepts set forth in Subsection F.7; and
 - c. establish a method for consistent implementation of the guidelines.
5. **Transportation Element.** The Planned Resort master plan contains a traffic impact analysis and transportation demand management plan that:

- a. promote multimodal forms of transportation that are consistent with the transportation goals of the Jackson/Teton County Comprehensive Plan;
- b. manage the generation of resort related traffic to avoid undermining community character and endangering the public health, safety, and welfare; and
- c. identify an equitable cost sharing plan for transportation facilities and services.
6. **Capital Improvements Plan.** The Planned Resort master plan contains a capital improvements plan that ensures infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands.
7. **Land Use Element.** The Planned Resort master plan promotes land uses that support and maintain the character of the resort as specified in Sections 4.3.2-4.3.7.
8. **Phasing Plan.** The Planned Resort master plan contains a phasing plan that ensures:
 - a. development of the resort, its amenities, and public facilities necessary to serve the resort, occur in logical sequence, and
 - b. an adequate monitoring program is established for determining accomplishment of proposed remedies and mitigation measures for projected impacts on the community.
9. **Character Element.** The Planned Resort master plan ensures the resort's development will be in keeping with the community's character and the planned character for the vicinity of the resort.

E. Procedure

A Planned Resort master plan shall be reviewed pursuant to the standard procedures set forth for review of a Planned Unit Development in Section 8.7.3. In addition, all Planned Resort master plans shall comply with the following procedural standards.

1. **Collaboration.** This procedure is intended to promote collaboration among landowners, Teton County, and the Town of Jackson in designing land development standards specific for each resort area. While one or more landowners may propose

a Planned Resort master plan, and maintain the role of the applicant as identified herein, all landowners within a resort area are encouraged to participate in the design of the master plan. Participation of all landowners within a proposed Planned Resort Zone, however, is not required for the **Town Council** to adopt a Planned Resort Zone.

2. **Purpose and Intent of Master Plan.** The purpose of a Planned Resort master plan is to establish the development standards and serve as a guide to all future development within the Planned Resort. The Planned Resort master plan is intended to be of sufficient detail to describe the amount, type, size, location, and impact of the proposed resort, but technical specifications of the proposed development, such as fully engineered plans or fully detailed architectural drawings, are not required.

3. **Submittal Components.** A Planned Resort master plan application shall include all lands in a given resort area, as listed in **Subsection B**. The minimum requirements for a master plan application shall be established by the Planning Director and shall include, but not be limited to:

- Statement of Purpose
- Master Site Plan
- Dimensional Limitation Plan
- Design Guidelines
- Transportation Demand Management Plan
- Housing Mitigation Plan
- Capital Improvements Plan
- Land Use Plan
- Phasing Plan
- Community Services Element (optional)

4. **Joint Review by Town and County.** The **Town Planning Commission** and the **Town Council** shall receive and consider recommendations from the **County Planning Commission** and **Board of County Commissioners** regarding any Planned Resort master plan application in the **Town**. For the same

purpose, The **Town Planning Commission** and **Town Council** shall make recommendations to the **County Planning Commission** and **Board of County Commissioners** regarding any Planned Resort master plan application within the **County**.

- Purpose.** The purpose of the County's and Town's review of any Planned Resort in the other jurisdiction is to recognize the impact of resorts on neighboring jurisdictions and to provide an opportunity for cooperation in planning and mitigation of potential impacts.
- Intent.** The intent of review is for the **County Planning Commission** and **Board of County Commissioners** to have an opportunity for review and comment of a Planned Resort. The **County** role is advisory only and does not include a voting participation in review of the Planned Resort master plan.
- Recordation.** Upon approval, the Planned Resort Master Plan and a Certificate of Standards and Conditions shall be prepared and recorded pursuant to the procedures outlined in the **Section 8.7.3**.
- Amendment to Official Zoning District Map.** Approval of a Planned Resort master plan also shall constitute an amendment to the Official Zoning District Map to establish the Planned Resort Zone. The public hearing notice for the Planned Resort master plan shall be accomplished so as to comply with the requirements set forth in **Section 8.7.2, Zoning Map Amendment**.
- Effect of Approval.** After approval of a Planned Resort master plan, Physical Development and Use Permit approvals are required prior to commencement of any construction or operation of any new land use within the Planned Resort. Procedural standards for Physical Development and Use Permits are outlined in **Divisions 8.3 and 8.4**. No Physical Development or Use Permits shall be approved unless the proposal is consistent with the Planned Resort master plan. Physical Development and Use Permits may encompass only an increment of the total resort development in accordance with an approved phasing plan.

8. Standing of Planned Resort Master Plan. An approved Planned Resort master plan, as amended, shall specify the development standards for the Planned Resort Zone. Once approved, a Planned Resort master plan shall be subject to the following standards:

- a. **Amendment of Master Plan.** Any landowner within a Planned Resort District may apply for amendment to the Planned Resort master plan. The amendment shall be reviewed and acted upon pursuant to the procedures set forth in **Section 8.2.13.** Minor deviations from a Planned Resort master plan may be approved by the Planning Director, pursuant to **Section 8.12.13.**
- b. **Expiration**
 - i. **Time-frame.** A Planned Resort master plan shall expire 3 years from the date of its approval unless a sufficient application for Final Development Plan, in accordance with the approved phasing plan, is filed with the Planning Department. A Planned Resort master plan shall expire 5 years from the date of its approval unless there is commencement of construction or operation of land uses or activities in accordance with the approved phasing plan. Notwithstanding, alternate time frames for expiration of a Planned Resort master plan may be established in an approved phasing plan.
 - ii. **Effect.** Upon expiration, approval of a Planned Resort master plan shall become null and void, and all rights that are established by the master plan shall expire.
 - c. **Extension.** A Planned Resort master plan approval may be extended by the **Town Council** provided a written request for extension is received at least 30 days prior to expiration of the Planned Resort master plan.
 - i. **Procedure.** The request for extension shall be reviewed by the **Town Council** at a regularly scheduled meeting, by which time a public hearing notice shall be advertised and any necessary information pertinent to the extension request can be made available. The Planned Resort master plan shall be deemed extended until the **Town Council** acts upon the request for extension.
 - ii. **Grounds for Extension.** The grounds for extending a Planned Resort master plan approval shall be specified by the **Town Council** and shall include, but not be limited to, the following:
 - a). **No Change in Conditions.** Conditions in the community have not substantially changed since the original Planned Resort master plan approval. No extension shall be granted if the **Town Council** finds that changes in the community result in the resort plan being inconsistent with the community's land use patterns, these LDRs, or the community's ability to provide infrastructure and services to accommodate the resort.
 - b). **Good Faith Efforts.** Activities and investments on the part of landowners within the Planned Resort demonstrate good faith efforts in pursuing the development permitted by the Planned Resort master plan.
 - d. **Reconsideration.** If development within a Planned Resort fails to proceed in general accordance with the approved phasing plan, the **Town Council** may require reconsideration of the Planned Resort master plan and either amend the phasing plan or revoke the master plan, as appropriate.
 - i. **Amendment.** Amendment of the phasing plan shall be appropriate if either an acceptable alternative phasing plan that meets the standards of this Section or a development schedule acceptable to the **Town Council** for regaining compliance with the original phasing plan is presented.

- ii. **Revocation.** Revocation of the master plan shall have the effect of forfeiting all rights within the Planned Resort to any further development according to the Planned Resort master plan and shall be appropriate if:
 - a). no material progress has been made in development of the resort for 10 consecutive years, or
 - b). there is substantial noncompliance with the performance objectives specified in the conditions of approval, or the monitoring program, and no agreement can be reached between representatives of the landowners within the Planned Resort or applicant of record and the **Town Council** for bringing the resort development into compliance with the standards of this Section.
- iii. **Procedure.** The **Town Council** shall hold a public hearing, in accordance with **Section 8.2.10, Board of Adjustment and Town Council Decisions**, for the purpose of examining the development that has occurred within the Planned Resort and its consistency with the Planned Resort master plan. The **Town Council** shall issue a determination as to whether amendment or revocation of the master plan is appropriate, in accordance with the above specified standards. Revocation of the master plan shall be accomplished by amending the resort area on the Official Zoning District Map from Planned Resort Zone to the zoning district that existed prior to approval of the Planned Resort master plan.

F. Standards Applying to All Planned Resorts

- 1. **Consistency with Comprehensive Plan.** Planned Resort master plans shall be consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan.
- 2. **Compliance with Land Development Regulations.** A Planned Resort master plan shall comply with the standards of these LDRs. Notwithstanding, the applicant for a Planned Resort master plan may propose, and the **Town Council** may approve, alternative standards for development that are consistent with the purpose and intent of this Section. It is fully consistent with this Section that Planned Resorts may have dimensional, design, and other development standards different from those described in other sections of these LDRs due to the unique circumstances of, and community objectives for, resort development. All standards and regulations of the prior zoning district not altered pursuant to an approved Planned Resort master plan shall apply.
- 3. **Statement of Purpose.** The Planned Resort master plan shall have a Statement of Purpose which describes the applicant's rationale for resort expansion and the design theme of the resort development. The Statement also shall describe how the resort master plan fulfills the intents of this Section, as specified in **Subsection A**.
- 4. **Master Site Plan.** The Planned Resort master plan shall have a Master Site Plan that clearly illustrates the proposed development and the site to the satisfaction of the Planning Director.
- 5. **Dimensional Limitation Plan.** The Planned Resort master plan shall have a Dimensional Limitation Plan, which specifies dimensional limitations necessary to achieve the design theme identified by the applicant. The plan shall include floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etcetera, or other lines delineating areas on which restrictions of development are to be imposed and areas in square feet for each lot or building.
- 6. **Housing Element.** The Planned Resort master plan shall have a housing element to ensure a supply of affordable and employee housing that is commensurate to the demand for housing created by development within the Planned Resort.

- a. **Affordable Housing.** Affordable housing shall be provided in conjunction with residential development pursuant to Division 7.4, **Affordable Housing Standards**, of these LDRs.
- b. **Employee Housing.** Employee housing shall be provided in conjunction with nonresidential development pursuant to Division 6.3, **Employee Housing Standards**.
 - i. **Employee Housing Calculations.** Since development of a Planned Resort may span time periods over which numbers of employees and their salaries may fluctuate, the calculations performed in developing a Housing Mitigation Plan shall use data current for the most recent full year prior to application for Planned Resort master plan.
 - ii. **Master Plan Estimate.** The number of employees required to be housed and the locations where they will be housed, as presented in the Planned Resort master plan, shall be treated as an estimate/concept, and shall be finalized by the Planning Director as Final Development Plans within the Planned Resort are reviewed and acted upon. Each approved Final Development Plan shall establish the actual number of employees required to be housed and the locations in which they will be housed for that portion of the Planned Resort master plan.
- 7. **Design Element.** The Planned Resort master plan shall include design guidelines, and a mechanism for their implementation, that establish design parameters for both buildings and spaces in the Planned Resort. The design theme of the resort shall be defined by the applicant and be consistent with the standards of this Section. This Subsection establishes concepts that the design guidelines shall address; the design guidelines shall be evaluated as to whether or not they address these concepts, as well as character objectives for specific resorts set forth in **Sections 4.3.2-4.3.7**. The design guidelines shall be prepared by an architect or landscape architect licensed in the

State of Wyoming; preparation by a person or persons of similar expertise may be permitted by the Planning Director.

- a. **General.** The design theme of the Planned Resort shall have an emphasis on outdoor recreational activities and create a sense of place. A sense of place is created when site planning and architecture:
 - i. concentrate activities and human interaction into identifiable spaces, such as a plaza or mall;
 - ii. assemble a built environment that connects buildings, spaces and structures through common scale, design and materials;
 - iii. incorporate into the built environment the natural features and cultural heritage of the area; and
 - iv. produce an identifiable image that is associated with the planned resort and with Jackson Hole.
 - v. There shall be visual continuity among the resort structures and design elements without unduly limiting variety in design. Development shall be compatible with the surrounding built and natural environment in both scale and character.
- b. **Architecture.** Building design guidelines shall reflect:
 - i. the community's architectural character and themes
 - ii. a human scale, pedestrian-orientation, which are created when:
 - a). the height of buildings does not overwhelm people walking beside the buildings; and
 - b). the ground level doors, windows and design features of buildings create an interesting diversity for people walking past the buildings

- iii. a built environment in keeping with the cultural and aesthetic values of the community
- iv. natural attributes of the immediate vicinity
- v. building materials and colors compatible with the surrounding natural and built environment.
- c. **Bulk and Scale.** The design guidelines shall ensure the bulk and scale of individual buildings within the Planned Resort achieve compatibility with:
 - i. other structures within the Planned Resort when the resort development is completed, and
 - ii. neighboring structures that are not a part of the resort, and
 - iii. the natural environment.
- d. **Signs.** The design guidelines shall include a sign component that sets forth the sign theme for the Planned Resort and specifies criteria for determining permitted sign sizes, types, and locations. The guidelines shall contain prototypical examples of all types of signs, including wall, canopy, freestanding, directional, and informational signs. The flexibility extended to Planned Resorts via this Section, to propose standards for signs different from those specified in Division 5.6, Sign Standards, is encouraged with the purpose of having sign guidelines in keeping with the unique character and needs of the resort.
- e. **Lighting.** The design guides shall include an analysis of proposed project lighting. Areas to be illuminated (parking areas, walkways, entries, etc.) shall be identified, and general standards shall be set forth. Identification of models and types of standards and fixtures is encouraged, but specific illumination plans and photometric footprints are not required. Generally, lighting shall be low-intensity, low-profile, and shielded to avoid "light pollution" and glare to off-site areas. General illumination standards are set forth in **Section 5.3.1, Exterior Lighting Standards.**

f. Site Planning

- i. **Orientation and Aspect.** Structures and public spaces within the Planned Resort, generally, shall be arranged with views of, and access to, the principal resort recreational amenity.
- ii. **Entrance Features.** Entrances to the Planned Resort shall create a sense of arrival. A sense of arrival is created when the entrance into the Planned Resort is easily identifiable and is consistent with the design theme of the resort.
- iii. **Natural Resources.** The site design shall highlight the natural resources within the Planned Resort and integrate them into the layout of the resort in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.
- iv. **Pathways and Pedestrian Facilities.** Pathways and pedestrian facilities, including access for the disabled, shall be integral components of the site design. The site shall provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.
 - a). **Safe, Convenient, and Direct Access.** Pathway and pedestrian systems shall provide safe, convenient, and direct access throughout the resort, to public lands, transit facilities and the existing or planned community pathway system, when adjacent to the resort.
 - b). **Pathways.** Pathways shall be provided for nonmotorized transportation, except motorized wheelchairs for

the disabled shall be permitted. Bicycle racks, ski racks, etc., shall be provided at various destination points within the resort.

- v. **Transportation Facilities.** Site design shall integrate safe, convenient, and direct access to transportation services and facilities (i.e., bus shelters, information kiosks) and shall incorporate the facilities necessary for the proper functioning of the Transportation Demand Management Plan (see Subsection 8.b, **Transportation Demand Management Plan**, below.)
- vi. **Circulation.** The layout of local streets, alleyways, and parking lots shall be sensitive to the natural terrain and landscape. Cut and fill areas shall be minimized, and natural features of the site such as wooded areas, rock outcroppings, and waterbodies, shall be preserved to the maximum extent practical.
- vii. **Access.** Safe vehicular access appropriate for refuse removal, recycling, emergency services, and delivery shall be provided. Service access shall not create unsafe conflicts with automobile and pedestrian access to primary destinations within the resort.
- viii. **Landscaping.** Project landscaping, including hardscape areas, shall be consistent with the overall design theme of the resort. Use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation which provides shelter or habitat for wildlife.
- g. **Character Objectives.** Sections 4.3.2-4.3.7 outline character objectives specific to each resort area that shall be incorporated into the design guidelines.

8. Transportation Element

The Planned Resort master plan shall have a transportation element to ensure that resort development does not produce an amount of vehicular traffic that undermines the community's character, and endangers the public health, safety and welfare (i.e., noise, air quality and traffic impacts.) The Planned Resort master plan shall provide an optimum mix of automobile, transit, and pathway facilities within the resort, encourage coordination of all resort transportation facilities with the County-wide transportation system, promote design and management which encourages shifts from single-occupancy vehicle trips to multi-occupancy trips, or other transportation modes, and provide equitable cost sharing for facilities and services.

- a. **Traffic Impact Analysis.** A traffic impact and access analysis is required. At a minimum, this analysis shall contain:
 - i. Projections of external vehicle trips generated by the Planned Resort.
 - ii. Analysis of levels of service (LOS) impacts on roadway system segments and intersections serving the Planned Resort.
 - iii. Specification of any improvements needed to roadway system segments and intersections as a result of increased traffic from the Planned Resort.
- b. **Transportation Demand Management Plan.** The Planned Resort master plan shall include a Transportation Demand Management (TDM) Plan that demonstrates how the travel behavior of resort visitors and employees will be managed to minimize the number of vehicle trips on the roadway network resulting from the resort development. The Transportation Plan will allocate a number of vehicle trips to various roadway segments, based upon the projected traffic demand and the planned character of the roadway segments. A goal of the applicant's TDM Plan shall be to manage the transportation demands of the resort so that it is consistent with the allocation of vehicle trips to the various roadway segments

that serve the Planned Resort. Potential mechanisms for managing travel behavior may include, but are not limited to:

- i. Increasing average vehicle occupancy
- ii. Shifting vehicular trips (resident and visitor) to public transit
- iii. Shifting vehicular trips (resident and visitor) to walking, bicycling and other nonmotorized means
- iv. Reducing vehicular trips through internal capture associated with mixed land use patterns.

c. **Parking and Loading.** The Planned Resort master plan shall provide parking and loading areas of sufficient amount and type to accommodate the resort's projected demand including parking for visitors and lodging guests, waiting and loading areas for transit vehicles and their passengers, and loading areas for delivery vehicles. Parking shall be designed to encourage nonmotorized transportation, transit and high occupancy vehicle use and discourage single-occupancy vehicle use.

9. **Capital Improvements Element.** The Planned Resort master plan shall have a capital improvements element to ensure that infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands. Planned Resort master plans shall include a capital improvements element that identifies service providers, analyzes impacts and proposes a capital improvements plan for facilities and services needed by the resort. Such facilities and services may include, but are not limited to: transportation (including transit, parking and pathways;) potable water and wastewater treatment services; waste management (hazardous and solid;) utilities; stormwater management and snow storage facilities.

a. **Identification and Acknowledgment of Service Providers.** The applicant shall identify the provider of all infrastructure facilities and services included in the plan. Where services are to be provided by an entity other than the applicant, documents from the service provider shall demonstrate the commitment and ability to provide such service according to the Planned Resort master plan.

b. **Impact Analysis.** An impact analysis shall be performed for all facilities and services, unless waived by the Planning Director. Each impact analysis shall identify the following:

- i. The maximum daily peak capacity of existing facilities.
- ii. The current daily peak demand on existing capacity.
- iii. The daily peak capacity available for new development.
- iv. The projected daily peak demand generated by new development in the Planned Resort.
- v. When development outside of a resort is reasonably anticipated to utilize the same infrastructure system as the resort, the Town of Jackson shall provide the applicant with estimated peak demand.
- vi. Any planned improvements by other entities, such as the Town of Jackson or the Teton Village Water and Sewer District, and the timing of such improvements.
- vii. Any deficits in daily peak capacity potentially resulting from development within the Planned Resort--either from a strict demand standpoint or from a timing standpoint--taking into account other potential new development outside the Planned Resort.

c. **Capital Improvements Program.** The capital improvements plan shall be consistent with the impact analyses and specify how any deficiencies in infrastructure will be remedied or mitigated, including descriptions of the infrastructure improvements, the responsibility and sources of funding for the improvements, and the timing for completion of improvements.

Concept plans for improvements shall be included in the capital improvements plan; engineered plans shall be provided in the final development plan application for subsequent development.

10. **Land Use Element.** The Planned Resort development shall have a land use element that identifies the land uses within a proposed Planned Resort. The land uses shall be consistent with both the applicant's design theme and the character objectives for the resort, as specified in [Sections 4.3.2-4.3.7](#).

a. **Permitted Uses.** The type of development permitted within a Planned Resort shall be set forth in the Planned Resort master plan and shall be consistent with the following:

- i. Residential uses shall be permitted.
- ii. Uses necessary for operation of the resort's primary recreational activity (ski area, hot springs) shall be permitted.
- iii. Nonresidential uses that provide for the basic needs of the resort's lodging guests, day visitors, employees and vicinity residents shall be permitted.
- iv. Regional-serving commercial uses which rely upon vehicle trips from a community-wide market area rather than the Planned Resort vicinity shall be prohibited, unless they are determined by the Town Council to be resort-related amenities.
- v. Commercial amusement activities that are detrimental to the outdoor, natural resource character of Teton County shall be prohibited.
- vi. Special events such as music and dance festivals, art and craft shows, concerts, live theater, and similar events which are compatible with the resort and its facilities shall be permitted.

b. **Amount and Type of Development.** The amount and type of development in a Planned Resort master plan shall be consistent with:

- i. The applicant's rationale for resort expansion and the character objectives for the resort area pursuant to [Sections 4.3.2-4.3.7](#).
- ii. The overall amount of development that can be permitted while preserving community character, as reflected in the Jackson/Teton County Comprehensive Plan and the Town and County's LDRs.
- iii. The amount of infrastructure capacity that can be provided while maintaining consistency with community character goals.
- iv. Providing a level of self-sufficiency within the resort, such that vehicle trips ending outside the resort are minimized.

11. **Phasing Element.** The Planned Resort development shall have a phasing element to ensure that development within a Planned Resort occurs in logical sequence within the Planned Resort, including amenities and necessary public service expansions. Planned Resort master plans shall contain a phasing plan that identifies the sequence of resort structures, uses and amenities, installation of infrastructure, implementation of the Transportation Demand Management Plan, Housing Mitigation Plan, and implementation of Planned Resort master plan conditions of approval.

a. **Description.** All structures, land use activities, mitigation strategies and infrastructure expansions proposed, including such activities and improvements on public lands, shall be included in the phasing plan.

b. **Functional Phases.** Each phase shall be self-sufficient, in conjunction with existing elements of the Planned Resort, i.e., transportation and parking needs, as well as amenities, for each phase shall be satisfied within each phase and shall not be dependent upon a future phase. Each phase shall represent a logical and compact extension of infrastructure and public services. In order to develop certain improvements in logical increments that provide for economies of scale, the phasing

plan may propose that improvements required for an earlier phase be provided in a later phase only if:

- i. The delayed construction of the improvement does not create a negative impact or exacerbate an existing problematic condition, and
- ii. Financial assurance, in a form acceptable to the Town Council, is provided, i.e., letter of credit, that the improvement required for the earlier phase will be developed within a certain time-frame, even if later phases remain undeveloped.

c. **Coordinated With Public Services.** Phasing shall be coordinated with the improvements schedule or capital improvements program of public or semipublic service providers, as identified in the Capital Improvements Element.

d. **Relationship of Phasing to Overall Resort Plan.** Phasing shall implement the stated purpose of the Planned Resort master plan, i.e., if a destination ski area is the basis for the resort plan, the ski area facilities should not be the last increment of development. Similarly, open space dedications, amenities, and required performances that mitigate the impacts of the resort shall be developed or provided in proportion to the type and amount of development in each phase.

e. **Performance Objectives.** The Town shall establish performance objectives as part of the Planned Resort master plan approval that ensure that development within the Planned Resort achieves the required mitigation of projected impacts on the community. The resort developers shall be responsible for ensuring that proposed mitigation measures are effective. For example, the resort approval may require vehicle trip reduction techniques in order to avoid undesired vehicle trips; performance objectives shall be identified and incorporated into a monitoring program, described below.

f. **Monitoring Program.** A program for monitoring compliance with performance objectives for each phase of development shall be designed in a collaborative effort between the applicant(s) and the Town, and shall be set forth in the Planned Resort master plan approval. The monitoring program shall be implemented by the applicant, or an entity that equitably represents all landowners within the Planned Resort, and will include monitoring of TDM components, employee housing developments, and other such elements as identified by the Town Council.

- i. **Program Contents.** The monitoring program shall specify data collection needs, responsibility for data collection, techniques to be used in analyzing data, how the data shall be used to determine achievement of performance objectives, and the schedule for reporting to the Town the results of the monitoring effort.
- ii. **Program Results.** Representatives of the landowners within the Planned Resort shall have 3 reporting opportunities to demonstrate achievement of performance objectives. If, by the third scheduled report, the resort has been unable to meet any specified performance objective, the Planned Resort master plan may be subject to reconsideration pursuant to **Subsection E.8.d.**

g. **Achievement of Performance Objectives.** Approval of future final development plans may be delayed until the performance objectives of the previous phases are met or a strategy for achieving them has been approved by the Town Council.

12. **Community Services Element (Optional).** Resorts function as integral parts of the community by participating in civic initiatives and implementing the goals of the community. The optional community services element is intended to be a component of the Planned Resort master plan in which the benefits that the resort area provides to the community are acknowledged. Landowners within Planned Resorts are encouraged to continue

with, and expand upon, programs designed to retain local access to the resort's main recreational activity and facilities. Community service programs help to maintain a balance at the resort between out-of-town visitors and the community, and contribute to the quality of life in the community. Examples of community services currently provided are:

- a. Hosting activities for local disabled persons
- b. Hosting Parks & Recreation Department activities
- c. Providing trail head access to public forest land
- d. Hosting local nonprofit events, including free recreational activities and transportation
- e. Offering reduced facility rates for community events and nonprofit organizations
- f. Offering local appreciation and promotional reduction in activity fees
- g. Offering activity fees that are affordable to the permanent population

13. **Character Element.** Each Planned Resort master plan shall have a character element to ensure that resort development is in keeping with the community's character and the planned character for the vicinity in which the resort development is located.

- a. **Establishment of Character.** Character standards are unique to each resort area in order to recognize the differences between the individual resorts, the planned character of their neighborhoods, and the community's expectation of resort development in that vicinity. The character for each Planned Resort Zone is established in [Sections 4.3.2-4.3.7](#).
- b. **General.** The standards specified for each Planned Resort Zone ([Sections 4.3.2-4.3.7](#)) are the minimum required, or maximum permitted, as indicated by a "no less than" or "no more than" statement. Minimum requirements may be increased in order to avoid or mitigate impacts of a specific Planned Resort

master plan proposal, better achieve the character objectives for the resort, or better implement the goals and objectives of the Comprehensive Plan. Similarly, an applicant's ability to achieve the maximums permitted is dependent upon the Planned Resort master plan's avoidance or mitigation of negative impacts on the community, its achievement of the character objectives for the resort, or its contribution toward achievement of the goals and objectives of the Comprehensive Plan.

- c. **Definitions.** The following definitions shall be used when evaluating each Planned Resort Zone:
 - i. **Guest.** A guest is a person who is accommodated in overnight lodging facilities within the Planned Resort. The number of guests is calculated by the "average peak occupancy" of the lodging accommodations.
 - ii. **Average Peak Occupancy.** For the purposes of this Section, the following average peak occupancies (APOs) shall be used in calculating the capacity of guest accommodations:
 - a). **Hotel, Motel, or Similar Lodging Unit.** A hotel, motel, or similar lodging unit that exists as sleeping quarters only, and does not contain other types of living spaces such as a living room or kitchen, shall be assigned an APO of 2.
 - b). **Dwelling Unit.** A dwelling unit, used for short term rental, shall be assigned an APO of 4.
 - c). **Other.** Other lodging facilities that do not meet the definitions above shall have an APO assigned that is the sum of the number of bedrooms the lodging facility contains multiplied by 2.

4.3.2. Snow King

A. Area Description

The Snow King Planned Resort Zone consists of those areas zoned PR-SK on the Official Zoning Map. The Snow King Planned Resort Zone is governed by the Snow King Resort Master Plan; however, the Snow King Master Plan does not address public lands, including lands owned by the Town of Jackson, within the resort zone.

B. Character and Design

As indicated in the description of Character District Subarea 2.1: Snow King Resort in the Jackson/Teton County Comprehensive Plan, Snow King Resort will continue its role as a unique, resort-oriented urban commercial node serving both visitors and residents. Improvements and expansions at Snow King will solidify its role as the main convention and conference facility in the community. Factors and resort characteristics important in Snow King's future development include:

1. Capitalization on the location at the terminus of Snow King Avenue.
2. Creation of a sense of arrival.
3. Creation of an active, attractive, pedestrian streetscape along the eastern end of Snow King Avenue.
4. An attractive, safe, and direct pedestrian streetscape connection to the Town Square.
5. A layout that blends the edges of the resort into neighboring developments, creating a porous edge to the resort that encourages pedestrian travel into and through the area.
6. Structure sizes and layout that draw people into the resort area.
7. A continuity of architecture and activities within the resort, creating a multi-use sense of place.
8. Pathways throughout the resort and connections to the Jackson Hole pathways system.
9. Continued provision of the amenities of "town hill" skiing.

C. Capacity

1. **Lodging.** Lodging capacity shall be for no more than 2,460 guests shall be provided within the Planned Resort.
2. **Buildings.** There shall be no more than a total of 1,080,000 square feet of gross floor area for all facilities and all uses located within both the Building Envelopes and the Recreation Land Use Zones within Sub-Areas 1-6 as defined in the Snow King Master Plan, as well as, all development within Sub-Area 7 located within the Planned Resort Zone, but not part of the Snow King Master Plan (Pitchfork, Clark's Knoll, Grand Vista, Stevens, Remington). For purposes of allocating square footage 915,000 square feet shall be allocated to Sub Areas 1-6 and 165,000 square feet to Sub Area 7. The 1,080,000 square feet of gross floor area shall include all structures, both new, existing and all additions and/or redevelopment of structures. All floor area devoted to employee housing shall be exempt from the gross floor area calculation. With the exception of floor area devoted to employee housing, the total gross floor area shall include all floor area as defined by the Town's Land Development Regulation and as defined in the Planned Resort Master Plan for Snow King.

D. Land Use

Convention center facilities shall be provided necessary to serve a year-round convention market, including community needs for convention space. Commercial services provided, in addition to convention facilities, shall be essential services to on-site guests and supplemental neighborhood services. The commercial space shall be sized and designed for serving the needs of on-site guests of the resort and nearby residents.

E. Landscape Surface Area

Within areas of the Planned Resort to be developed as lodging, conference, commercial and related facilities, the minimum landscape surface ratio shall be .25, exclusive of the already permitted residential development that exists upon the enactment of this Division (Clark's Knoll, Pitchfork Townhomes, Love

Ridge, and Love Ridge Addition.) Notwithstanding, the Town Council may reduce the minimum landscape surface area to no less than twenty (20) percent upon demonstration by the applicant that the following objectives are achieved with a reduced landscape surface area. The primary purposes of the landscaped areas within Snow King are to:

1. Create visually strong and attractive streetscapes.
2. Create a porous edge to the Planned Resort such that residents and visitors in the surrounding areas are invited to enter the resort through attractive pedestrian ways.
3. Support high quality urban design, including integral public spaces for interaction and public events.

F. Environmental or Visual Analysis

An EA with a visual component or a Visual Resources Analysis dealing with the potential visual impacts of development shall be performed pursuant to the procedures and standards of [Section 5.3.2, Scenic Resources Overlay \(SRO\) Standards](#). An EA shall be performed which recommends any action necessary to mitigate impacts to wildlife, migration corridors and crucial winter range.

G. Relationship to Town Square

Programs and facilities shall be established that encourage nonmotorized access and public transit access to the Town Square and other Town tourist environs, in conjunction with Town of Jackson planning efforts and goals.

H. Properties Not Part of the Snow King Master Plan

Privately owned parcels within the Snow King Planned Resort Zone but not part of the Snow King Master Plan may be developed in accordance with the physical development limitations and standards, uses and development options listed for Auto-Urban Residential - Town (AR-ToJ) zone.

4.3.3. Teton Village I

Only applicable in County

4.3.4. Teton Village II

Only applicable in County

4.3.5. Jackson Hole Golf and Tennis Club

Only applicable in County

4.3.6. Snake River Canyon Ranch

Only applicable in County

4.3.7. Grand Targhee

Only applicable in County

Div. 4.4. Planned Unit Development Zones

4.4.1. All Planned Unit Development (PUD) Zones

A. Purpose

Planned Unit Development (PUD) zones permit variation from the strict application of the zoning districts in order to achieve specific community goals that enhance the community's implementation of the Jackson/Teton County Comprehensive Plan. The intent of PUD zones is that large or complex developments under unified control be planned as a single, continuous project with greater design flexibility.

B. Applicability

The standards of this section apply to:

1. Existing PUDs and other special projects listed in [Section 1.8.2.C](#) of these LDRs.
2. Applications for establishment of PUD zoning.

C. Content of a PUD

A PUD is the equivalent of the zone specific standards found in Articles 2 and 3. A PUD is not intended to have the level of detail of a physical development plan. A PUD shall include:

1. A surveyed map of the area to which the PUD applies
2. A master plan that establishes the general configuration and relationship of the principal elements of the proposed development, including uses, general building types, density/intensity, resource protection, pedestrian and vehicular circulation, open space, public facilities, and phasing.
3. A certificate of standards document specifying terms and conditions defining development parameters, providing for environmental mitigation, and outlining how public facilities will be provided to serve the PUD.

D. Development of a PUD

1. The development standards for each PUD are established by the approved PUD master plan and certificate of standards. All physical development, use, and land division under the PUD shall comply with the master plan and certificate of standards.
2. Where development standards are not addressed or established in the approved PUD master plan or certificate of standards, the development standards of the underlying zoning district shall apply.
3. PUD approval does not permit actual physical development or use of a site. All appropriate permits and approvals shall be obtained under the administrative procedures of these LDRs prior to any physical development, use, or subdivision of land allowed by the PUD.

E. Establishment of a New PUD

Establishment of PUD zoning shall be achieved through an application for approval of a PUD devleopment option established in this Division. PUD applications shall be reviewed pursuant to [Section 8.7.3, Planned Unit Development \(PUD\)](#).

F. Amendment of an Existing PUD or Other Special Project

An amendment to an existing PUD or other special project listed in [Section 1.8.2.C](#) shall be reviewed and approved pursuant to [Section 8.2.13.D, PUD Amendment](#).

G. PUD Option Schedule

The below table establishes the PUD options allowed in each zoning district and references the standards for each option. Any PUD option not specifically established in this Division is prohibited.

PUD Option Schedule																			
	Complete Neighborhood Zones																RA Zones	Civic Zones	
	TS	UC	UC-2	UR	AC-TOJ	AR-TOJ	OP-TOJ	OP-2	BP-TOJ	BP-R	BC-TOJ	RB	MHP-TOJ	NC-TOJ	NC-2	SR-TOJ	R-TOJ	PS/P-TOJ	P-TOJ
PUD-TOJ (Sec. 4.4.2)	--	P	P	P	P	P	--	P	--	--	--	--	--	--	--	P	--	--	--

Key: P = PUD option allowed with permit -- = PUD option prohibited

4.4.2. Planned Unit Development - Town (PUD-ToJ)

A. Purpose and Intent

The Planned Unit Development - Town (PUD-ToJ) option is intended to provide a mechanism for land development through an overall, unified approach rather than the traditional lot by lot approach. The Planned Unit Development - Town allows for a variety of types of residential development and encourages appropriate mixes of residential product types. The purpose of the PUD-ToJ option is:

1. To encourage flexibility, innovation of design and variety of development types in order to promote the most suitable use of a site.
2. To facilitate efficient provision of streets, utilities and municipal services.
3. To provide a functional system of pathways, both on and off site.
4. To achieve a compatible land use relationship with the surrounding area.
5. To preserve the unique, natural, scenic, historical and cultural features of a site.
6. To develop and preserve usable open space.
7. To encourage a high quality of design.
8. To encourage the conservation of energy.
9. To promote and encourage affordable housing.

B. Unified Control

The development site of a PUD-ToJ shall be under unified control, and shall be planned as a whole.

C. Phasing

Phasing of development and associated public and private improvements is permitted subject to an approved phasing schedule. All requirements of these Land Development Regulations, as well as all standards established by PUD-ToJ approval, shall be met at each development phase.

D. Permitted Dwelling Unit Types

PUD-ToJ zones shall be permitted and are encouraged to provide a variety and mix of residential types and sizes. Permitted unit types may include, but shall not be limited to, single-family homes (attached and detached), townhouses, condominiums, apartments, and accessory residential units. Mobile homes, mobile home parks, and mobile home subdivisions are not permitted as PUD-ToJ zones.

E. Application and Review Procedures

All PUD-ToJ zones shall be submitted, processed, and reviewed according to the provisions of [Section 8.7.3](#).

1. **Criteria for Review.** All PUD-ToJ zones shall demonstrate substantial compliance with the following criteria as applicable to the specific proposal.

- a. **Conformance with Comprehensive Plan.** Projects proposed pursuant to this section shall demonstrate substantial compliance with the Jackson/Teton County Comprehensive Plan in terms of furthering or helping achieve and implement the goals, objectives, policies, and recommendations contained therein.
- b. **Conformance with Other Applicable Regulations.** PUD-ToJ zones shall conform with the requirements of these Land Development Regulations, all other applicable Resolutions of the Town, County, and Wyoming State Statutes, except as modified by this Section.
- c. **Density.** Proposed density shall be appropriate and compatible both in terms of the surrounding neighborhood and the zoning district in which the PUD-ToJ is located.
- d. **Variety of Unit Types.** As a general standard, PUD-ToJ zones are encouraged to provide a mix of appropriate dwelling unit types and sizes, or, provide a unit(s) which broadens the variety across the community, or, offer a unit for which there is a recognized need. Large-scale projects which offer little or no diversity and variety of dwelling unit offerings may be denied on that basis.
- e. **Open Space.** All PUD-ToJ zones shall provide functional open space and landscape areas as appropriate. Open spaces shall be adequate to provide light, air circulation, and privacy. Open spaces may be used to protect existing vegetation or other environmental features of the site, or they may be used to provide amenities. All units should have access to open space.
- f. **Historical and Cultural Resources.** The PUD-ToJ process encourages the preservation of historic and cultural resources. When encountered in the course of development or redevelopment, such resources should be preserved and incorporated into the project design to the extent possible, and in a manner which preserves the integrity and community value of the resource.
- g. **Arrangement and Design.** Structures shall be separated and arranged to provide privacy and to allow opportunities for use of borrowed space. Structures should be oriented to common areas such that open space is shared among units. The configuration of lots or units within the project shall provide each lot, unit, or building with a building site that is suitable when considering topography and other natural features. The development shall be compatible with the surrounding neighborhood in terms of bulk, scale, structural mass, and character. Additionally, PUD-ToJ zones should enhance the sense of order, cohesiveness, and/or distinctive identity of the neighborhood in which they are located.
- h. **Access.** Safe and adequate access shall be provided to all areas of the proposed development, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way, or a commonly owned easement. Points of access shall be located and designed to maximize vehicle and pedestrian safety. Access which forces relatively large volumes of traffic through lower density neighborhoods via minor streets shall be avoided. Where a proposed project abuts a collector, arterial road or highway, direct access to such road or highway from individual lots, units, or buildings in the project shall be avoided. Double frontage or reverse frontage lots or buildings shall be prohibited, except where necessary to limit vehicular access to arterial roads and highways; or to provide separation of development from through traffic; or to overcome specific disadvantages of topography or other natural features of the site.
- i. **Circulation.** The circulation system shall be designed to provide access to areas of the site which need to be accessible to vehicles (parking areas, garages, etc.). "Automobile free" areas and pedestrian only access to individual units are encouraged.

- j. **Emergency Access.** Adequate, approved access to all structures by emergency vehicles shall be provided.
- k. **Streetscapes.** All PUD-ToJ zones with frontage on a public street or approved private street shall provide safe, inviting, and attractive streetscapes. Where appropriate, residential units, including outdoor spaces such as porches, decks, and balconies, shall be oriented to the street yard, and where appropriate, streetscapes shall not be dominated by parked vehicles and garage entrances. Trash enclosures and dumpsters shall not be located in street yards or adjacent to any street.
- l. **Pedestrian System.** Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwelling units, project facilities and amenities, and principal off-site pedestrian destinations. Provision shall be made for pedestrian and bicycle travel in accordance with Pathways Master Plan - The Town of Jackson & Teton County, Wyoming, March 2007. Linkages to schools, parks, public lands, and pathways existing on adjacent properties shall be provided.

2. **Findings for Approval.** Any PUD-ToJ proposal may be approved only if all of the following findings are made:

- a. That the proposed project substantially achieves the stated purposes (as applicable) of this section, and that it is an appropriate and legitimate application of the PUD-ToJ process; and
- b. That the proposed project is in substantial compliance with all applicable standards and criteria of this section; and
- c. That the proposed project substantially meets the character objectives of preservation or enhancement of the zoning district and neighborhood in which it is to be located. Projects which are found to be out of scale and character with their surroundings will not be approved; and
- d. That streets and intersections serving the project will not be reduced to unacceptable levels of service, nor will the safety of motorists, pedestrians, and cyclists be jeopardized; and
- e. That the density and distribution of population resulting from the project will not overburden schools, parks, utilities, or other public services; and
- f. That all adverse impacts associated with the proposed project are effectively mitigated to the extent possible.

F. Base Development Standards

The base development standards for the PUD-ToJ option are established in the the zoning districts in which the PUD-ToJ is allowed, which can be found in Articles 2 and 3.

G. Flexible Development Standards

All other development standards of density, height, setbacks, and required parking are open and flexible, and are to be established for each individual PUD-ToJ based upon the criteria provided below.

- 1. **Front Setbacks (Street Yards).** Front setbacks shall reflect the general standards of the neighborhood, character area, and zoning district in which the PUD-ToJ is located. (For example, front setbacks will tend to be smaller in urban areas, deeper in auto-urban areas, and deeper yet in areas of suburban character.) Front setbacks should be somewhat varied, especially in auto-urban and suburban single-family detached situations, to avoid regimentation and monotony. The primary purposes of front setbacks are:
 - a. attractive streetscapes which provide a comfortable and pleasing pedestrian environment, including such features as decks, porches, balconies, etc., to enliven the streetscape,
 - b. functional open space, and
 - c. light, air, and separation of the structure from the activity of the street.

2. **Side and Rear Setbacks.** Setbacks for side and rear yards are critical factors in terms of neighborhood compatibility. Generally, side and rear setbacks in PUD-ToJ zones should reflect those in the immediate neighborhood and should mirror those of adjacent properties. The primary purposes of side and rear setbacks are:
 - a. functional open space (primarily in rear yards),
 - b. to provide light, air circulation, and privacy,
 - c. to provide separation between buildings which allows for vistas, the use of borrowed space and linkages to common open space as appropriate,
 - d. to provide private outdoor space (primarily in rear yards); decks, patios, balconies, etc.

While side setbacks may be reduced to zero in appropriate urban applications, no setback shall be reduced to the extent that rain, snow, or snow melt falls on to adjacent property.
3. **Density.** In a PUD-ToJ, density is a function of the base standards, the type and mix of units proposed, and the character of the surrounding neighborhood. The density proposed should be appropriate and compatible with the neighborhood in terms of both total population and bulk, scale, and massing of structures. Project density should not result in traffic or any other external impacts which will adversely impact the surrounding neighborhood or adjacent property.
4. **Height of Structures.** The structural height proposed should be in scale with the surrounding neighborhood. Structural heights should be appropriate to the terrain of the project site and to the type of unit(s) proposed. Generally, perimeter setbacks should increase with structural height, and taller structures should be located toward the interior of the site, or elsewhere if the potential for adverse impacts is lessened. Structures in a PUD-ToJ are not limited as to the number of levels above finished grade. No structure may exceed 35 feet in height, except in response to extraordinary slope.
5. **Parking Requirements.** Parking standards for PUD-ToJ zones shall be set on an individual, project-by-project basis. The standards set forth in **Division 6.2, Parking Standards**, shall be a guide in determining appropriate standards. Parking demand is a function of the following factors:
 - a. project location,
 - b. unit type,
 - c. size/value of unit, and
 - d. target market.
6. **Cross Aisles.** Cross aisles and drive aisles which are not abutted by parking may be reduced to no less than 20 feet in width in the interior of a PUD-ToJ, provided that vehicle, pedestrian, and resident safety, and emergency access are not compromised.
7. **Tandem Parking.** Tandem parking may be permitted in a PUD-ToJ regardless of the number of units, provided that the resulting tandem spaces are assigned to the same unit. No more than 2 vehicles parked in tandem are permitted.
8. **Backing onto Roads and Public Streets.** The backing of vehicles onto roads and public streets in groups of vehicles greater than 3 may be permitted, provided that vehicle, pedestrian, and bicycle safety are not compromised. This provision applies to minor residential streets and cul-de-sacs only. On all other streets, the standard in **Section 6.2.5.B.3, Backing onto roads and public streets prohibited**, applies.
9. **Public and Private Streets.** Standards for public and private streets may be reduced from those set forth in **Division 7.6, Transportation Facilities**, of these Land Development Regulations, provided that vehicle, pedestrian, bicycle, and resident safety are not compromised. Street design shall be based upon the type and density of land use served, and total projected vehicle trips. Public streets must be readily maintainable and shall not be a maintenance cost liability to the Town of Jackson.

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Div. 5.1. General Environmental Standards

The purpose of this Division is to maintain healthy populations of native species and preserve and enhance water and air quality. Wildlife and natural resources are an essential component of the character of the community.

5.1.1. Waterbody and Wetland Buffers

A. Purpose

This Section establishes the protection standards for waterbodies and wetlands. In order to protect the community as a whole from potential negative impacts caused by physical development and use that may affect these resources or their functions; this Section prohibits physical development and use on and within a certain distance of these resources.

B. Findings

Waterbodies and wetlands provide critical functions in controlling flood waters, providing wildlife habitat, cleansing the water resources and contributing to the special scenic quality of the Town of Jackson.

C. Resource Definitions

1. **Waterbodies.** Waterbodies means natural features (i.e., rivers, streams, lakes) that convey or contain surface water.
 - a. **River.** River means the Snake River, the Gros Ventre River, the Hoback River, or the Buffalo River.
 - b. **Stream.** Stream means a body of running water that is neither one of the identified rivers nor an irrigation ditch, and has one or more of the following characteristics:
 - i. **Flow Level.** Has an average annual flow of 3 cfs. or greater including return water from subirrigation practices.
 - ii. **Habitat.** Provides a winter habitat for trumpeter swans or serves as a cutthroat trout spawning area.

- c. **Cache Creek.** Cache Creek is only considered a stream south of its crossing of Cache Creek Drive. Where it is above ground north of Cache Creek Drive it is considered a ditch.
- d. **Natural Lake/Pond.** A natural lake/pond means a body of standing water, usually at least 6 feet deep, which was created by natural processes.
- e. **Riparian Plant Community.** Riparian plant communities associated with watercourses shall be delineated using Youngblood, A.P., Padgett, W.G. and Winward, A.K., "Riparian Community Type Classification of Eastern Idaho-Western Wyoming," USDA Forest Service, Intermtn. Reg., R4-Ecol-85-01, Ogden, UT, 1985, and the U.S. Department of Interior Fish and Wildlife Service publication: "National List of Plant Species that Occur in Wetlands: Northwest (Region 9)," Biol. Rept. 88 (26.9), May 1988.

- f. **Wetlands.** Wetlands mean an area where water is at, near, or above the land surface long enough to support aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. Determination of wetlands shall be according to the 1989 Army Corps of Engineers definition of jurisdictional wetlands. This definition excludes irrigation induced wetlands.

D. No Development, Setbacks/Buffers Required

Due to the risk of severe negative impacts on the community at large if waterbodies and wetlands are wholly or partially developed, and the necessity to protect the natural functions of these resources, physical development and use of these resources is prohibited in most cases and a setback/buffer is required.

1. **Development Prohibited.** Physical development and use in waterbodies and wetlands is prohibited except for essential facilities as specified below.
2. **Setback/Buffer Required.** All physical development and use is required to be setback from specified resources as follows:

- a. **Rivers.** 150 feet.
- b. **Streams General.** Along streams not specified below, physical development and use shall be located out of the riparian plant community, but in no case shall the required setback be less than 50 feet or more than 150 feet.
- c. **Streams, Specific.** Physical development and use shall be setback from streams in the Town of Jackson as specified below:
 - i. **Cache Creek.** South of the headgate: 20 feet.
 - ii. **Flat Creek**
 - a. North of the westerly extension of the southern ROW line of Hansen Avenue. 25 feet.
 - b. South of the westerly extension of the southern ROW line of Hansen Avenue. 50 feet.
- d. **Natural Lake/Pond.** Adjacent to natural lakes or ponds, physical development and use shall be located out of the riparian plant community, but in no case shall the required setback be less than 50 feet nor more than 150 feet.
- e. **Wetlands.** 30 feet.
- f. **Measurement.** Setbacks shall be measured from the mean high water or top of bank, whichever is farthest from the thread of the watercourse or the center of the waterbody.
- g. **Buffer.** The area protected by the setback is the "buffer" and shall remain free from physical development and use, parking, and open storage of vehicles, refuse, or any other material. Terrain disturbance for bona fide agricultural purposes, flood protection, wildlife habitat enhancement, or public pathways are permitted in the buffer upon receipt of applicable permits.
- h. **Land Protected by a Conservation Easement.** Land protected by a conservation easement where proposed development density is one unit per 70 acres or less and the total

acreage subject to the easement is 320 acres or more shall be exempt from certain stream setbacks required by this subsection. The stream setback for land under a conservation easement may vary based upon the wildlife, agricultural and scenic analyses performed as part of the design of the easement. Under no circumstances, however, shall the setback from streams be less than 50 feet.

3. Development of Essential Facilities

- a. **Waterbodies.** Certain water dependent uses and essential road or utility crossings must be located in or adjacent to waterbodies. These may be permitted provided all physical development meet the following requirements.
 - i. **Flood Control, Irrigation, or Essential Crossings.** Only physical development which are essential to flood control or irrigation or essential road or utility crossings shall be permitted.
 - ii. **Not for Human Habitation.** Structures shall not be intended or designed for human habitation.
 - iii. **Minimize Negative Impacts on Wildlife.** All physical development and use shall be designed to minimize negative impacts on wildlife.
- b. **Wetlands.** Wetlands may be physically developed or used under the following circumstances. Notwithstanding, receipt of a local permit does not absolve an applicant from obtaining all other State or Federal permits necessary to develop wetlands.
 - i. **High-Intensity Use Degrades Wetland/ Wetland Agriculture-Induced.** Where the intensity of adjoining use(s) cause the retained wetlands to become degraded habitats and the wetland area is suitable for physical development or use due to planning, location, and other factors, or where the wetland is induced by irrigation.
 - ii. **Necessary to Reshape Wetland to Provide Building Site.** Where, due to parcel shape and interaction with topography,

it is necessary to reshape the wetland boundary to provide a building envelope, filling up to 5% of the wetland on the parcel, not to exceed 1 acre, is permitted.

iii. **Essential Crossings When No Alternate Site.** Essential utility and road crossings shall be permitted to impact wetlands where it is demonstrated that the proposed crossings cannot be practically located without impacting wetlands.

iv. **Wetland Impacts Require Mitigation.** When wetlands that are not irrigation induced are impacted in accordance with this Section, the following mitigation standards shall apply.

a. **All Practical Measures to Reduce Impact.** It shall be demonstrated that reasonable project modification measures have been taken to reduce wetland loss and degradation.

b. **On-Site Mitigation Wherever Practicable.** On-site mitigation shall be provided wherever practicable. Where it is demonstrated that on-site mitigation is not practicable, off-site mitigation shall be permitted. All mitigation shall be at a ratio of 2 acres of new wetland for every 1 acre of wetland impacted. The new wetlands shall restore lost wetland functions and values. A wetland scientist or other professional with experience in wetland creation shall prepare the Habitat Enhancement Plan, pursuant to Section 5.2.1.E.2.b **Habitat Enhancement Plan**, and shall be responsible for implementation of the plan as approved.

c. **Encroachment Into the Buffer.** Encroachment into the buffer is permitted in accordance with this Section and does not require wetland mitigation for impacts to the buffer.

d. **Wetland Replanting.** The new wetland area shall be planted with a hydric tolerant mix of seeds in suitable areas, wetland plants, and suitable seed bank soils. A wetlands biologist, or other professional with experience in wetland creation, shall certify the planting plan.

e. **Persistence.** It shall be demonstrated that the created or restored wetland will be at least as persistent as the impacted wetland system it replaces.

f. **Buffer.** Buffers in accordance with this Section shall be provided around wetlands that are created pursuant to this Subsection.

5.1.2. Wildlife Friendly Fencing

A. Findings

Fencing is a structural element that can create an impediment for wildlife movement, resulting in both injuries to wildlife and damage to the fencing.

B. Applicability

Fences in the NRO shall comply with the standards of this Section.

C. Fencing Height

Fencing, for purposes other than livestock control, shall be no higher than 38 inches above the ground. Fencing for livestock control shall be no higher than 42 inches above the ground. For both of the above fence types, spacing between the top two wires or top pole/rail and adjacent wire shall be at least 12 inches.

D. Materials and Design

Fencing materials and design shall comply with the following standards:

1. Wood (or similar material) top poles, and either wood rails or wire strands are permitted as horizontal elements in fencing. The wire strands shall be smooth or twisted wire. Barbed wires may

be used in the middle strands, not including the top and bottom strands, when necessary to control livestock.

2. The required fencing design includes a top level of a wood (or similar material) pole rather than wire. The bottom rail or wire strand shall be at least 16 inches above the ground.
3. The spacing of fence posts shall be on 12-foot centers unless topography prohibits this spacing. The posts shall have extra height to allow for any necessary lower or raising of the top rail. Spacing of the second and third wire shall be evenly spaced. Spacing distances may vary from 7-8 inches depending on the height of the fence.
4. Buck and rail fencing shall be avoided. When buck and rail fencing is necessary due to rocky soil, a portion of the fence shall be laid down or constructed to a lower height, not to exceed 38 inches, to allow wildlife movement.
5. The top level of a newly constructed fence shall be flagged immediately after construction. The flagging shall be white and maintained for at least 1 year.

E. Special Purpose Fencing

Notwithstanding the provisions of this Section, the Planning Director may exempt special purpose fencing from this Section provided the fencing encompasses the smallest area necessary to achieve the purpose. Special purpose fencing is constructed for a particular use and requires a specific design to accomplish the purpose of the fence. Examples of special purpose fencing include fencing for a dog kennel, certain types of agricultural fencing (such as bull enclosure, pig pens, sheep enclosure, fencing to secure stored livestock feed, fencing for winter livestock feeding sites, and fencing for 4-H projects), securing a construction site, swimming pool enclosure, screening of refuse facilities, recycling containers, dumpsters, and small yard enclosure.

5.1.3. Wild Animal Feeding [reserved]

5.1.4. Air Quality [reserved]

5.1.5. Water Quality [reserved]

Div. 5.2. Environmental Standards Applicable in Specific Areas

The purpose of this Division is to maintain healthy populations of native species by protecting crucial habitats. Wildlife and natural resources are an essential component of the character of the community.

5.2.1. Natural Resources Overlay (NRO) Standards

A. Purpose of the NRO

The purpose of the Natural Resources Overlay (NRO) is to provide protection to the most important and sensitive natural areas throughout the Town and County that provide critical winter habitat and migration routes that are essential for survival of the elk, mule deer, and moose; nesting habitat that is essential to the survival of the bald eagle and trumpeter swan; spawning areas that are essential to the survival of the cutthroat trout; and the natural resources and bio-diversity that supports the wildlife population. This is done through the establishment of the NRO, which protects these areas through standards, mitigation, and habitat enhancement.

B. Establishment of the NRO

There is hereby established the Natural Resources Overlay (NRO), which, in areas where it applies, shall overlay all zones established by these LDRs.

1. **Included within the NRO.** Included within the NRO are:
 - a. the migration routes and crucial winter ranges of elk,
 - b. the migration routes and crucial winter ranges of mule deer,
 - c. the crucial winter habitat of moose,
 - d. the nesting areas and winter habitat of trumpeter swans,
 - e. the spawning areas of cutthroat trout, and
 - f. the nesting areas and crucial winter habitat of bald eagles.

2. **Map of the NRO / Site Specific Analysis Is Required.** The NRO shown on the Official Zoning Map identifies, on a general scale, the locations of those areas protected by the NRO. Its purpose is to place a landowner on notice that land may be within the NRO Zone and to assist in the general administration of this Section. A site-specific analysis of whether land is included within the NRO is required pursuant to [Section 8.2.2, Environmental Analysis](#).

3. **NRO Zone Definitions.** The following definitions shall apply in the NRO.

- a. **Crucial Elk Migration Routes.** Crucial elk migration routes are the migration routes used by elk 8 out of every 10 years to migrate from summer ranges to winter ranges. Elk migration occurs over a few days or may span several weeks, depending upon the weather and other factors.
- b. **Crucial Elk Winter Range.** Crucial elk winter range generally consists of xeric and mesic sagebrush-grasslands, mixed shrub, mesic and xeric open grassland, and certain agricultural meadow types, that are used during winter months by elk 8 out of every 10 years. Crucial winter ranges are essential to the survival of these animals during the critical periods of winter. Elk find food and/or cover on these sites during the most inclement and difficult winter weather conditions because of their physiographic and vegetative characteristics.
- c. **Crucial Mule Deer Migration Routes.** Crucial mule deer migration routes are used by mule deer 8 out of every 10 years to migrate from summer ranges to winter ranges. Generally, mule deer migration routes remain constant over a general area, if there is no significant human disturbance. Although specific mule deer migration routes are less common than elk migration routes, a few very important routes have been identified as crucial to Teton County mule deer.

d. **Crucial Mule Deer Winter Range.** Crucial mule deer winter range generally consists of xeric and mesic sagebrush-grasslands and mixed shrub types which are used during the crucial winter months by the mule deer 8 out of every 10 years. This crucial winter range is limited and occurs at low elevations where shrub scrub-grassland habitat types are located. Crucial winter range is essential to the survival of mule deer. Mule deer find food and/or cover on those sites during the most inclement and difficult winter weather conditions because of their physiographic and vegetative characteristics.

e. **Crucial Moose Winter Habitat.** Crucial moose winter habitat includes primarily palustrine-shrub willow and cottonwood, palustrine-forested cottonwood, highly mesic forest-cottonwood, and cottonwood/spruce, upland forest-subalpine fir habitat types, and secondarily xeric and mesic sagebrush-grasslands and mixed shrub types. These habitat types are used by moose during winter 8 out of every 10 years. Crucial winter habitat is essential to the survival of the moose. Moose find food and/or cover in these areas during the most inclement and difficult weather conditions because of their physiographic and vegetative characteristics.

f. **Trumpeter Swan Nest.** Trumpeter swan nest is a nest created by a trumpeter swan for the purpose of procreation and are generally found on islands or in extensive stands of emergent vegetation. The same nest site is often used repeatedly by a swan pair unless disturbance or other factors cause abandonment. A trumpeter swan nest is active when eggs have been laid in it or when a trumpeter swan is attempting to lay eggs in it. For the purposes of these Land Development Regulations, a known trumpeter swan nest shall be an active trumpeter swan nest. Important attributes of trumpeter swan nesting areas include: proximity to feeding areas which have early ice-off and provide sufficient food for pre-nesting swan pairs; proximity to suitable nest building materials; availability and dispersion of feeding areas for cygnets 1-40 days old; and juxtaposition and interspersion of emergent vegetative cover relative to feeding areas (for concealment, escape, and as a buffer to human disturbance).

g. **Trumpeter Swan Winter Habitat.** Trumpeter swan winter habitat generally consists of water areas of palustrine-aquatic bed and unconsolidated shore and bottoms, with soft, sub-surface substrates of greater than 2 inches in depth, winter water depths of less than 4.3 feet, watercourse channels of 50 feet or more, and banks with little or no shrubbery or tree cover and gradual slopes. These habitats attract trumpeter swans 8 out of every 10 years. Trumpeter swan winter habitat is essential to their survival during critical winter periods. Trumpeter swans find food and/or cover in these areas during the most inclement and difficult winter weather conditions due to their hydrologic and vegetative characteristics.

h. **Cutthroat Trout Spawning Areas.** Cutthroat trout spawning areas generally occur in well-oxygenated waters within palustrine and upper perennial-unconsolidated shore and bottom habitat types. Preference is for cold, well-oxygenated, gravel-bottomed watercourses. Cutthroat trout build redds (gravel nests) to lay, incubate, and hatch their eggs in these areas. Redds are generally constructed in gravel substrate and range in size from 0.5 - 2.5 inches in diameter.

i. **Bald Eagle Nesting Areas.** Bald eagle nesting areas generally occur in uneven-aged, multi-storied stands of trees with old-growth attributes, where there are trees suitable for perching. These stands of trees are often located near waterbodies and watercourses which provide foraging opportunities. Nests are generally in one of the largest trees in the stand and in most instances are located so that the bald eagle is provided an unobstructed view of the surrounding area. Bald eagles frequently construct alternate nests within a breeding territory

and may use these for nesting during other years. In the Teton County area, bald eagles select nest sites which provide maximum foraging opportunity. Generally, bald eagles return annually to nest in the same area. This is the result of a unique combination of environmental factors that make a specific nesting habitat best suited for reproduction.

- j. **Bald Eagle Crucial Winter Habitat.** Bald eagle crucial winter habitat consists of the bald eagle nesting area, defined as the nest tree and its associated buffer and bald eagle perch and roost sites along the Snake River corridor.
- k. **Bald Eagle Nest.** A bald eagle nest is a nest created by a bald eagle for the purpose of procreation. A pair of bald eagles may have more than one nest within its nesting territory. There are three types of bald eagle nests. An occupied nest is one in which evidence (such as fresh nest material, droppings, feathers, or prey remains in or below the nest, or the birds themselves) indicates that a pair of eagles is present. An active nest is an occupied nest in which eggs have been laid or young eagles are present, indicating that the mated pair are actively attempting to produce young. An inactive nest is one which occurs within the nesting territory but shows no evidence of occupation. For the purpose of these Land Development Regulations, a bald eagle nest is either an occupied nest, an active nest, or an inactive nest.

C. Findings for the NRO

- 1. **General.** Teton County is internationally known for the abundant wildlife that results from the County's location in the Greater Yellowstone Ecosystem and its proximity to Grand Teton National Park, Yellowstone National Park, and the Bridger-Teton National Forest. Although all wildlife species are important, premier species with significant biological, ecological, economic, educational and aesthetic values to Teton County include elk, mule deer, moose, bald eagles, trumpeter swans, and cutthroat trout. These species and their respective habitats must be protected in order to assure their continued survival in Teton County.

2. Elk

- a. **General.** The elk, or "wapiti," is a large ungulate and a member of the deer family. Teton County supports one of the largest elk herds in North America (approximately 15,000 animals) and the presence of these animals attracts visitors from all over the world. A variety of consumptive and non-consumptive human activities center around the presence of elk in Teton County.
- b. **Elk Migrate between Summer Range and Winter Range.** Elk are known as grazers and rely primarily on grasses and some shrubs for forage. Because of their diet and the climate in Teton County, elk are migratory animals, moving between summer ranges and winter habitat.
- c. **Summer Range.** Elk summer ranges are extensive and occur primarily within the mountains around Teton County.
- d. **Migration Required in Winter.** When heavy snow accumulation occurs in the mountains, food availability is reduced within the elk's summer range, and they are forced to migrate to low elevation winter range. Migration from summer ranges to winter ranges occur over a few days or may span several weeks, depending upon the weather.
- e. **Migration Routes Essential to Survival.** Generally, elk migration routes remain spatially constant without human disturbance and those in Teton County that have not been significantly impacted by development or hunting pressures continue to be used by elk. These migration routes are essential to the elk's survival, because without them elk cannot migrate to their winter ranges.
- f. **Crucial Winter Ranges Essential to Survival.** Elk winter range is classified as either crucial or non-crucial. Crucial elk winter ranges generally consist of xeric and mesic sagebrush-grasslands, mixed shrub, mesic and xeric open grassland, and certain agricultural meadow types that are used by the elk 8 out of

every 10 years during winter months. Crucial winter ranges are essential to the survival of these animals. During the most inclement and difficult winter weather conditions elk find food and/or cover on these sites because of their physiographic and vegetative characteristics.

g. **National Elk Refuge State-Operated Feedgrounds Provide Some Crucial Winter Range.** A major portion of the Teton County elk herd winters on the National Elk Refuge (NER) and state-operated feedgrounds and these areas represent a portion of the crucial winter range available to elk. Because of the pressures the elk population is placing on these limited land areas, artificial feeding is necessary on all feedgrounds. Artificial feeding programs are not a perfect solution to providing crucial winter range to the elk; in fact, feedgrounds are believed to perpetuate the disease, brucellosis, which reduces the reproductive potential of this species.

h. **Native Crucial Winter Ranges.** In addition to the NER and state-operated feedgrounds there are native crucial elk winter ranges in Teton County. These naturally occurring winter ranges are also vitally important in maintaining the elk population in Teton County.

i. **Essential to Protect Crucial Winter Range.** In order to sustain elk populations at current levels, it is essential that all crucial elk winter ranges be maintained and protected; without their protection, elk could not survive the typically harsh winters common to Teton County.

3. **Mule Deer**

a. **General.** The mule deer is another large ungulate species native to Teton County. Teton County supports a relatively small population of mule deer in comparison to elk, but these animals are particularly obvious during the winter and are enjoyed by many valley residents and visitors.

b. **Mule Deer Migrate between Summer and Fall Habitat to Crucial Winter Range.** Mule deer are known as browsers, and rely on a variety of shrub and scrub trees for forage. Because of their diet, and the climate in Teton County and the Greater Yellowstone Ecosystem, mule deer are migratory animals, moving from summer and fall habitat to low elevation winter range. Mule deer winter ranges are classified as either crucial or non-crucial.

c. **Summer Range.** Mule deer summer range is widely distributed throughout Teton County in both lowland and upland areas, but primarily occurs on public lands in the mountains which surround the valley.

d. **Migration to Winter Range.** Heavy snow accumulation on summer ranges reduces food availability and forces mule deer to migrate to low elevation winter range. Non-crucial winter ranges are used first by mule deer until environmental conditions cause deer to move to crucial winter range.

e. **Migration Routes Essential to Survival.** Although mule deer rely less on traditionally used migration routes than elk, they do use the same general route while moving to and from winter ranges and between crucial and non-crucial winter ranges. These "movement corridors," which allow unencumbered access to both crucial and non-crucial winter range, are essential to the survival of Teton County mule deer and are classified as crucial migration routes.

f. **Crucial Winter Range Essential to Survival.** Crucial mule deer winter range is limited and occurs at low elevations where shrub scrub-grassland habitat types are located. Crucial mule deer winter range generally consists of xeric and mesic sagebrush-grasslands and mixed shrub types that mule deer use during the crucial winter months 8 out of every 10 years. Crucial winter range is essential to the survival of these animals. Mule deer find food and/or cover on these sites during the

most inclement and difficult winter weather conditions because of their physiographic and vegetative characteristics.

- g. **Location of Crucial Winter Range.** Primary crucial winter range for mule deer in Teton County is generally confined to five areas: (1) the Gros Ventre Buttes (East and West); (2) the west slopes along WY Highway 26, 89, 189 above and to the east of South Park; (3) the Hoback Canyon; (4) the Snake River Canyon; and (5) Miller Butte and the slopes east and west of the National Elk Refuge. In addition, some mule deer are known to irregularly winter within the Snake River riparian zone, depending on the severity of the winter and/or the availability of artificial foods intentionally or unintentionally provided by humans.
- h. **Essential to Protect Crucial Winter Range.** It is essential that crucial mule deer winter ranges be maintained and protected, because without it, mule deer could not survive the harsh, energy-demanding winters of Teton County.

4. Moose

- a. **General.** The shiras moose is an ungulate and the largest member of the deer family. Estimates suggest that the moose population in Teton County may number as many as 2,300 animals.
- b. **Widely Distributed in Teton County During Summer.** Moose are known as browsers and rely on a variety of woody plant species for forage. Since their arrival, the moose population has inhabited Teton County on a year-round basis. During summer months, moose are widely distributed in Teton County and exploit a wide range of habitat types found at both low and high elevations.
- c. **Winter Reduces Food Availability on High Elevation Summer Habitats.** As winter approaches, heavy snow accumulation in high elevation summer range severely reduces food availability, forcing nearly all moose to move to lower elevation winter range. During winter, the Teton County moose population is confined

primarily to riparian areas within the valley, low elevation sub-alpine fir forests, and some shrub-land habitat types.

- d. **Crucial Winter Habitat Essential to Survival.** Moose winter habitat is classified as either crucial or non-crucial. The crucial winter habitat includes primarily palustrine-shrub willow and cottonwood, palustrine-forested cottonwood, highly mesic forest-cottonwood and cottonwood/spruce, upland forest-subalpine fir habitat types, and secondarily xeric and mesic sagebrush-grasslands and mixed shrub types. Moose use these crucial winter habitats 8 out of every 10 years during winter months and these habitats are essential to their survival. Moose find food and/or cover in these areas during the most inclement and difficult weather conditions because of their physiographic and vegetative characteristics.
- e. **Essential to Protect Crucial Winter Habitat.** In order to maintain the Teton County moose population at current levels, it is essential that crucial winter habitat be protected; without it, moose could not survive the harsh Teton County winters.

5. Trumpeter Swans

- a. **General.** The trumpeter swan is the largest species of waterfowl in the world. Its pure white coloration makes it a truly striking bird to observe whether in flight or on the water.
- b. **Species Close to Extinction in Early 1900's.** The historic commercial swan skin trade, sport hunting, and habitat loss nearly drove the trumpeter swan to extinction in the early 1900's. Although a few remnant populations persisted, including one in the Greater Yellowstone Ecosystem (of which Teton County is a part), the large-scale slaughter of these birds resulted in the disruption of traditional migration patterns.
- c. **Federal and State Recognition.** Due to their low reproductive potential and continued threats to nesting and winter habitat, trumpeter swans are a Threatened Species under the Federal

Endangered Species Act. The Wyoming Game and Fish Department presently classifies trumpeter swans as a “Priority 1 non-game management species,” a designation given to species which are vulnerable to extirpation or significant population declines in Wyoming. Recent estimates indicate that less than 10,000 trumpeter swans reside in North America.

d. **Teton County Part of Largest Breeding Area in Contiguous U.S.** The Greater Yellowstone Ecosystem is home for the Tri-state subpopulation of trumpeter swans. It is the largest breeding area for trumpeter swans in the lower 48 states. Teton County is part of this Tri-state area (which includes Wyoming, Montana, and Idaho).

e. **Present Population in Teton County.** The present trumpeter swan flock found wintering in the Teton County area totals approximately 215 birds.

f. **Population Breeds and Winters in Teton County.** In spite of the harsh winter conditions, trumpeter swans which breed in Teton County also winter here, apparently because they have lost the knowledge of traditional migration routes to more hospitable wintering areas.

g. **Viable Maintenance Requires Protection of Nesting Areas and Winter Habitat.** Protection of nesting areas and winter habitat is critical to the viable maintenance of the trumpeter swan population.

h. **Breeding Territories in Teton County.** Thirty-one breeding territories have been identified in Teton County, but not all of these territories are used every year. In fact, the Teton County breeding pairs constitute the largest number of nesting pairs documented in the Greater Yellowstone Ecosystem since detailed records were first kept in 1981.

i. **Nesting Area Most Critical to Breeding.** The most critical portion of the breeding territory to the trumpeter swan is the nesting area.

j. **Nesting Areas.** Generally, trumpeter swans build their nests on islands or in extensive stands of emergent vegetation. The same nest site is often used repeatedly by a swan pair unless disturbance or other factors cause abandonment. Important attributes of trumpeter swan nesting areas include: proximity to feeding areas which have early ice-off and provide sufficient food for pre-nesting swan pairs; proximity to suitable nest building materials; availability and dispersion of feeding areas for cygnets 1-40 days old; and juxtaposition and interspersion of emergent vegetative cover relative to feeding areas (for concealment, escape, and as a buffer to human disturbance).

k. **Essential to Protect Nest Areas.** For the viable maintenance of the trumpeter swan population, it is essential that the trumpeter swan nesting areas be protected, because without its maintenance the trumpeter swan would not be able to procreate and survive.

l. **Winter Swan Habitat.** Because the trumpeter swan does not migrate from Teton County during winter, as waterfowl normally do, maintenance of its winter habitat is also crucial to its survival. Trumpeter swans, like other waterfowl species, require rooted aquatic vegetation for food. This vegetation grows in soft sediment along shallow stream and creek bottoms and in shallow ponds and lakes. During winter, not all aquatic features are available to trumpeter swans due to surface freezing. This limits the amount of winter habitat available to trumpeter swans. This, in combination with competition for food with other swans and waterfowl species, makes winter a very critical time for trumpeter swans.

m. **Trumpeter Swan Winter Habitat.** Trumpeter swan winter habitat generally consists of water areas of palustrine-aquatic bed and unconsolidated shore and bottoms, with soft, sub-surface substrates of greater than 2 inches in depth, winter water depths of less than 4.3 feet, watercourse channels of 50 feet or more, banks with little or no shrubbery

or tree cover and gradual slopes, which trumpeter swans use during the crucial winter months 8 out of every 10 years. Trumpeter swan winter habitat is essential to the survival of the animal during the critical periods of winter because the swan finds food and/or cover in these areas during the most inclement and difficult winter weather conditions due to the habitat their hydrologic and vegetative characteristics.

- n. **Essential to Protect Trumpeter Swan Winter Habitat.** For the viable maintenance of the trumpeter swan population, it is essential that the trumpeter swan winter habitat be maintained and protected, because without its maintenance the trumpeter swan would not survive the critical periods of winter.

6. Cutthroat Trout

- a. **General.** The Snake River fine-spotted cutthroat trout (hereinafter "cutthroat trout") is indigenous to Teton County. It only inhabits the upper reaches of the Snake River in Wyoming and extreme eastern Idaho, Jackson Lake, and the Palisades Reservoir.
- b. **Economic Importance.** The cutthroat trout is a sport fish which attracts many fishermen to Teton County. Without a healthy cutthroat trout population, the County would lose significant tourist dollars.
- c. **Development Has Affected Trout.** In earlier times, it was relatively easy to maintain a strong and viable population of cutthroat trout because suitable spawning and nursery habitat could be found in most of the valley's spring-creeks. Today, however, this is not the case because of the construction and maintenance of flood control levees along the Snake River, and concomitant water quality impacts caused by ranching, irrigation, and other agricultural practices have degraded this spawning habitat.

- d. **Cutthroat Trout Spawning Area Limited.** Today, cutthroat trout spawning in Teton County is confined to small sections of a few spring-fed creeks flowing into the Snake River.
- e. **Cutthroat Trout Spawning Areas.** The cutthroat trout spawning sites generally fall within areas of palustrine-unconsolidated shore and bottoms and upper perennial-unconsolidated shore and bottoms. Preference is for cold, well-oxygenated, gravel-bottomed watercourses. In these areas, cutthroat trout build redds (gravel nests) to lay, incubate, and hatch their eggs. Redds are generally constructed in gravel substrate which ranges in size from 0.5 - 2.5 inches in diameter.
- f. **Spawning, Hatching, and Nursery.** Cutthroat trout typically enter spring-creeks between March and April with the spawning occurring between March and June, depending upon the location. Fry emerge throughout late spring and early summer, and reside in the creeks throughout their first year.
- g. **Essential Spawning Area Be Protected.** It is critical that these spawning areas be protected in order to maintain a viable population of cutthroat trout.

7. Bald Eagle

- a. **General.** The bald eagle is part of a group of "fish eagles" distributed throughout the world. The contrasting black, white, and yellow coloration of this raptor is visually striking. An Act of Congress in 1782 officially adopted the bald eagle as the symbol of the United States, representing freedom, strength, and beauty. Although individual eagles are truly powerful and impressive birds, the species as a whole is very sensitive and susceptible to disturbance.
- b. **Federal Recognition.** Once listed as a federally endangered species, bald eagle populations have rebounded from the brink of extinction. Although populations have steadied, the federal government continues to protect the

bald eagle under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

c. **Bald Eagle Population in GYE Is One of Most Important.** The bald eagle population residing in the Greater Yellowstone Ecosystem (of which Teton County is a part) is one of the most important bald eagle breeding populations in the United States.

d. **Survival of Bald Eagles.** The survival of bald eagles depends, in part, on the availability of suitable habitat, the abundance of food, and reproductive success (which is closely linked to the availability of forage and the lack of disturbance).

e. **Important to Protect Bald Eagle Nesting Areas.** Because bald eagles are sensitive to human development and activity, especially during time of breeding and nesting, it is essential to protect bald eagle nesting areas to ensure the animal's survival.

f. **Bald Eagle Nest Area.** Generally, bald eagle nesting areas occur in uneven-aged, multi-storyed stands of trees with old-growth attributes, where there are trees suitable for perching. These stands of trees are generally located near watercourses and waterbodies which provide foraging opportunities. Nests are generally in one of the largest trees in a given stand and, in most instances, are located so that the bird is provided an unobstructed view of the surrounding area. Bald eagles frequently construct alternate nests within a breeding territory and may use these for nesting during other years. In the Teton County area, bald eagles select nest sites which provide maximum foraging opportunity. Generally, bald eagles return annually to nest in the same area. This is the result of a unique combination of environmental factors that make a specific nest area best suited for reproduction.

g. **Crucial Nesting Habitat Essential to Survival.** The Snake River floodplain between Moose and Palisades Reservoir and its associated

riparian zone represents crucial nesting habitat for the bald eagle. It is crucial to the survival of bald eagles in Teton County that this habitat be protected from the impacts of development. The loss of this habitat would profoundly impact and detrimentally modify the behavior patterns of bald eagles, including their feeding, breeding, and reproductive capabilities.

h. **Spring, Summer, and Fall Habitat Occurs in Riparian Areas.** During spring, summer, and fall, bald eagles forage primarily in riparian areas for fish, waterfowl, and other prey items.

i. **Winter Habitat Is Important.** During winter, heavy snow accumulation and freezing water surfaces reduces the availability of spring, summer, and fall habitat. At these times, bald eagles forage on wild ungulate and livestock carrion, supplemented by fish and waterfowl carcasses. Ungulate carrion is readily available but sparsely distributed on ungulate winter ranges, meaning that in addition to its nesting habitat, the crucial ungulate winter ranges also become critical to the bald eagle's survival.

j. **Additional Crucial Winter Habitat Essential to Survival.** It is vital that bald eagle crucial winter habitat be protected to ensure the survival of this species in Teton County.

D. Applicability of NRO Standards

In addition to all other standards required by these LDRs, all physical development, use, development options and subdivision within the NRO shall comply with all standards of this Section, unless exempted below.

- Alterations and Additions.** Structural alterations and additions to existing structures shall be exempt from the standards of this Section.
- NC-ToJ Zoned Lands.** All physical development, use, and development options except new subdivisions, within the NC-ToJ zone shall be exempt from the standards of this Section, except

that Subsections G.4, Trumpeter Swan, G.6, Bald Eagle, and 5.1.2, Wildlife Friendly Fencing, shall apply.

3. **Agricultural Operations.** Agricultural operations and uses shall be exempt from the standards of this Section.
4. **Land in Conservation Easement.** Land protected by a conservation easement where proposed development density is one house per 70 acres or less and the total acreage subject to the easement is 320 acres or more, shall be exempt from the standards of this Section, except that Subsections G.4, Trumpeter Swan, and G.6, Bald Eagle, shall apply.

E. Impacting the NRO

The base site area shall not be reduced because a portion of the lot, parcel or tract is in the NRO. When conflicts exist between the NRO and SRO, the standards of this Section shall have priority and be achieved to the maximum extent practical. The requirements of Section 5.3.2, SRO Standards shall receive second priority. Where densities/intensities permitted cannot be achieved by locating development outside of the NRO, then lands protected by the NRO may be impacted pursuant to the standards of this Subsection.

1. **Minimizes Wildlife Impact.** The location of the proposed development shall minimize impacts on the areas protected (e.g., crucial migration routes, crucial winter range, nesting areas). For the purposes of this standard, “minimize” is defined as locating development to avoid higher quality habitats or vegetative cover types for lesser quality habitats or vegetative cover types. Only when avoidance is not practicable due to significant topographical constraints related to the property, may higher quality habitats or vegetative cover types be impacted.
2. **Habitat Enhancement.** The developer provides mitigation and habitat enhancement for the land impacted, either on-site or off-site, on a basis of 2 acres of mitigation/habitat enhancement for every

1 acre of land impact. This shall be completed pursuant to a mitigation/enhancement plan, which includes a monitoring program.

F. Crucial Habitat Protection Standards

1. Elk

- a. **Crucial Elk Migration Routes.** No physical development, use, development option, or subdivision shall occur within crucial elk migration routes, unless the applicant can demonstrate that it can be located in such a way that it will not detrimentally affect the ability of elk to migrate from their summer ranges to their crucial winter ranges.
- b. **Crucial Elk Winter Range.** No physical development, use, development option, or subdivision shall occur on crucial elk winter range, unless the applicant can demonstrate that it can be located in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter range to the elk, or detrimentally affect the potential for survival of the elk using the crucial winter range.

2. Mule Deer

- a. **Crucial Mule Deer Migration Routes.** No physical development, use, development option, or subdivision shall occur within crucial mule deer migration routes, unless the applicant can demonstrate that it can be located within the mule deer migration route in such a way that it will not detrimentally affect the ability of mule deer to migrate from their summer ranges to their crucial winter ranges.
- b. **Crucial Mule Deer Winter Range.** No physical development, use, development option, or subdivision shall occur on crucial mule deer winter range, unless the applicant can demonstrate that it can be located within the mule deer crucial winter range in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter range to the mule deer, or detrimentally affect the potential for survival of the mule deer using the crucial winter range.

3. **Crucial Moose Winter Habitat.** No physical development, use, development option, or subdivision shall occur within crucial moose winter habitat, unless the applicant can demonstrate that it can be located within the moose crucial winter habitat in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter habitat to the moose, or detrimentally affect the potential for survival of the moose using the crucial winter habitat.

4. **Trumpeter Swan**

- a. **Trumpeter Swan.** Notwithstanding the boundaries of the NRO, no physical development, use, development option, or subdivision shall occur within a radius of 300 feet of a trumpeter swan nest.
- b. **Trumpeter Swan Winter Habitat.** No physical development, use, development option, or subdivision shall occur within trumpeter swan winter habitat, unless the applicant can demonstrate that it can be located within the trumpeter swan winter habitat in such a way that it will not detrimentally affect the food supply and/or cover provided by the winter habitat to the trumpeter swan, or detrimentally affect the potential for survival of the trumpeter swan using the trumpeter swan winter habitat.

5. **Cutthroat Trout Spawning Areas.** Notwithstanding the boundaries of the NRO, no physical development, use, development option, or subdivision shall occur within 150 feet of cutthroat trout spawning areas, unless the applicant can demonstrate that it will cause no run-off into the stream and have no detrimental effect on the water quality of the stream where the cutthroat trout spawning area is located, and cause no disturbance which would have a detrimental impact on the spawning, incubation, hatching, or rearing of cutthroat trout.

6. **Bald Eagle**

- a. **Bald Eagle Nest Area.** Notwithstanding the boundaries of the NRO, no physical development, use, development option, or subdivision shall occur within a radius

of 660 feet of a standing/occupied, active or inactive nest. This setback/buffer may be administratively varied by the Planning Director under the following circumstances:

- i. **Temporary Activities.** Temporary activities (including but not limited to, the use of loud machinery, temporary gravel extraction, grading, wildland/urban interface mitigation, habitat enhancement, and on-going agricultural activities) outside of the nesting period, defined as February 1st through August 15th or as determined by the Wyoming Game and Fish Department, may be permitted within the setback/buffer. If the temporary activity requires removal of vegetation, roost trees, nest trees or screening trees, which shield the line of site to the nest, they shall be identified by a qualified wildlife biologist prior to initiating activity and preserved.
- ii. **Nest Not Visible.** Where the nest would not be visible from the proposed physical development, use, development option or subdivision, it may be permitted within the setback/buffer under the following circumstances:
 - a). If it can be demonstrated that locating the physical development, use, development option, or subdivision outside of the 660 foot setback/buffer is not practical, then the setback may be reduced to no less than 330 feet.
 - b). If the proposed physical development, use, development option, or subdivision is an alteration, expansion or addition, the proposed development may be within the 660 foot setback/buffer but no closer than the existing physical development, use, development option, or subdivision to be altered, expanded or added to.
 - c). When the 660 foot setback/buffer is reduced, the following standards shall apply:

- 1). Residential and non-residential lots within the 660 foot setback/buffer shall not be increased.
- 2). The proposed physical development, use, development option, or subdivision shall be conducted outside the bald eagle nesting period defined as February 1st through August 15th or as determined by the Wyoming Game and Fish Department.
- iii. **Nest Visible.** Where the nest would be visible from the proposed physical development, use, development option, or subdivision, development within the setback/buffer may be permitted if the following standards are met:
 - a). If it can be demonstrated that locating the physical development, use, development option, or subdivision outside of the 660 foot setback/buffer is not practical, then it shall not be closer to the nest than existing similar physical developments, uses, development options, or subdivisions within 660 feet of the nest and under no circumstances shall the physical development, use, development option, or subdivision be closer than 330 feet; or if the proposed physical development, use, development option, or subdivision is an alteration, expansion or addition, it may be within the 660 foot setback/buffer of the nest but no closer than the existing physical development, use, development option, or subdivision to be altered, expanded or added to; and
 - b). Residential and non-residential lots within the 660 foot setback/buffer shall not be increased; and
- c). The proposed physical development, use, development option, or subdivision within 660 foot setback/buffer will be screened with trees to shield the line of site to the nest; and
- d). All physical development, use, development option, or subdivision activity is conducted outside the bald eagle nesting period, defined as February 1st through August 15th or as determined by the Wyoming Game and Fish Department.

- b. **Bald Eagle Crucial Winter Habitat.** No physical development, use, development option, or subdivision may occur within bald eagle crucial winter habitat unless the applicant can demonstrate that the development can be located within the bald eagle crucial winter habitat in such a way that it will not detrimentally affect the food supply provided by the crucial winter habitat, or detrimentally affect the potential survival of the bald eagle using the crucial winter habitat.
- c. **Exemptions.** The Bald Eagle standards are exempt where a bald eagle nest is established subsequent to initiating land disturbing activities pursuant to a Permit.
- d. **Consistency.** Notwithstanding the standards provided in this Section, the goals of this Section are intended to be consistent with the current National Bald Eagle Management Guidelines and US Fish and Wildlife Service recommendations.

G. Other NRO Standards

1. **Fencing.** Fencing in the NRO shall comply with Section 5.1.2, **Wildlife Friendly Fencing**.

5.2.2. Bear Conflict Area Standards [reserved]

Div. 5.3. Scenic Standards

The purpose of this Division is to maintain the scenic resources of the community. Scenic resources, natural landforms and dark skies are vital to the community's natural character. Mountains moraines, meadows, and other natural viewsheds provide residents and guests with a constant reminder of their location with the Greater Yellowstone Ecosystem. Interruption of these natural forms by the built environment detracts from Teton County's scenic character and should be avoided.

5.3.1. Exterior Lighting Standards

The purpose of this Section is to allow necessary and reasonable lighting of public and private property for the safety, security, and convenience of occupants and the general public, while eliminating or reducing the nuisance and hazards of excessive light and glare.

A. Standards

Exterior lighting shall meet the following standards:

1. **Total Cut-off Luminaires and Fixtures.** Luminaires and other light fixtures shall have a total cut-off of light at an angle less than 90 degrees and shall be located so that the bare light bulb, lamp, or light source is completely shielded from direct view from a vantage point 5 feet above the ground at the perimeter of the lighted area. The light, furthermore, shall be contained entirely on-site. The maximum permitted illumination and mounting height of the luminaire or fixture shall be as set forth below. The standards of this Section are not meant to prohibit the use of decorative antique, or "period" light fixtures, ground lighting, or bollard lighting, provided that the light source is diffused by a frosted lens or globe, or is otherwise filtered, shielded, or screened.

Maximum Luminaire Illumination and Height (Cut-Off Less Than 90°)		
Use and Zone	Max. Illumination (in footcandles)	Max. Height
Residential uses in the S, AR-ToJ, AC-ToJ, UC and UR zones	1.0	15 ft
Residential use in all other zones and in NRO	0.5	15 ft
Nonresidential uses in R, S, OP-ToJ, and RB zones, and NRO	1.0	18 ft
Nonresidential uses BP-ToJ	2.0	18 ft
Nonresidential uses in all other zones	1.5	18 ft

2. **Flag Poles.** Flagpole lighting is permitted for United States and State of Wyoming flags only, provided the flagpole is ground mounted and does not exceed the maximum height for a structure in the zone in which the flagpole is located, and the following standards are met: lighted flagpole(s) shall only be permitted at essential government facilities, to be defined as post offices, fire and police stations and local, state and federal government administrative offices.

B. Exempt Uses

Because ball diamonds, playing fields, outdoor rinks, ski areas, and tennis courts have unique requirements for nighttime visibility and generally may have limited hours of operation, they shall be exempted from the Total Cut-Off Luminaries and Fixtures standards of this Section, if the following standards are met:

1. **Complies with Requirements.** The proposed use meets all other requirements of these LDRs and the applicable standards as contained in the current edition of Illuminating Engineering Society of North America Lighting Handbook, as determined by the Planning Director. The Planning Director or applicant may refer detailed lighting plans for compliance with these provisions to the Town Council.
2. **Do Not Exceed Maximum Height.** Exterior light sources do not exceed a maximum post height of 40 feet.

3. **Luminaire Shielded.** If the luminaire is shielded in either its orientation or by landscaping to prevent light and glare spill-over to adjacent residential property, then the luminaire may exceed a total cut-off angle of 90 degrees. The maximum permitted illumination at the nearest interior setback line for a principal residential structure shall not exceed 1.5 footcandles.

C. Prohibited Lights

Notwithstanding any other provision of this Section, the following lighting is prohibited for all uses in all zones:

1. **Flickering or Flashing Lights.** No flickering or flashing lights shall be permitted.
2. **Searchlights.** No searchlights, laser lights, or holograms are permitted.
3. **Strings of Lights.** Strings or strands of lights used to highlight a sign, perimeter of a sign, or any portion of a building are not permitted, except for Christmas-type decorative lighting displayed between November 1 and April 15, and except that, where "alpine" lights were legally in use on October 12, 1994, such use is allowed to continue, including expansions approved by the Town of Jackson.

5.3.2. Scenic Resources Overlay (SRO) Standards

A. Purpose

The purpose of the Scenic Resources Overlay (SRO) is to preserve and maintain the County's most frequently viewed scenic resources that are important to both its character and economy. This is done through the establishment of several Scenic Areas within the SRO Zone, within which the location, design, and landscaping of physical development and use is regulated to maintain and/or complement the County's important scenic resources.

B. Establishment of the SRO

To protect important scenic resources, which are frequently seen from State highways, Spring Gulch Road, South Park Loop Road and Alta County Road, and which set an image of the rural and western ranching heritage of the County the Scenic Resources Overlay (SRO) is established.

1. **Foregrounds.** The Scenic Resources Overlay (SRO) includes the foreground of the scenic areas described below. Foreground is the open area immediately adjacent to the public road that extends back to where there is either a distinct topographic change, such as the edge of a hillside or butte, or a drop in elevation toward a river bottom, or where dense vegetation screens views to areas behind the vegetation. The Foreground provides the setting for views to distant mountain ranges and valley buttes.
2. **Skylines.** The Scenic Resources Overlay (SRO) includes all butte and hillside skylines as viewed from state highways, Spring Gulch Road, South Park Loop Road and Alta County Road. The skyline is the visual line at which the earth or vegetation and the sky appear to meet. The skyline is typically viewed as the top of a ridge, hillside or butte.
3. **Map of the SRO Scenic Areas.** The foregrounds and skylines included in the Scenic Resources Overlay (SRO) are generally organized into the following Scenic Areas. These Scenic Areas are generally described below and mapped on the Official Zoning Map. Butte and hillside skylines as viewed from state highways, Spring Gulch Road, South Park Loop Road and Alta County Road are still included in the SRO even if they are not mapped on the Official Zoning Map or included in one of following Scenic Areas.
 - a. **Moose-Wilson Road Scenic Area.** The Moose-Wilson Road Scenic Area extends along the eastern and western side of Moose-Wilson Road from Lake Creek to Grand Teton National Park. It is an important County-wide scenic resource because of the vistas it offers of the Teton, Gros Ventre, and Snake River

mountain ranges and of the West Gros Ventre Butte which frame the area's broad and open meadows.

b. **Highway 22 Scenic Area.** The Highway 22 Scenic Area consists of four distinct areas. They are described below.

- i. **Trail Creek Ranch.** The Trail Creek Ranch portion of the Highway 22 Scenic Area extends along the north and south sides of Highway 22, from the lower reaches of Teton Pass to the western edge of Wilson. It is an important County-wide scenic resource because of the panoramic views of Teton County that it provides as well as setting the western entry to Wilson, defining Wilson as a unique and special place.
- ii. **Wilson Approach.** The Wilson Approach portion of the Highway 22 Scenic Area extends from the eastern edge of Wilson along the north side of Highway 22 to Highway 390 and along the south side of Highway 22 to Green Lane. It is an important County-wide scenic resource because of its broad open meadows and the unobstructed views provided to surrounding mountains, which create a dramatic sense of arrival to Wilson.
- iii. **Walton Ranch/Skyline Ranch.** The Walton Ranch/Skyline Ranch portion of the Highway 22 Scenic Area extends along the northern and southern portion of the Highway 22 Scenic Area from the Wilson Snake River Bridge to the West Gros Ventre Butte. The Walton Ranch portion is an important County-wide scenic resource because it provides one of the most frequently experienced vistas of meadows and pasture backed by the Teton mountain range. The Skyline Ranch portion is an important County-wide scenic resource because it provides an open space setting for views to the Snake River range.
- iv. **West Gros Ventre Butte/Antelope Butte.** The West Gros Ventre Butte/Antelope Butte portion of the Highway 22 Scenic Area extends along both sides of Highway 22, and includes all of the West Gros Ventre Butte on the north and all of Boyles Hill, the Indian Springs, Brown and Poodle Ranches and Antelope Butte on the south. The views encompass imposing steep sided buttes which rise abruptly from the foreground and long views across open meadows to the Snake River range on the south.

c. **Spring Gulch Road Scenic Area.** The Spring Gulch Road Scenic Area extends along the eastern and western sides of Spring Gulch Road from Highway 22 to the Gros Ventre River and includes the East Gros Ventre Butte. It is an important County-wide scenic resource because it provides a combination of scenic quality and traditional western character in a location proximate to the Town.

d. **Highway 89 Scenic Area.** The Highway 89 Scenic Area consists of three distinct areas. They are described below.

- i. **Broadway and North Highway 89 Scenic Area.** The Broadway and North Highway 89 Scenic Area extends along the western boundary of the Town of Jackson from South Park Loop road on the south to the Grand Teton National Park boundary on the north, and includes all of Boyles Hill and the East Gros Ventre Butte. Views from the public roads, including Spring Gulch Road, are of the steep sided butte in the immediate foreground which provide a backdrop to the urban development of the Town of Jackson, the flat expanses of the Elk Refuge, the pastures of Spring Gulch as well as glimpses of the Teton Range in notches of the ridgelines.
- ii. **South Highway 89 Scenic Area.** The South Highway 89 Scenic Area extends along the western side of South Highway 89 from the State of Wyoming Elk Feeding

Area and Game Creek County Road, where the road rises to provide an initial sense of entry into the Jackson area to High School Road. The eastern side of South Highway 89 also is included for a distance of 1.3 miles south from High School Road. The northern and southern portions of the South Highway 89 Scenic Area are split to exclude the Rafter J subdivision, and the South Park Commercial zones. The South Highway 89 Scenic Area is an important County-wide scenic resource because of the powerful image it projects of the community with its exceptionally broad meadows and panoramic views to Rendezvous Bowl and the Snake River range. The meadows are dotted with existing development, including both ranch compounds and residential developments at varying densities, but the meadows' exceptional breadth and the location of the meadows below the highway preserves the open feel of the area and the background views.

iii. **Snake River Canyon Scenic Area.** The Snake River Canyon Scenic Area extends along both sides of South Highway 89 from the northern South Park Bridge to the County line and encompasses those areas which are at approximately the same or a higher elevation than the highway. More specifically, this scenic area includes the western side of South Highway 89 from the northern bridge to the US Forest Service boundary, land east of the Highway between the Snake River and Old Henry's Road, and land west of Hoback Junction on both sides of the Highway, but excluding Deer Creek and Palmer Creek subdivisions. The Scenic Area provides views of the Snake River, the east slopes of Munger Mountain and the Teton, Gros Ventre, Wyoming and Snake River Mountain ranges.

e. **South Park Loop Scenic Area.** The South Park Loop Road Scenic Area extends along the eastern and western sides of South Park Loop Road, from the South Park Ranches subdivision to High School Road and includes Hufsmith Hill. It provides an important County-wide scenic resource because the road corridor is framed by cottonwood trees planted along irrigation ditches which line the road. The scenic quality of this area is dependent upon the preservation of the cottonwood corridor, which helps to filter views to development in the adjoining hay meadows. These meadows provide Foreground settings to views of Rendezvous Bowl and the Snake River range.

f. **Hoback Canyon Scenic Area.** The Hoback Canyon Scenic Area extends along both sides of Highway 191 beginning at the west line of the Gilgrease Foundation property, approximately 1 mile east of Hoback Junction, to the County line and encompasses those areas which are at approximately the same or a higher elevation than the highway. The scenic area provides views of the Gros Ventre and Wyoming Mountain ranges and the Hoback River.

g. **Teton Canyon Scenic Area.** The Teton Canyon Scenic Area extends along the south side of Alta Road from Lake Nolo to the boundary with the Targhee National Forest. It is an important County-wide scenic resource because the broad, open meadow of its Foreground is framed by a dense vegetative border, which provides the setting for vistas to the west side of the Teton range. The entire Teton Canyon Scenic Area also establishes a segment of the entry image for visitors driving or biking through Alta to Grand Targhee Resort.

h. **Buffalo Valley Scenic Area.** The Buffalo Valley Scenic Area extends along the northern and southern sides of US 26/287 from Moran to the Blackrock ranger station. It is an important County-wide scenic resource because it provides a classic mountain valley setting framed by the Teton range. The Buffalo Valley

Scenic Area provides monumental views of the entire Teton range, as viewed across very broad, open meadows dotted with small ranch buildings. These vistas foreshadow the views which are again encountered within Grand Teton National Park, thereby integrating the Buffalo Valley Scenic Area with the image of the National Park.

C. Findings for the SRO

An essential component of the physical environment for which Teton County is internationally known is the scenic vistas of jagged mountains rising from broad, open meadows, which set an image of the County's rural and western ranching heritage. These scenic resources are important to both the County and Town because they serve as a cornerstone to the local economy by attracting tourists and other visitors. The scenic resources which are instrumental in the creation of the County's unique character are the vistas to the Teton, Gros Ventre, Wyoming and Snake River mountain ranges that are frequently seen by residents and travelers across wide pastures and meadows from the major public roads that enter the Town of Jackson, Wilson, Grand Teton National Park, Teton Village, Alta, and Teton Pass.

D. Applicability

1. **Foreground Standards.** All physical development, use, development options, and subdivision within the Foreground of the Scenic Areas described above shall comply with the foreground standards of **Subsection G.**
2. **Development in Skyline.** All physical development, use, development options, and subdivision within the Skyline of the SRO shall comply with the skyline standards of **Subsection H.**
3. **Exemptions**
 - a. **NC-ToJ Zone.** All physical development, use, and development options, except new subdivisions, within the NC-ToJ Zone shall be exempt from the foreground standards of **Subsection G.**

- b. **Remodeling or Expansion of Existing Structures.** Remodeling or expansion of structures that existed prior to November 9, 1994, shall be exempt from the foreground standards of **Subsection G.**
- c. **Agricultural Operations.** Agricultural operations and uses shall be exempt from all standards of this Section.
- d. **Land in Conservation Easement.** Land protected by a conservation easement where proposed development density is one house per 70 acres or less and the total acreage subject to the easement is 320 acres or more, shall be exempt from the foreground standards of **Subsection G.**

E. Impact on SRO

1. The base site area shall not be reduced because a portion of a lot, tract or parcel is located within the SRO.
2. When conflicts exist between the NRO and SRO, the standards of **Section 5.2.1, NRO Standards** shall have priority and be achieved to the maximum extent practical. The requirements of this Section shall receive second priority.

F. Visual Resource Analysis

1. If a proposed physical development, use, development option or subdivision is in the SRO, the application shall contain a visual analysis narrative, provide a photographic simulation or other comparable visual analysis of the proposed development, depict the boundaries of the SRO, compare the visual impacts of alternative site designs, if any, and include plans identifying how the proposal complies with the standards of this Section.
2. A visual resource analysis shall demonstrate and document for review the visual impact of the proposed development on surrounding designated scenic corridors and viewpoints. The analysis shall show, in accurate perspective format, what portions of the proposed development are visible from various points along the scenic corridor or from critical viewpoints. Multiple perspectives may

be required along scenic corridors to accurately reflect the appearance of the development as the viewpoint is moved along the corridor.

3. For development which is shown to be visible from the designated corridors or viewpoints the analysis shall demonstrate, in accurate perspective format, the measures proposed to blend the development into the context of the setting. The setting shall include the view frame of the picture when viewing the development from a particular viewpoint and will typically include the backdrop of natural topography, existing vegetation as well as surrounding vegetation and structures. Development features which shall be shown to be compatible with the setting include: bulk and scale of buildings, building and roof forms, texture of materials used on the buildings, colors, and proposed plantings for screening.

G. Foreground Standards

All physical development, use, development options and subdivision within the Foreground of the Scenic Areas described above shall comply with the following standards.

1. **General Location of Structures.** Physical development, use, development options and subdivision in the Foreground shall be sited in one or a combination of the following locations: (1) at the rear edge of the Foreground at the back of an open meadow or pasture; (2) at the side edges of the Foreground where there is an open meadow or pasture; (3) behind an existing stand of vegetation; (4) behind or built into a change in natural topography; or (5) within a pasture or meadow, clustered in the form of a ranch compound, or adjacent to or integrated into an existing ranch compound. Standards for each of these locations are as follows.
 - a. **Rear Edge of Foreground behind Meadow or Pasture.** When located at the rear of the Foreground at the back of an open meadow or pasture, the physical development, use, development options and subdivision shall comply with the following standards.

- i. **Distance.** It shall be located at the greatest possible distance from the major public road and, where applicable, it shall be located adjacent to existing development.
- ii. **Edge of Meadow or Pasture.** It shall be located along the rear edge of the meadow or pasture, where the meadow or pasture meets the toe of the hillside, or on a relatively less steep, lower hillside area behind the meadow.
- iii. **Separate Areas.** It shall be located so as to separate areas of physical development or use from natural areas and pastures and to preserve open space in the largest continuous pieces possible.
- iv. **Supplementary Vegetation.** Where it is located within 1,320 feet of a State Highway or County designated Scenic Road, native vegetation shall be planted to mimic either the existing species composition and pattern of growth or, traditional farm and ranchstead planting patterns of the American west. To accomplish these goals the Planning Director will be at liberty to vary the requirements of **Section 5.5.3.F Standard Plant Units**. As with all proposed planting in Teton County, applicants are strongly advised to use endemic plant materials and consider their relative attractiveness to wildlife.
- b. **Side Edges of the Foreground Where There Is an Open Meadow or Pasture.** When a physical development, use, development option, or subdivision is located at the side edges of the Foreground where there is an open meadow or pasture, it shall comply with the following standards.
 - i. **Separate Areas.** It shall be located so as to separate areas of physical development or use from natural areas and pastures and to preserve open space in the largest continuous pieces possible.

- ii. **Supplementary Vegetation.** Where it is located within 1,320 feet of a State Highway or County designated Scenic Road, native vegetation shall be planted to mimic either the existing species composition and pattern of growth or, traditional farm and ranchstead planting patterns of the American west. To accomplish these goals the planning director will be at liberty to vary the requirements of **Section 5.5.3.F Standard Plant Units.** As with all proposed planting in Teton County, applicants are strongly advised to use endemic plant materials and consider their relative attractiveness to wildlife.
- c. **Behind Existing Stand of Vegetation.** When located in the Foreground behind an existing stand of vegetation, including vegetation which has grown naturally on the site and vegetation planted as an agricultural wind row, the physical development, use, development option, or subdivision shall comply with the following standards.
 - i. **Scale.** The scale of the physical development, use, development option, or subdivision shall not interrupt or obscure the existing occurring stand of vegetation behind which it is located.
 - ii. **Supplementary Vegetation.** Where natural vegetation does not adequately screen the physical development, use, development option, or subdivision as determined by the visual analysis, native vegetation shall be planted to augment the existing vegetation and maintain the visual integrity of the view shed.
 - iii. **Preservation of Existing Vegetation.** Existing vegetation shall be preserved to the maximum extent practical.
- d. **Behind or Built into Natural Topographic Break.** When located in the Foreground behind a natural topographic break or built into the natural topography in an earth-

sheltered design, physical development, use, development option, or subdivision shall comply with the following standards.

- i. **Scale.** Scale and height shall be subordinate to the natural change in topography.
- ii. **Earth Moving.** Earth moving may be used to the minimum extent necessary to extend a naturally occurring topographic change and screen the physical development, use, development option, or subdivision, but not to create a new, man-made landform.
- e. **Ranch Compound within Irrigated Pasture or Meadows.** When physical development, use, development option, or subdivision is located within an irrigated pasture or meadow in the form of a ranch compound or adjacent to or integrated into an existing ranch compound, it shall comply with the following standards.
 - i. **Not Preclude View of Designated Vistas.** It shall not entirely preclude views from the public road to the rear portions of the Foreground.
 - ii. **Clustered Design.** It shall consist of a cluster design.
 - iii. **Vegetation.** Native vegetation shall be planted to mimic either the existing species composition and pattern of growth or, traditional farm and ranchstead planting patterns of the American west. To accomplish these goals the Planning Director will be at liberty to vary the requirements of **Section 5.5.3.F, Standard Plant Units.** As with all proposed planting in Teton County, applicants are strongly advised to use endemic plant materials and consider their relative attractiveness to wildlife.
- 2. **Exceptions to General Location of Structures.** If it is demonstrated that the maximum amount of density/intensity allowed for the land has been located pursuant to the general location of structures

standards above, the remaining density/intensity allowed for the land shall be located at other locations, subject to the following standards:

- a. **Along Front Edge of Meadow or Pasture.** To the extent practicable, it shall be located along the front edge of the meadow or pasture. To the extent possible, it should be located in proximity to similarly situated development on adjacent lands.
- b. **Maintain Contiguous Open Space.** It shall be located so as to maintain the largest amount of contiguous open space practicable, in relation to the scenic view being regulated.
- c. **Screening.** The physical development, use, development option, or subdivision shall be screened with native vegetation planted to mimic either the existing species composition and pattern of growth or, traditional farm and ranchstead planting patterns of the American west. To accomplish these goals the Planning Director will be at liberty to vary the requirements of **Section 5.3.3.F Standard Plant Units.** As with all proposed planting in Teton County, applicants are strongly advised to use endemic plant materials and consider their relative attractiveness to wildlife.

3. Exterior of Structures

- a. **Earth Tone Materials.** The exterior of all physical development, except that located and designed in the form of a ranch compound, shall be built or painted with indigenous earth tone materials.
- b. **Traditional Ranch Colors.** The exterior of a ranch compound shall be built or painted with indigenous earth tone materials, or shall be painted or stained using local, traditional ranch colors, which shall include shades of red or brown. Paints or stains which simulate weathered barn wood also shall be permitted.

4. Roof Materials

- a. **Color that of Surrounding Natural Features.** The color of all roofs shall be similar to the colors of surrounding vegetation or land features.

- b. **Treat Reflective Materials.** Reflective roof materials shall not be used, unless the materials are treated to eliminate reflection.

5. Earth Moving and Berms

- a. **Earth Moving for Earth Sheltering.** The creation of man-made land forms is prohibited in the Foreground, except that earth moving may be used in the design of a structure located along a hillside, to the extent it is necessary to create an earth sheltered design, built into and mimicking the natural topography of the land.
- b. **Berms.** Berms may be used to screen structures located within a meadow or pasture provided the side of the berm exposed to critical views from designated scenic roads rises at no greater than a 5% grade. Berms may be used to screen structures located in undulating terrain provided the berm is designed to appear as a naturally occurring extension of the existing topography. Berms must be planted to replicate the surrounding plant communities.
- c. **Revegetation of Disturbed Areas.** Lands disturbed by earth moving or berms shall be revegetated using native species which are already growing on or near the site. Top soil shall be stock piled and placed on disturbed areas. Irrigation shall be provided to the revegetated areas if it is necessary to ensure survival of native species planted.

6. Roads and Driveways

- a. **Avoid Dividing Meadows and Pastures.** To the maximum extent practical, roads and driveways shall be located to skirt the edge of and avoid dividing meadows and pastures. Roads and driveways shall take advantage of the screening potential of natural topography and existing vegetation. Existing roads and driveways shall be used where practical. To enhance screening, ditches may be dug parallel to roads or driveways, and a row of cottonwood trees may be planted along the roads or driveways.

b. **Soft Edges.** To the maximum extent practical, roads and driveways located around the edge of or in meadows shall be laid out with soft, curving edges and shall avoid straight line corridors which are incongruous with the natural setting.

H. Skyline Standards

The following standards shall apply to physical development, use, development options and subdivisions within the Skyline of all buttes and hillsides viewed from state highways, Spring Gulch Road, South Park Loop Road and Alta County Road.

1. **Skyline Penetration Prohibited.** Physical development shall not penetrate the Skyline on buttes and hillsides, as viewed from State highways, Spring Gulch Road, South Park Loop Road and Alta County, except in the case of an existing lot where there is no other siting alternative that complies with the standards of these LDRs.
2. **Mitigation of Necessary Skyline Penetration.** In the case of an existing lot where no other siting alternative is available that complies with the standards of these LDRs, physical development may penetrate the Skyline on hillsides and buttes by complying with the following standards.
 - a. **Pursue Variation of Regulations First.** Attempts shall first be made to obtain variance of other regulations, such as setbacks, that would enable the proposed physical development to comply with the skyline penetration prohibition.
 - b. **Height.** The height of physical development shall not exceed 20 feet above original grade.
 - c. **Mass.** The mass of the physical development shall be designed so as to be broken into distinct, smaller forms, which may involve repeating similar forms at a more modest scale, breaking facades and roof lines into smaller segments, or stepping the building mass into the hillside. To the maximum extent practical, buildings shall be placed down the hill or cut into the slope to minimize the skyline penetration.

- d. **Form.** The form of the physical development, particularly its roof form, shall re-create the natural form of the hillside or butte. If the natural form of a butte top Skyline that is being penetrated is flat, the building shall have a flat roof form. If the natural form of a hillside Skyline is rounded or jagged, the building shall use a hipped or similar roof form.
- e. **Exterior of Structure.** The exterior of all physical development shall be built or painted with earth tone materials or colors.
- f. **Roof Materials.** The color of all roofs shall be the color of surrounding vegetation or land features. Reflective roof materials shall not be used, unless the materials are treated to eliminate reflection.
- g. **Earth Moving.** Physical development shall minimize the need for earth moving or disturbance to the maximum extent practicable. Earth moving on a slope to create a flat platform on which development is placed shall be prohibited. Areas disturbed for earth moving shall be revegetated using native species which are already growing on or near the site. Topsoil shall be stock piled and placed on disturbed areas. Provision shall be made for irrigation, if it is necessary to ensure survival of the indigenous species planted.
- h. **Landscape Screening.** Physical development shall be located so as to preserve, to the maximum extent practical, existing vegetation which may help to screen its appearance. Native species shall be planted to supplement existing vegetation. Native species shall be selected from "Landscape Plant Material from the Teton County Area," a copy of which is available at the Planning Department. Native species shall be planted so as to screen at least 50% of the physical development within 3 years of its occupancy, as measured during the summer.

Div. 5.4. Natural Hazard Protection Standards

The purpose of this Division is to limit development in naturally hazardous areas. Development in hazardous areas threatens the health, safety and welfare of human inhabitants, steep slopes, poor soils, avalanche chutes, floodplains, dense forest and areas along fault lines offer unique opportunities for interaction with the environment, but when natural events do occur in these areas the results can be disastrous.

5.4.1. Steep Slopes

A. Slopes in Excess of 25%

No development shall be permitted on natural slopes in excess of 25%, except to provide essential access for vehicles and/or utilities when no other alternative access exists, and except in the NC-ToJ Zone.

B. NC-ToJ Zone

In the NC-ToJ Zone, no development shall be permitted on natural slopes in excess of 30%, except to provide essential access for vehicles and/or utilities when no other alternative access exists.

C. Manmade Slopes

Development on manmade slopes is permitted, provided that the proposed finish grade complies with all other applicable standards of these LDRs.

D. Standards in Hillside Areas

The purpose of this section is to provide requirements, standards, criteria, and review procedures which are supplementary to those found elsewhere in these LDRs, and which apply only to hillside areas of the Town of Jackson.

1. **Definition.** For purposes of this section, hillside areas within the Town of Jackson shall be defined as any lot, tract or parcel which has an average cross-slope (in any direction) of 10% or greater. This definition shall include any lot, tract or parcel upon which proposed physical development, use, development option, or subdivision may affect any portion of said lot, tract or parcel having a slope of

10% or greater, even though the average cross-slope of the subject property may be less than 10%.

2. **Applicability and Exceptions.** The requirements and procedures of this subsection shall apply when any hillside area is proposed for subdivision, lot split or development or terrain disturbance of any kind, including a building permit. The only exception shall be in the case of a detached single-family unit on a lot which has been legally platted prior November 9, 1994.
3. **Conditional Use Permit Required.** Prior to any terrain disturbance, removal of vegetation or any physical development, use, development option, or subdivision, a Conditional Use Permit shall be required.
4. **Criteria and Standards.** In addition to the general Conditional Use Permit criteria and standards, the following standards shall be considered:
 - a. The amount of terrain disturbance related to the otherwise allowable or conditioned uses for the property and the proposed mitigation efforts.
 - b. Retention or replacement of native, existing vegetation consistent with any proposed lawful use of the property.
 - c. Mitigation measures for mitigating impacts on wildlife or crucial winter range.
 - d. Mitigation measures for avoiding or minimizing visual impacts, subsurface, and any other natural hazards associated with hillside development.
5. **Findings.** The following findings shall be made before granting a Conditional Use Permit for hillside areas:
 - a. That the mitigation measures identified will be effective in mitigating any adverse impacts identified, and associated with the proposed physical development, uses, development option, or subdivision.

6. **Submittal Requirements.** In addition to the required information set forth in this section, additional submittals and information may be required by the Planning Director. The purpose of such submittals and additional information shall be to assure compliance with the special criteria and standards set forth in this section. Such submittals and additional information may include, but shall not be limited to the following:
 - a. Report summarizing wildlife use of the subject property and any potential impacts from the proposed development.
 - b. Reconnaissance level soil and subsurface investigation.
 - c. Visual impact analysis.
 - d. A complete grading and drainage plan to include existing and proposed contours at 2 foot intervals containing grading, stabilization, revegetation, and structural elements pertaining to retention stabilization and protection systems for all disturbed terrain. The provided materials shall also include proposed access drives, the areas of encroachment into the public right-of-way for said access drives, as well as the grading and drainage work to be completed in the public right-of-way.
 - e. Plan for any proposed supplementary landscaping or plat materials.
7. **Bond for Required Improvements.** Prior to the issuance of any building permit pursuant to this section, the applicant shall post a performance bond for all restorative and mitigative treatments pursuant to **Section 8.2.11, Performance Bonds and Guarantees.**

5.4.2. Unstable Soils

No physical development, use, development option, or subdivision shall be permitted on unstable soil as determined by the Town/County Engineer except under the following conditions:

A. Potential for Movement Only in Shallow Surface Area that Can Be Controlled

When the potential for soil movement is only in a shallow surface area and risk to the physical development can be prevented with appropriate anchoring to a solid substrate; or

B. Instability Limited

The instability is limited to localized slippage at cuts or foundations and appropriate revegetation, drainage, and structural devices can prevent increased instability; and

C. Not in an Avalanche Chute

The proposed developed area is not in an avalanche chute.

5.4.3. Faults

A. Comply with Building Code for Seismic Zone 3

All structures shall comply with the currently adopted Building Code for Seismic Zone 3. The Town Engineer may require a report from a geotechnical engineer registered in the State of Wyoming if the proposed physical development is within 200 feet of a fault line and the Town Engineer considers that the proposed physical development creates a dangerous situation.

B. Notification on Development Plan/Final Plat

On lots where a fault line exists according to fault line maps for the area, a note shall be placed on all development plans and plats stating that a Seismic Zone 3 fault line potentially subject to movement exists on the lot.

C. Review by Town Engineer

All proposed physical development shall be reviewed by the Town Engineer for appropriateness of the proposed structure for the site.

5.4.4. Floodplains

All physical development within the floodplain shall comply with Chapter 15.30, Flood Damage Prevention, Municipal Code of the Town of Jackson. In the event of a discrepancy in regulation between Chapter 15.30 and these LDRs, the more stringent regulation shall control.

5.4.5. Wildland Urban Interface

See the Town Building Codes for wildland urban interface design standards that apply to physical development, use, development options and subdivision as defined by these LDRs.

Div. 5.5. Landscaping Standards

5.5.1. Purpose

A. General Purpose

The purpose of these landscaping standards is to assist in maintaining the character of the zones by providing minimum planting, buffering, and screening around and within physical development. Landscape surface area and/or plant units are required for both residential and nonresidential use based upon the zone in which the use is located.

5.5.2. Landscape Plan

A. General

A landscape plan shall be submitted for review, along with the appropriate application for a physical development permit for all physical development except:

1. **Detached Single-Family Units.** Detached single-family units shall be exempted from the provisions of this Section, but shall be landscaped in accordance with the remaining standards of this Division.

B. Standards

The landscape plan shall comply with the following standards.

1. **Landscape Architect Required.** A landscape plan shall be prepared by a landscape architect registered in the State of Wyoming.
2. **Approval and Bond Required.** Prior to issuance of any physical development permit that requires a landscape plan, a performance bond for completion of the approved landscape plan shall be submitted to the Planning Director pursuant to [Section 8.2.11](#).

C. Requirements of Landscape Plan

The landscape plan shall include the following:

1. **Mapping of Existing Vegetation.** A map identifying all deciduous trees of 3 inches in caliper or greater, and all coniferous trees of 3 inches in caliper or

greater, within an area proposed for clearing and within 25 feet of any area to be cleared. In addition, all trees or shrubs proposed to be retained and counted towards complying with the landscaping standards of this Division shall be mapped. This mapping requirement may be combined with the mapping completed pursuant to [Section 8.2.2, Environmental Analysis](#).

2. **Calculation to Determine Required Landscaping.** A summary of all calculations used to determine the total amount of landscaping required.
3. **Plant Schedule.** A plant schedule, identifying symbols, quantity, size, and type of all proposed landscaping and existing vegetation that is proposed for credit.
4. **Planting Plan.** The planting plan shall indicate the location of all proposed landscaping and existing landscaping that is proposed for credit.
5. **Irrigation Statement.** An irrigation statement describing how plant material will be irrigated for a minimum 2 year period or until plant establishment.
6. **Erosion Control.** A description of how erosion is to be controlled on-site, both permanently and during construction.
7. **Cost Estimates.** Cost estimates to implement the landscape plan.

5.5.3. Required Plant Units

A. General

1. **Sum of All Requirements.** The plant units required shall be the sum of all of the plant units prescribed by the standards of this Section. For example a nonresidential development with a parking lot shall provide the plant units required for the nonresidential development and the plant units required for the parking lot.
2. **Measurement.** One plant unit shall be the minimum amount provided by any development; fractional plant units of one-half or more shall be treated as a requirement of one plant unit.

3. **Credit for Existing Vegetation.** Retention of existing vegetation is encouraged. Any retained existing plant material which satisfies, or with 5 years of growth would satisfy the required plant units, shall be counted towards satisfying the required plant units.

B. Residential Requirements

1. **General.** All new residential development shall provide one plant unit per dwelling unit.
2. **Location of Residential Plant Units**
 - a. **Single-Family Subdivisions.** For residential development within single-family subdivisions, the plant unit required per dwelling unit shall be located on each lot.
 - b. **All Other Development.** For all other residential development the location of the plant units shall be anywhere within the development lot or parcel pursuant to the purpose of this Division. For example, the plant units may be located along the periphery of a cluster of units and not necessarily on the individual lots, or it may be located around a potentially high use open space or park within the subdivision.

C. Non-Residential Requirements

For non-residential development, plant units shall be provided at a rate of one plant unit per 1,000 square feet of required landscaped surface area, except in the Rural zone where landscaping shall be provided at a rate of one plant unit per 1,000 square feet of gross floor area.

D. Parking Lot Requirements

1. **General.** All parking lots shall comply with the plant unit requirements below.

Zone	Required Plant Units per Parking Space by Use and Zone			
	Agriculture	Residential	Institutional	Use
All Other Uses				
R	0	--	--	1 per 8 spaces
S	--	1 per 12 spaces	--	1 per 8 spaces
OP-ToJ	--	1 per 12 spaces	--	1 per 8 spaces
MHP-ToJ	--	--	--	1 per 8 spaces
AR-ToJ	--	1 per 12 spaces	1 per 12 spaces	1 per 8 spaces
AC-ToJ	--	--	1 per 12 spaces	1 per 8 spaces
BP-ToJ	--	--	--	1 per 16 spaces
UC	--	--	--	1 per 12 spaces
UC-2	--	--	--	1 per 12 spaces
UR	--	--	--	1 per 12 spaces
TS	--	--	--	0
BC-ToJ	--	--	--	1 per 12 spaces
NC-ToJ	--	--	--	1 per 8 spaces
RB	--	--	--	1 per 8 spaces
P/SP-ToJ	--	--	--	1 per 8 spaces

2. **Existing Trees Can Be Counted.** Existing trees that can be preserved by leaving the area under their canopy substantially undisturbed shall count towards the plant unit requirement for parking lots.
3. **Landscape Objectives.** The primary objectives of parking lot plant units shall be:
 - a. To avoid large, unbroken expanses of asphalt;
 - b. To screen or soften parked vehicles as viewed from off site;
 - c. To provide attractive, pleasing streetscapes;
 - d. To better define and organize vehicular and pedestrian spaces.

E. Loading Area Requirement

Except in the UC zone, two plant units per loading bay shall be provided.

F. Standard Plant Unit

This Section describes a standard landscaping element called a “plant unit.” It serves as a basic measure of plant material.

1. Standard Plant Units. Three standard plant unit alternatives are identified in the table below. Any one or a combination of the alternatives may be used. Some of the alternatives, however, may be required upon review of the proposed landscape plan. For example, where year-round screening is needed, Alternative C may be required. Plant sizes given are minimums. All plant units shall be in scale with the development proposed, and shall be of adequate installed size to clearly achieve the purpose of the required plant units (e.g. screening, buffering, softening of structural mass, community character enhancement).

Standard Plant Unit Alternatives	
Alternative	Quantity, Size & Type of Plants Required
A	1 3" caliper canopy tree
	6' – 8' large shrubs or multi-stem trees
	4 #5 container shrubs
B	2 3" caliper canopy trees
	6' – 8' large shrubs or multi-stem trees
	3 8' high evergreen trees
C (preferred for year-round screening)	3 6' – 8' large shrub or multi-stem trees
	3 8' high evergreen trees
	2 #5 container shrubs

2. Plant Guidelines. The following plant types are provided as guidelines:

- 3-Inch Caliper Canopy Tree - Cottonwood or Aspen.
- 6 to 8-Foot Large Shrub or Multi-Stem Trees - Chokecherry or Amur Maple.
- #5 Container Shrub - Dogwood or Willow.

- 8-Foot Evergreen - Spruce.

3. Alternative to Standard Plant Units. The Planning Director may relieve an applicant from the standard plant units **pursuant to Section 8.8.1, Administrative Adjustment** if it can be demonstrated that:

- The design intent of the proposed project is compromised by the use of the standard plant units; and
- The alternative proposed meets the objectives of softening and integrating the project into the existing landscape; and
- Substitutions for Standard Plant Units.** The following substitutions in plant units may be made where it is demonstrated that the substitution achieves the objectives of the standard plant unit for which it is being substituted; or, the objectives of the requirement are achieved but additional plant units are required.
 - Movable Planters.** 10 square feet of permanent or movable planters containing flowers, flowering shrubs or similar vegetation may be substituted for 4 – #5 container shrubs. Notwithstanding, moveable planters shall not be substituted for required landscaping in parking lots.
 - Bench.** One bench seating at least 2 people, or a similar seating arrangement, may be substituted for 1 canopy tree.
 - Bike Rack.** One bike rack designed to accommodate at least 6 bikes may be substituted for 1 canopy tree.
 - Public Art.** Public Art integrated as a functional architectural feature or as a stand-alone installation may be substituted as an alternative to plant units. Public art shall be accessible to the public.

5.5.4. General Landscaping Standards

A. Vegetation Required

All landscaped areas proposed for vegetation shall be planted with lawn, pasture, or native groundcover unless such vegetation is already fully established. Once landscaped, landscape areas shall be maintained to support plant life.

B. Plant Materials

- Approved Plant Material.** Plant material shall not be invasive as designated by the noxious weeds and pests list maintained by the Teton County Weed and Pest Control District and shall not be a noxious weed that appears on the designated list under the Wyoming Weed and Pest Control Act of 1973.
- Native Vegetation.** All plant material should be native vegetation, which duplicates adjacent plant communities both in species composition and spatial distribution patterns. For example, landscaping placed on a hillside or slope should consist of plant material that is typically found on a similar hillside or slope. Similarly, landscaping plant material placed in a floodplain or drainageway should be native vegetation that is generally found in a similar floodplain or drainageway. Further, the use of native vegetation should acknowledge the relative attractiveness of certain plant species to wildlife. Responsive planting designs should therefore position plants, which are palatable to wildlife in areas where browsing damage will not affect the screening or ornamental qualities of the planting plan.

C. Removal of Existing Vegetation Prohibited

Removal of specimen trees of 3 inch caliper or greater, and removal of shrub stands and rows with an average height of 3 feet or greater is prohibited in the UC, UC-2, AC-ToJ, PRD, MHP-ToJ, RB, OP-ToJ, and BP-ToJ zones except in accordance with an approved landscape plan. Removal of dead, diseased, or damaged trees and shrubs which are a potential hazard to life and property may be approved by the Planning Director. In addition, vegetation may be removed to meet fuel reduction mitigation measures required by the Fire Marshal.

D. Use of Landscaped Areas

No portion of a site required to be landscaped shall be used for the parking of vehicles or for open storage of any kind.

E. Open Space Standards

All areas of required open space that are presently covered with natural vegetation and are to remain undisturbed shall not be required to be landscaped. Areas of open space that have been disturbed, except those to be used as sports fields and other areas that are to be paved, must be restored to prior conditions, as much as feasible. In addition, adequate ground cover shall be provided so that no landscaped ground areas are exposed to erosion. Noxious weeds appearing on the designated list under the Wyoming Weed and Pest Control Act of 1973 shall be controlled.

F. Landscaping in Public Rights-of-Way

In addition to required landscaping on private property, the property owner shall be responsible for the provision and maintenance of landscaping in accordance with the requirements of this section for that area between the property line and the back of curb or the edge of the traveled way of any public street, alley or other public way, in a manner which provides consistency of landscaping and maintenance between the public properties to be landscaped and maintained and the adjacent private property. When such property lies within the right-of-way of a street or highway maintained by the Wyoming Department of Transportation (WYDOT), a landscape permit from WYDOT must be obtained.

5.5.5. Installation and Maintenance

A. Irrigation

Landscape surface areas and plant units that cannot naturally be provided with adequate moisture for the types of plants installed shall be equipped with an irrigation system.

B. Phasing

Landscape plans and the installation of required plant materials may be phased consistent with the development phasing approved for a project.

C. Required Time for Completion

All landscaping shall be in place prior to occupancy. The Planning Director may allow occupancy without required landscaping in place if the landscaping will be in place within 1 year. In such cases the Planning Director may require submittal of a bond or other financial surety pursuant to Section 8.2.11 for installation of the landscaping.

D. Maintenance

All landscaping required by these LDRs shall be maintained. Maintenance shall include control of those noxious weeds that appear on the designated list under the Wyoming Weed and Pest Control Act of 1973. Maintenance shall be the responsibility of the landowner, and shall be carried out regularly so that the intent and integrity of the required landscaping is preserved. If any plant materials die or are damaged, they shall be replaced by the landowner.

Div. 5.6. Sign Standards

5.6.1. Town Sign Standards

A. Purpose

The purpose of this Division is to afford the business and residential community equal and fair opportunity to advertise and promote its products and services without discrimination; to protect and enhance the community character and visual environment; to preserve the right of the citizens to enjoy our Town's scenic beauty; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

B. Applicability

1. **Permit Required.** The provisions of this Section shall apply to all signs located within the Town boundaries, except as specified in these LDRs. No sign shall be erected, altered, or relocated without prior authorization pursuant to this Section.
2. **Administrative Relief.** The administrative relief procedure is intended to allow for flexibility in the regulations when a standard is inapplicable or inappropriate to a specific use or design. The Planning Director shall have the authority to approve or deny administrative relief requests for the standards within this Section pursuant to the procedures of [Section 8.8.1](#).
3. **Maintenance and Repainting Exempt.** The repainting, changing of parts, and maintenance of legally conforming signs shall not require a permit, provided that the changes do not enlarge or change the sign significantly.
4. **Exempt Signs.** The following signs shall be exempt from the provisions of this Section, provided that they satisfy the requirements set forth below. Sign permits are not required for the following signs:
 - a. **Traffic Signs.** All signs erected in a public right-of-way by a public agency or on a private road right-of-way for controlling or directing traffic.

- b. **Political Signs.** Political signs pertaining to a specific election, which are displayed not earlier than 30 days prior to the primary election and are then removed by the candidate or property owner who placed the sign within 5 days after the general election; if there is no primary election, the sign shall be erected not earlier than 30 days prior to the general election, and the sign shall be removed 5 days after the general election. All signs shall be located on private property and shall not impede the public right-of-way.
- c. **Flags.** Official, State, and Nation flags shall be permitted. Corporate flags are permitted and shall be limited to one flag 15 square feet in size, which shall not be deducted from the total signage permitted. Flagpoles are permitted provided that a building permit is obtained and that the height of the pole does not exceed the maximum height for structures within the zone that the property is located.
- d. **Property Notification Signs.** Private warning signs and for sale or for rent signs are permitted, provided that they do not exceed 4 square feet per side, for a total of 8 square feet.
- e. **Street Numbers.** Numbers placed on a structure for purposes of identifying the address or the location.
- f. **Vehicular Signs.** All signs placed in or upon a vehicle or trailer, including mass transit vehicles.
- g. **Construction Signs.** Construction signs for buildings or projects, naming owners, contractors, subcontractors and architects shall be permitted, provided that they do not exceed one sign of 35 square feet for each street frontage of the building or project.
- h. **Town, State, or National Historical Signs.** Those buildings designated by the Town Council, the State of Wyoming, or the United States as having historical significance to the community are permitted one historical plaque per street frontage.

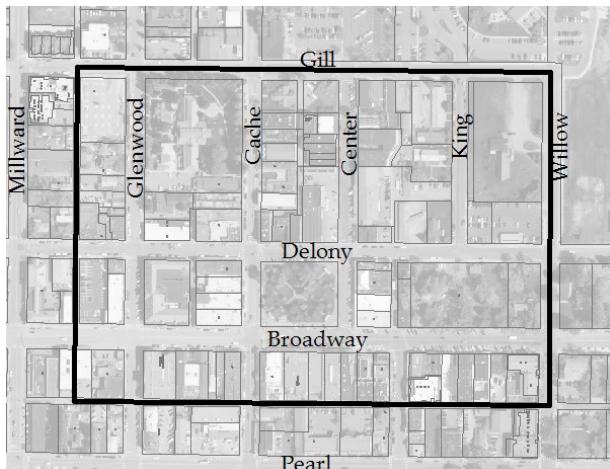
- i. **Informational Signs.** An on-premise sign designed to provide courtesy information or direction to the public by using such words as "entrance", "exit", "parking", "drive-up", "restrooms", "parking", or similar directional instruction, but not including any advertising of the business. The directional signs shall not exceed 6 square feet in area. The maximum height should be 4 feet unless attached to an existing freestanding sign.

C. Allowable Signage

- 1. **Allowable Signage by Sign District.** For the purpose of determining allowable sizes, numbers, materials, placement and other requirements for restrictions on signs as set forth in this Section, the Town sign districts are as follows:

- a. **Town Square Sign District**

- i. **Town Square Sign District Boundary.** The Town Square Sign District encompasses the boundaries depicted below.



- ii. **Permitted Amount of Signage**

- a). 2.5 square feet of sign area for each lineal foot of building frontage up to a maximum of 125 square feet of total sign area is permitted, unless adjusted as hereinafter provided.
- b). 2 signs are permitted for each business per each street frontage.

- iii. **Permitted Sign Types.** Canopy, projecting, and wall signs. Freestanding signs that are used as directories for more than 3 businesses within a structure that do not have a street frontage are permitted.
- iv. **Prohibited Signs.** In addition to the prohibited signs list in **Subsection D**, single-tenant freestanding signs are prohibited in the Town Square Sign District.

- b. **General Sign District**

- i. **General Sign District Boundary.** The general sign district is comprised of all property within the Town that is not in the Town Square Sign District.

- ii. **Permitted Amount of Signage**

- a). 3 square feet of sign area for each lineal foot of building frontage up to a maximum of 150 square feet of total sign area is permitted, unless adjusted as hereinafter provided.
- b). 3 signs are permitted for each business per each street frontage.
- c). For each projecting or freestanding sign approved a 10% penalty per sign shall accrue.

- iii. **Permitted Sign Types.** Canopy, wall, freestanding, and projecting signs.

- 2. **Multiple Tenant Sign Area Adjustments.** To allow and encourage certain types of signs, as well as to provide adequate advertising for multiple tenant and mixed use structures.

- a. For buildings containing 3 or more tenants, the maximum total square footage allowable for all signs may be increased by 25% for each additional tenant or business up to an increase of 150% of total sign area.
- b. Preliminary Master Sign Plans depicting the size and proposed location(s) of all signs for any structure with 3 or more tenants are encouraged to be submitted with development plan applications.

3. **Window Signs.** Signs displayed on the inside or outside of windows in buildings are permitted, provided that they comply with the following standards. For the purposes of this section, window displays, such as clothing, merchandise and real estate photographs, shall be exempt, provided that they are displayed inside the window.

- a. Window signs shall not count toward the total allowable signage for a structure, provided that the signage does not advertise the business name or logo. Window signs that advertise the business name shall be counted toward the total signage for the business.
- b. Window signage may occupy no more than 25% of the area of the entire window surface in which it is displayed. In no event shall window signage exceed 16 square feet in any window surface.
- c. Prohibited features of window signs shall include profanity, flashing lights, rotating beacons, scrolling pictures, and electronic or mechanical features. Sexually explicit nudity is expressly prohibited within windows.

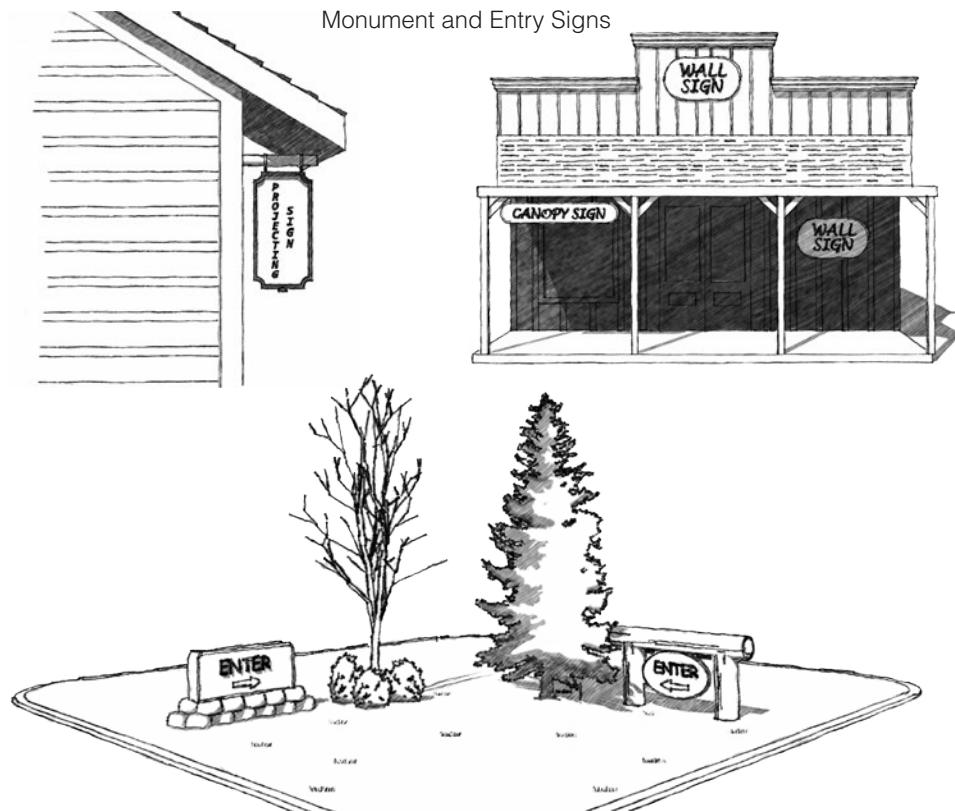
4. **Temporary Signs - Permitted Uses**

- a. Temporary banners advertising grand openings on a one-time basis, provided that a sign permit is obtained. The banner may be placed on the structure for no more than 2 weeks and shall be wholly contained on private property.
- b. Temporary banners, sandwich boards, and a-frame signs for privately sponsored outdoor expositions, provided that an outdoor exposition license and a sign permit are obtained. A maximum of 2 banners shall be permitted, and the banner(s) shall be displayed on the starting day of the event and shall be removed on the last day of the event. All approved banners shall be contained on private property and shall not impede the public right-of-way. Party type balloons shall be permitted in order to attract attention to the outdoor exposition, provided that they are

maintained on the subject property and are removed immediately following the close of the event.

- c. Temporary banners, sandwich boards, and a-frame signs sponsored by profit and nonprofit groups, organizations and associations, provided that a special event license and a sign permit are obtained. A maximum of 4 temporary signs are permitted, and the signage shall be displayed on the starting day of the event and shall be removed on the last day of the event. For events that are sponsored by non-profit groups, proof of Tax Exempt status must be provided or a copy of the Business License submitted with the sign permit application. Off-site banners are permitted with written consent from the property owner(s). Banners shall not impede the public right-of-way. Party type balloons shall be permitted in order to attract attention to the special event, provided that they are maintained on the subject property and are removed immediately following the close of the event.
- d. Town Council approval shall be required for temporary signs used for events not requiring a Special Event License or Exposition License.
- e. Temporary uses shall be permitted one 16 square foot sign, provided that it is maintained on private property and is removed immediately following the close of the temporary use.
- f. For special events for non-profit groups, organizations, and associations, a sign permit may be obtained to utilize the light pole banners located along West Broadway Avenue and North Cache Drive. These banners shall not contain any commercial advertisements or sponsors. The Jackson Hole Chamber of Commerce shall review and approve all light pole banners prior to installation.

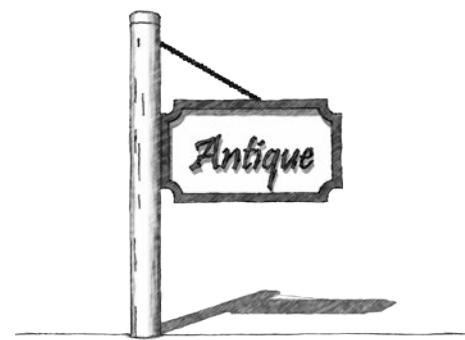
Monument and Entry Signs



Conventional Freestanding Signs



Rustic Freestanding Signs



g. Community signboards for the display of special events signage shall be approved by the Town Council. Display standards and locations for said signs shall be provided for review and approval by the Town Council.

5. Exceptions to Prohibited Signs

a. **Electrical and Changing Signs.** Signs denoting the correct time and temperature for the convenience of the public shall be permitted and shall not include more information than that stated above and the name of the business in ownership of the sign. Said sign shall not exceed 12 square feet for a single-sided sign and 24 square feet for a double-sided sign. The size of the sign shall be deducted from the allotted signage permitted for the business.

b. **Neon Signs.** Vacancy and No Vacancy signs and Open and Closed signs shall be permitted, provided that the proposed sign does not exceed 10 square feet in size.

c. **Readerboard Signs**

i. Readerboards for movie theaters, playhouses, theaters, and restaurants and bars with changing entertainment shall be permitted, provided that they are manually changed only. These signs shall conform to the design, material and freestanding sign standards set forth in this Division and shall not be internally lighted. A signage area increase of 50% shall be permitted for entertainment businesses requiring a readerboard.

ii. Readerboards for churches indicating the times of services, the clergy, quotes of scripture and special events are permitted, provided that they are manually changed only. These signs shall conform to the design, material and freestanding sign standards set forth in this Division and shall not be internally lighted.

iii. Gasoline service stations are permitted a maximum of 2 readerboard signs for the purposes of displaying fuel prices,

provided that they are manually changed only. These signs shall conform to the design and material standards set forth in this Division and shall not be internally lighted. Fuel prices shall not be changed more than 1 time per day.

d. **Barbershop Poles.** Barbershop poles with rotating stripes and internal lighting shall be permitted for traditional barbershops only (those businesses offering haircutting services without salons or spas), provided that the pole does not exceed 4 feet in height and 1 foot in width. The pole shall only be lighted and rotating during business hours and shall be attached to the structure in which the business is located.

e. **Directional Signs.** An off-premise sign identifying and containing directional information to public places owned or operated by federal, state, or local governments or one of their agencies; or an off-premises sign identifying and containing directional information to sites, which the Town Council has determined to have a historic, cultural, educational, scientific, and religious significance to the community and visitors, and which are difficult to locate without such a sign. Information on directional signs shall be limited to the name of the site, directional arrow, and mileage to the site. Signs shall not exceed 6 square feet in area. The maximum height of the sign shall be the same as freestanding signs in the zone in which the sign is located.

D. Prohibited Signs

The following shall be prohibited in all sign districts unless explicitly allowed above.

1. **Rotating Beacon Lights.** Rotating lights attached to any sign structure, sign, or building.
2. **Moving Signs.** Flashing, blinking, fluttering, undulating, swinging (non canopy signs), rotating, or otherwise moving signs, pennants, balloons, holograms, light beams, or other free flowing decorations.

3. **Temporary Signs.** Banners, banner signs, portable signs or any device which can be classified as a portable sign, including, but not limited to: Signs with wheels that can be rolled onto the sidewalk or street right-of-way, signs supported by an A-frame apparatus, signs supported by a heavy weight at the base, that can be rolled into place, or any other device in the form of a sign that is of a temporary nature and not permanently affixed to a building or sign structure. Refer to section 4670.I. Temporary Signs-Permitted Uses for exceptions.
4. **Off-Premises Signs.** Signs for advertising or identification of a business not located on the same premises as the sign. For the purposes of this definition, this shall include the outdoor display of items, which are not for sale within the business.
5. **Neon Signs or Valances.** Any neon sign located on the outside of a building or attached to a sign structure.
6. **Readerboard or Changeable-Copy Signs.**
7. **Roof Signs.** Any sign placed or painted upon or above the roof or parapet wall of a structure.
8. Profane Language on Signs.
9. Sexually Explicit Nudity on Signs.

E. Sign Materials and Design

1. **Materials.** Signs may be constructed of, but not limited to painted, stained or carved wood; brick or stone; glass; high density urethane foam; gold leaf and silver leaf; metal, which is painted, rusted, or anodized, rust resistant, or otherwise treated to prevent reflective glare. Prohibited materials include: plexiglass, polymers, plastics, acrylic, lexan, and flex face, with the exception of those used for letters, as defined in [Subsection E.5, Sign Lighting](#).
 - a. Background colors may include any color, with the exception of white or yellow, fluorescents, and certain tints of said colors. A complete color palette is available in the Town Planning Department, and paint samples are required with the application submittal for all tints of white and yellow for proposed backgrounds
2. **Signs.** For the purposes of this section, a background shall include any part of a building altered or painted for the purposes of displaying a sign.
 - b. White and yellow letters and/or graphics are permitted on a sign, provided that they do not exceed 50% of the entire face of the sign.
 - c. Readerboard signs shall be permitted to have a white background for the copy portion of the sign only.
2. **Measurement Standards for Signs**
 - a. All signs shall be measured by the outer portion of the sign and shall include any designs, logos, and pictures.
 - b. The square footage of each side of projecting, canopy, and freestanding signs shall be counted toward the total square footage of signage permitted for the business.
 - c. For signs that consist of letters or pictures placed directly upon a building, a box shall be drawn around all letters, designs, logos, and pictures for measurement purposes. No more than 4 boxes may define a sign area. All letters contained within each word on a sign shall be measured by 1 box drawn around the entire word.
3. **Support Structures.** Exposed metal support structures for signs shall be faced or covered with wood or stone or shall consist of wrought iron or other decorative or artistic metal, which shall be reviewed and approved by the Planning Director. Metal connecting devices, such as straps, chains, bolts, eyebolts, sleeves or collars used for connecting the sign to the sign structure or building are permitted and shall not be considered a support structure.
4. **Display Standards.** The display of all signs regulated by this Division shall conform to the standards set forth in this section.
 - a. Signs shall not resemble, imitate, or approximate the shape, size, form, or color of traffic signs, signals, or other devices for traffic

control. Signs shall not obstruct or interfere with the effectiveness of traffic signs, signals or devices, nor shall they be lighted in a way, as to cause glare or impair driver visibility upon roads.

- b. Signs shall not be erected, relocated, or maintained in such a way that prevents free ingress or egress from any door, window, or fire escape.
- c. Signs shall not be mounted on permanent natural feature on the site, with the exception of imported rocks and stone. No natural feature shall be defaced for the purpose of displaying a sign. Rocks and stones imported to the site may be engraved with signage.
- d. Signs shall not be located in such a way as to impede clear sight distance or located in such a way as to obstruct devices and signs that control traffic. Signs that impede the clear sight distance or obstruct traffic control devices will be removed by the Town of Jackson and/or the Wyoming Department of Transportation.
- e. Signs shall not be permitted within the public right-of-way, and will be removed by the Town of Jackson and/or the Wyoming Department of Transportation.

5. Height and Clearance

- a. Projecting signs are permitted no higher than 24 feet above grade on any structure.
- b. The clearance of a projecting, canopy, or roof sign shall be a minimum of 7.5 feet from the average grade. Canopy and projecting sign clearance shall be measured from the top of the sidewalk to the bottom of the sign.
- c. No projecting sign or canopy sign shall extend from a building to a point beyond 18 inches from the back of the adjacent curb.

6. Sign Lighting. The following section describes the types of lighting and the criteria for lighting signs within the Town:

- a. **Exterior Lighting.** Exterior lighting may be permitted, provided that the following criteria is satisfied:
 - i. Lights shall be designed, located, shielded and directed in such a manner that the light source is fixed and is not directly visible from, and does not cast glare or direct light upon any adjacent public right-of-way, surrounding property, residential property or motorist's vision.
 - ii. At the Planning Director's discretion, any proposed external lighting application may be required to submit professional Engineering and/or Architect plans and photometric maps depicting the types of lighting to be used.
 - iii. All signs containing electrical wiring shall be subject to the provisions of the Electrical Code in place at that time and the electrical components shall bear the label of an approved testing agency. Said wiring components shall be submitted to the Electrical Inspector for review and approval.
- b. **Internally Lighted.** Internal lighting may be permitted, provided that the following criteria is satisfied:
 - i. The total surface area of the sign that emits lighting shall not exceed 15% of the overall surface of the sign. A two-sided freestanding sign shall be permitted 30% of total surface area of both sides of the sign.
 - ii. Plastics, polymers, acrylics, and like materials may be used for letters, with the exception of white plastics, provided that the plastic exceeds no more than 15% of the total surface area of the sign or 30% of a 2 sided sign.
 - iii. The proposed light source shall not be visible from the exterior of the sign, which shall include the back, edges, and sides.

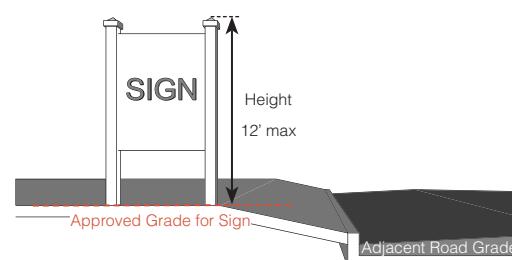
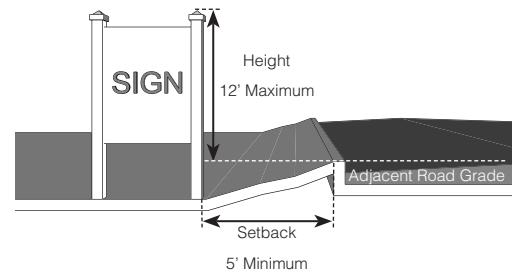
- iv. Fluorescent and/or neon lighting is not permitted as a source of internal lighting.
- v. Any proposed internally lighted sign application shall submit professional Engineering and/or Architect plans and photometric maps depicting the types of lighting to be used. The percentage of lighting, not to exceed 15%, shall be depicted on the plans.
- vi. All signs containing electrical wiring shall be subject to the provisions of the Electrical Code in place at that time and the electrical components shall bear the label of an approved testing agency. Said wiring components shall be submitted to the Electrical Inspector for review and approval.
- c. **Backlit Signs.** Backlit signs may be permitted, provided that the following criteria is satisfied:
 - i. Signs shall be lighted from a source mounted on the wall behind the proposed sign and shall not be visible through the sign. Lighting shall be visible only along the edges of the sign and light shall not extend more than 3 inches beyond the sign edges.
 - ii. Fluorescent and/or neon lighting is not permitted as a source for backlighting.
 - iii. Plastics, polymers, acrylics, and like materials may be used for letters, with the exception of white plastics, provided that the plastic exceeds no more than 15% of the total surface area of the sign or 30% of a 2 sided sign.
 - iv. Any proposed backlit sign application shall submit professional Engineering and/or Architect plans and photometric maps depicting the types of lighting to be used.
 - v. All signs containing electrical wiring shall be subject to the provisions of the Electrical Code in place at that time and the electrical components shall bear the label of an approved testing agency. Said

wiring components shall be submitted to the Electrical Inspector for review and approval.

7. Freestanding Signs

a. Height

- i. Permitted freestanding signs and support structures within the Town Square Sign District and UC, UC-2, AC-ToJ/LO, OP-ToJ, OP-2, BC-ToJ, RB, UR, AR-ToJ, SR, and NC-ToJ zones in the General Sign District and shall not exceed 6 feet in height.
- ii. Permitted freestanding signs and support structures within the AC-ToJ, BP-ToJ, and Rural zones in the General Sign District shall not exceed 12 feet in height.
- iii. Sign heights for freestanding signs including support structures and any decorative extensions above the sign shall be measured from the adjacent road grade to the top of the sign including support structures. If the adjacent road grade is lower than the proposed freestanding sign, the sign shall be measured from the approved grade at the base of the proposed sign to the top of the sign including support structures.



b. Setbacks

- i. Permitted freestanding signs within the Town Square Sign District shall meet the minimum structure setbacks required for the zone or established in an approved development plan.
- ii. Freestanding signs in the General Sign District shall be set back a minimum of 5 feet from the property line, provided that no utilities exist under the proposed sign location.
- c. Incorporated with Landscaping. Where applicable, signs shall be incorporated into proposed landscape plans for approved developments and shall be reviewed in conjunction with the development plan.
- d. Architecturally Integrated. Signs shall be architecturally integrated with the structure by including materials, shapes, and/or colors utilized in the building design.

F. Sign Construction Standards

Signs and sign structures shall be designed and constructed to resist wind and seismic force, as specified in the Building Division in place at that time. All freestanding signs shall be reviewed by the Planning and Building Department and the Public Works Department and may require a Building Permit. If there is any indication that the proposed sign or sign structure does not comply with the wind, seismic loads, or stresses, a Wyoming registered engineer's certification on the sign's structural plans shall be required.

G. Maintenance and Repair

1. Every sign, including, but not limited to, those signs for which permits are required or for which no permits or permit fees are required, shall be maintained in a safe, presentable and good structural condition at all times. This shall include the repair or replacement of defective parts, painting, repainting, cleaning and other acts required for the maintenance of the sign.

2. The Planning Department shall require compliance with all standards of this Division. If the sign is not made to comply with adequate safety and maintenance standards, the Planning Director shall require its removal in accordance with this Division.

H. Removal and Disposition of Signs

1. **Abandoned Signs.** Any sign that is located on property that becomes vacant and unoccupied for a period of three months or more, or any sign that pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. The owner of the premises on which the sign is located shall remove abandoned signs.
2. **Dangerous or Defective Signs.** No persons shall maintain or be permitted to maintain a sign that is in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the premises or the owner of the sign. Upon failure of the owners to remove or repair a dangerous or defective sign, the Planning Department, in conjunction with the Police Department, shall issue a citation and/or applicable fines for the removal of said sign.
3. **Removal of Signs.** The Planning Director shall have the authority to remove any sign that endangers the public safety and welfare of the community, in ill repair, or that has not been issued a sign permit.
4. **Cost of Removal.** Any sign removed by the Planning Director pursuant to the provisions of this section shall become the property of the Town and may be disposed of in any manner deemed appropriate. The owner shall pay any and all costs associated with the removal. If the cost is not paid within a reasonable time, the unpaid balance shall be considered a lien against the property. The cost of removal shall include any and all incidental expenses incurred in connection with the removal of the sign.

5.6.2. County Sign Standards [reserved]

Div. 5.7. Grading, Erosion Control, and Stormwater Management

5.7.1. Purpose and Applicability

A. Purpose

It has been determined that runoff from construction sites carries a significant amount of sediment and other pollutants to the waters of the State of Wyoming and the Town. Therefore, it is the purpose of this Division to preserve natural resources; to protect the quality of the waters of the State of Wyoming and the Town; and to protect and promote the health, safety, and welfare of the people to the extent practicable by minimizing the amount of sediment and other pollutants carried by runoff or discharged from construction sites to lakes, streams, and wetlands. In addition, this Division is also intended to protect the health, safety and welfare of the citizens of the Town from geologic hazards which may result through improper grading practices.

B. Applicability

This Division shall apply to all land disturbing activity and all excavations unless explicitly exempted. Examples of land disturbing activities include, but are not limited to, grading, topsoil removal, filling, road or drive cutting, altering or enlargement of a stream or channel, removal of streambed materials, channel clearing, ditching, drain tile laying, dredging, lagoon construction, soil and water conservation structures, and the extraction or placement of rock, sand, or gravel. Grading permits shall be reviewed and approved pursuant to [Section 8.3.4](#). Also refer to the Teton Conservation District's Stormwater Pollution Prevention Plan Guide.

C. Varied Standards for Levee Construction and Maintenance

The standards of this Division may be varied as necessary to allow for construction and maintenance of flood control structures, such as levees.

D. Grading Permit Required

A grading permit shall be submitted to describe the site grading, erosion controls, and stormwater management that will be used to meet the requirements

of this Division. A grading permit is required for all land disturbing activities unless explicitly exempted. There are 2 levels of grading permit.

- 1. Statement Level Grading Permit.** The purpose of the statement level grading permit is to allow the Town Engineer to review land disturbances that, while small in area, may impact other landowners and the environment.
- 2. Plan Level Grading Permit.** All plan level grading permit applications shall be prepared by a professional engineer or landscape architect registered in the State of Wyoming.
- 3. Geotechnical Report.** A geotechnical report shall be submitted with a plan level grading permit application for construction sites with existing slopes greater than 25% or when considered necessary by the Town Engineer in consideration of soil type and stability and the proposed structure; the report may be waived by the Town Engineer, when applicable. The report shall be prepared by a professional geotechnical engineer registered in the State of Wyoming.
- 4. Required Permit.** The table below establishes the type of grading permit required for various grading proposals. The required permit shall be the most rigorous requirement that applies to the proposal. For example a proposal that would result in 41% impervious surface coverage or more requires a Grading Plan regardless of the amount of disturbance or slope.

Grading Pro- posal	Required Grading Permit Submittal		
	Exempt	Statement Level	Plan Level
Disturbance location	See below	See below	Within required yards
Proposed impervious surface	See below	See below	≥ 41%
Total land disturbance	See below	≥ 600 sf and < 1,000 sf	≥ 1,000 sf
Disturbance of slopes ≤ 5%	< 600 sf	≥ 600 sf and < 1,000 sf	≥ 1,000 sf
Disturbance of slopes > 5% & ≤ 15%	< 400 sf	≥ 400 sf and < 800 sf	≥ 800 sf
Disturbance of slopes > 15%	n/a	≤ 400 sf	> 400 sf

5. **Permit Exemptions.** Grading proposals exempt below or in **Section 5.7.1** shall be exempt from the requirements to obtain a Grading Permit; however, all activities shall comply with the standards of this Division regardless of whether or not a permit is required. In addition to the exemptions established in **Section 5.7.1**, the following activities shall be exempt from the requirement to obtain a Grading Permit:
 - a. **Agricultural Activities.** Earthmoving operations occurring on natural slopes that are less than 25%, which are commonly associated with agricultural use, construction and maintenance of field access improvements, and construction and maintenance of irrigation systems.
 - b. **Emergency Flood Control Work.** Earthmoving operations occurring as emergency flood control measures.
6. **Stormwater Management Plan.** Regardless of the grading permit requirement or exemption, the Town Engineer may require submittal of a stormwater management plan, prepared by an engineer or landscape architect licensed in the State of Wyoming, if it is necessary to determine compliance with **Section 5.7.4**. The stormwater management plan shall be approved by the Town Engineer prior to any physical development.

5.7.2. Grading Standards

A. General Standards

The following general standards shall be met before a grading permit is issued.

1. **Avoid Risk of Landslides.** The grading shall avoid the risk of landslides or other forms of slope failure, rock-falls, and avalanches.
2. **Not Significantly Increase Rate of Stormwater or Snowmelt Runoff.** The grading shall not significantly change the rate of stormwater or snowmelt runoff, and shall avoid or minimize the erosion of natural or constructed slopes and sediment accumulation in natural drainage channels or watercourses.

3. **Not Significantly Alter Drainage Patterns.** The grading shall not significantly alter natural drainage patterns.
4. **Conforms to General Natural Forms.** The grading shall preserve and conform to the general natural form and contours of the land surface.
5. **Preserves Natural or Established Vegetation.** The grading shall be designed to preserve natural or established vegetation as much as is practically possible.
6. **Provides for Revegetation.** The affected site area shall be revegetated as is necessary for the stabilization of disturbed surfaces with the exception of areas covered by impervious surfaces and/or structures.
7. **Allows Most Rapid Possible Recovery of Disturbed Lands.** The grading shall allow for the most rapid possible recovery of disturbed lands to natural or introduced vegetation.
8. **Stabilizes Slope.** The revegetation shall stabilize the slope and shall be compatible with native vegetation.
9. **Minimizes Cut and Fill.** The plan shall minimize cut and fill on a site. An application for a grading and erosion control permit shall be denied if it is determined that its issuance would result in excessive cutting and filling and that the intended structure or use would be feasible with less alteration of the natural terrain.
10. **Discovery of Historic or Prehistoric Ruins and Monuments.** Whenever during excavation there are uncovered, or become apparent, any historic or prehistoric ruins or monuments not previously accounted for in the issuance of a permit, all work in the immediate area shall cease until the Wyoming State Archaeologist determines what precautions shall be taken to preserve the historic or prehistoric artifacts.
11. **Maintenance and Repair Measures.** All graded surfaces, sedimentation basins, and other control measures necessary to meet the requirements of this Section shall be maintained by the applicant, landowner, or subsequent landowner during the

period of land disturbance and land development of the site in a satisfactory manner to ensure adequate protection from erosion and to prevent nuisance conditions. Nuisance conditions include, but are not limited to, the tracking of dirt and mud onto public streets, and fugitive dust. Should any dredging or soil removal occur for the construction of temporary sedimentation basins or other control measures, such areas shall be restored when the temporary sedimentation basin or other control measures are removed.

B. Grading Standards

All grading activities shall meet the following technical standards.

1. **Removal of Organic Materials.** Fill areas shall be properly prepared by removing organic materials, such as vegetation and rubbish, and any other material which is detrimental to the proper compaction of the site or not otherwise conducive to the stability of the site.
2. **Site Vegetation Removal and Revegetation.** The removal of existing vegetation shall not occur more than 30 days prior to the commencement of grading, and permanent revegetation shall be commenced as soon as practical after the completion of grading. Site specific native seed mixtures shall be used to revegetate all disturbed areas with the exception of lawn and landscaped areas. Mulching shall be used in order to assure vegetation growth.
3. **Topsoil, Stripping, Stockpiling, and Redistribution.** The existing topsoil shall be stripped and stockpiled on site for redistribution over the completed final grade.
4. **Retaining Walls and Facings.** All retaining walls or facings with a total vertical projection in excess of 4 feet shall be designed as structural members keyed into stable foundations capable of sustaining the design loads, and shall be designed by a professional engineer registered in the State of Wyoming.
5. **Compaction on Structural Load Bearing Areas of the Site.** Fills on structural load bearing areas or roadways shall be compacted to at least 95% of

maximum density, as determined by the American Association of State Highway and Transportation Officials (AASHTO T99, most recent edition) and/ or the American Society of Testing Materials (ASTM D698, most recent edition), or to the compaction level deemed necessary by a Wyoming registered professional engineer, considering the types of soil, groundwater infiltration and percolation, degree of slope, exposure, and other factors pertaining to slope stability.

6. **Interceptor Ditches.** Interceptor ditches shall be provided above all cut slopes greater than 5 feet, with a drainage area of 13,000 square feet, unless deemed unnecessary by the Town Engineer taking into account vegetation, soil type, total drainage area, topography and potential rain and snow fall. Interceptor ditches may also be required when the drainage area is less than 13,000 square feet at the discretion of the Town Engineer in consideration of the factors listed above. The intercepted water shall be conveyed to a stable channel or natural drainageway with adequate capacity to carry the flow.
7. **Fill Slopes near Roads.** On roads, fill slopes shall not be located where the base of the slope is within 15 feet horizontally of the top of an exterior or planned cut slope, except at road switchbacks.
8. **Cut and Fill within Site Boundaries.** In the absence of a mutual grading easement between adjacent land owners, the tops and toes of cut and fill slopes shall be within the property lines of the proposal. Where adjacent landowners agree to waive this requirement for all or a portion of their common boundary, an easement for the grading activity, maintenance activity and the final grading configuration shall be required for each parcel affected. A copy of the easement(s) shall be submitted for staff review as a part of the grading approval process. The easement(s) shall be recorded by the Teton County Clerk and recorded against the subject parcels.
9. **Borrowing for Fill Prohibited.** Except for existing quarries, borrowing for fill shall be prohibited unless the fill material is obtained from a cut

authorized by the issuance of a grading and erosion control permit obtained for some purpose other than to produce fill material.

10. **Cut and Fill Slopes.** Cut and fill slopes shall be graded to a slope no steeper than 2:1, or 50%, to allow for permanent revegetation or landscaping unless a retaining wall is used or a steeper slope is approved by the Town Engineer. The Town Engineer may require the submission of a detailed engineering report and analysis prepared by a registered State of Wyoming professional engineer relative to the safety of such cuts and fills, if necessary considering soil type, soil stability, and any proposed structures.

5.7.3. Erosion Control Standards

A. Erosion Control

Erosion is to be controlled on-site, both permanently and during construction to reduce erosion and attendant pollution.

B. Design Criteria, Standards, and Specifications for Erosion Control Measures

The following standards shall apply to all grading activities during land disturbance.

1. **Site Dewatering.** Water pumped from the site shall be treated by temporary sedimentation basins, grit chambers, sand filters, up-slope chambers, hydro-cyclones, swirl concentrators, filter fences, or other appropriate controls as determined by the Town Engineer. Water may not be discharged in a manner that causes erosion of the site or receiving channels. All required State discharge permits for discharging to surface waters or groundwaters shall be obtained and applicable State requirements met prior to discharge.
2. **Waste and Material Disposal.** All waste and unused building materials (including garbage, debris, cleaning wastes, wastewater, toxic materials, or hazardous materials) shall be properly disposed and not allowed to be carried by runoff into a receiving channel, basin, or storm sewer system. No on-site burial of construction wastes or unused materials is allowed.

3. **Drain Inlet Protection.** All storm drain inlets shall be protected with a straw bale, filter fabric, or equivalent barrier.
4. **Site Erosion Control.** The following criteria apply only to land development or land disturbing activities that result in runoff leaving the site:
 - a. Channelized runoff from adjacent areas passing through the site shall be diverted around disturbed areas, if practical. Otherwise, the channel shall be protected as described in this Section. Sheet flow runoff from adjacent areas greater than 13,000 square feet shall also be diverted around disturbed areas unless shown to have non-scouring velocities. Diverted runoff shall be conveyed in a manner that will not erode the conveyance and receiving channels.
 - b. All activities on the site shall be conducted in logical sequence to minimize the area of bare soil exposed at any one time.
 - c. Runoff from the entire disturbed area on the site shall be controlled by filter fences, straw bales, or equivalent control measures placed along all side slope and down slope sides of the site. If a channel or area of concentrated runoff passes through the site, filter fences shall be placed along the channel edges to reduce sediment reaching the channel.

5.7.4. Stormwater Management Standards

A. General Provisions

1. **Limitation of the Amount of Stormwater Runoff.** No physical development, use, development option, or subdivision shall cause adjacent landowners, water courses, channels, or conduits to receive stormwater runoff from the proposed development site at a higher peak flow rate or at higher velocities than would have resulted from the same storm event occurring over the site of the proposed development, use, or subdivision with the land in its previous condition. The range of storms considered shall be the 1 year through 100 year event.

2. **Limitation of the Velocity of Stormwater Runoff.** Stormwater runoff shall be managed so that the velocity of flow does not cause scour or erosion. (Reference the most recent edition of the U.S. Soil Conservation Service Handbook, "Water Management and Sediment Control for Urbanizing Areas.")
3. **Stormwater Detention Basins Required.** Detention basins or equivalent management facilities shall be provided within the development in order to properly limit surface runoff as set forth under this Section.
4. **Timing of Stormwater Management Facility Construction.** Where the physical development, use, development option, or subdivision of a site could result in danger to persons, land, or wildlife due to runoff during construction, the facilities for stormwater runoff control shall be constructed prior to any earth moving or drainage construction on the site.
5. **Location.** All stormwater management facilities shall be constructed within the confines of the proposed physical development, use, development option, or subdivision, except in the case of approved regional stormwater detention facilities.
6. **Drainageways.** The following standards shall apply to all drainageways.
 - a. **Preserve and Use Natural Surface Drainage System, When Possible.** Retention of surface drainage in drainageways is encouraged. Natural drainageways shall be preserved and used, wherever feasible, for a natural surface drainage system.
 - b. **Design to Slow Time of Surface Water Concentration.** The drainage shall be designed to slow the time of surface water concentration on the site and retain maximum infiltration into the ground.
 - c. **Design as Grassed Swales, Wetlands, or Mesic Grasslands.** Where flows permit, the channels shall be designed as grassed swales, wetlands, or mesic grasslands encouraging sheet flow.

- d. **Natural Edges Using Plant Materials.** All wet basin retention ponds shall be designed to have natural edges using approved native plant materials from the lists provided in the office of the Planning Director.
- e. **Restore Disturbed Area to Natural State.** Any disturbed areas shall be restored to a natural state including revegetation. The proposed restoration plan, which shall include a schedule, shall be designed by a landscape architect registered in the State of Wyoming.
- f. **Contact Town Engineer.** Prior to construction, improvement or alteration of drainageways, the Town Engineer must be contacted and apprised in writing of the intended activity.

B. Design Requirements for Stormwater Management Facilities

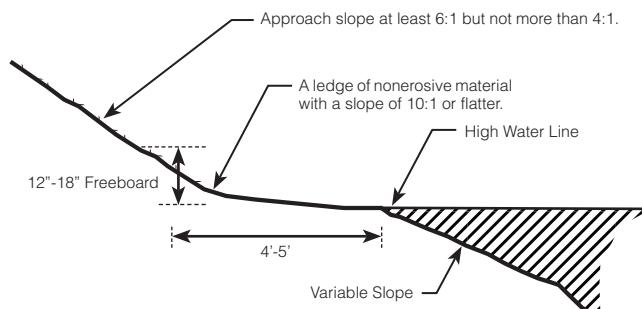
1. **Storage Capacity.** All stormwater storage facilities shall be designed with sufficient capacity to maintain a post-development runoff rate that is equal to or lower than the pre-development runoff rate. The stormwater storage facilities shall be designed for the range of storms from the 1 year through 100 year storm events.
2. **Design Regulations.** All stormwater management facilities and improvements required by this Section shall comply with the following standards:
 - a. **Method of Calculation.** The "rational method" shall be used to calculate peak flow rates. The "modified-rational method" shall be used to calculate volumetric requirements for drainage areas of 10 acres or less. The "Soil Conservation Service method" shall be used to calculate volumetric requirements when the drainage area is more than 10 acres. Intensity, duration, frequency data included in the table below shall be used. Calculations for sites known to have greater precipitation shall increase these figures by an appropriate amount. Data 20% greater shall be used for the Teton Village area.

Intensity-Duration-Frequency Curve Data		
Duration (minutes)	Intensity (inches/hour)	
	10 Year Storm Event Recurrence Frequency: 10%	100 Year Storm Event Recurrence Frequency: 1%
5	1.80	3.00
10	1.42	2.33
15	1.19	1.90
20	1.05	1.65
30	0.83	1.30
40	0.67	1.08
50	0.57	0.95
60	0.51	0.82
70	0.47	0.74
80	0.43	0.65
90	0.40	0.61
100	0.37	0.56
110	0.35	0.52
120	0.33	0.48

- b. **Outlet Control Structures.** Outlet control structures shall be designed as simply as possible and shall operate automatically. They shall be designed to limit discharges into existing or planned downstream channels or conduits so as not to exceed the runoff of the site in its pervious condition.
- c. **Spillway.** Emergency overflow facilities shall be provided unless inflow is controlled to divert flows when the basin is at capacity.
- d. **Dry Bottom Basin.** For basins designed without permanent pools:
 - i. **Interior Drainage.** Provisions must be made to facilitate interior drainage to include providing natural grades to outlet structures, longitudinal and transverse grades to perimeter drainage facilities, or the installation of subsurface drains.
 - ii. **Multi-Purpose Features.** Dry bottom basins may be designed to serve secondary purposes for recreation, open space,

or other types of use, which will not be adversely affected by occasional or intermittent flooding.

- e. **Wet Basins.** Wet basins shall not be considered for river, stream, or lake bank buffer protection. Wet basins require a Reservoir Permit from the State Engineer's Office. For basins designed with permanent pools:
 - i. **Depth for Fish.** If fish are anticipated at least 1/4 of the area of the permanent pool must have a minimum depth of 10 feet.
 - ii. **Facilities for Emptying.** For emergency purposes, cleaning, or shoreline maintenance facilities shall be provided, or plans prepared, for the use of auxiliary equipment to permit emptying and drainage.
 - iii. **Safety Considerations.** Public access to wet basins shall be restricted by appropriately designed and constructed perimeter fences or other approved safety provisions. If access is not restricted, the wet basin shall be constructed as depicted below within approach slopes of at least 6:1 horizontal to vertical, but not more than 4:1 sloping toward the basin. A ledge shall be of non-erosive material with a slope of 10:1 or flatter. The ledge shall be 4 - 6 feet wide and slope gently toward the shore to prevent people or objects from sliding into deep water. There shall be a freeboard of no less than 12 inches above the high-water elevation on all retention basins. Alternate designs for side slopes may be considered under special circumstances where good engineering practice is demonstrated. The below illustration presents this concept.



- f. **Cleaning of Basins.** Basins shall be designed to allow periodic cleaning and removal of sediments. Sediment traps shall be designed to permit periodic cleaning and maintenance.
- g. **Parking Lot Storage.** Paved parking lots may be designed to provide temporary detention storage of stormwater on a portion of their surfaces. Depths of storage shall not exceed 6 inches.
- h. **Pollution Abatement.** Where a physical development, use, development option, or subdivision will cause the introduction of new pollutants into the runoff water, adequate provision shall be made for the storage, treatment, and removal of such pollutants.

3. **Inspection of Facilities.** The developer's engineer or landscape architect shall be required to inspect all drainage facilities under construction and certify their compliance with approved plans. In addition the Town Engineer, or the Town Engineer's designated representative, may inspect all drainage facilities while under construction and after completion of construction to ensure that stormwater control facilities are being properly maintained and provided that such inspections shall be conducted during normal weekday working hours. In addition, the Town may install hydrological measuring devices in drainage facilities within any development. When facilities are not constructed according to approved plans, the Town has the explicit authority to compel compliance and require correction of any situation which is not according to the approved plans.

Div. 5.8. Design Guidelines

5.8.1. Applicability

A. General

All applications for non-residential development and redevelopment within the Town shall be required to complete design review based upon criteria established in the Town's Design Guidelines prior to the issuance of a building permit or development plan, as established in Division 8.3, Physical Development Permits.

B. Zone Specific Applicability

In certain zones only portions of the Town's Design Guidelines apply. The zone specific applicability of the design guidelines is established in Articles 2-4.

C. Planning Director Exemption

The Planning Director may exempt certain building additions and exterior modifications to existing buildings that require only a building permit approval, provided that the modifications do not expand the floor area of the building by more than 20% and such additions and modifications are consistent with the materials and architecture of the existing structure.

5.8.2. Design Guidelines

The Town's Design Guidelines are established and adopted pursuant to Resolution No. 04-02 and are available in the office of the Planning Department or on the Town's website: www.townofjackson.com.

5.8.3. Design Review Committee

Procedures and requirements for conduct of the Town's Design Review Committee are established in Article 8.

Article 6. Use Standards Applicable in All Zones

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Div. 6.1. Allowed Uses

6.1.1. Use Schedule

The Use Schedule establishes the principal, accessory, and temporary uses allowed in each zone. The definitions and standards for each use are established in Sections 6.1.3-6.1.12 and referenced in the table. Additional uses may be allowed in a zone as part of an allowed development option as specified in Division 7.1. The permit required for each allowed use is designated using the following symbols.

- A. "Y" denotes an allowed use that does not require a use permit. Physical development permits are still required as applicable.
- B. "B" denotes an allowed use that requires a Basic Use Permit to be obtained pursuant to Section 8.4.1.
- C. "C" denotes an allowed use that requires a Conditional Use Permit to be obtained pursuant to Section 8.4.2. A conditional use is generally compatible with the character of a zone but requires individual review of its configuration, density and intensity in order to mitigate effects that may be adverse to the desired character of the zone.
- D. "S" denotes an allowed use that requires a Special Use Permit to be obtained pursuant to Section 8.4.3. Special uses are inherently incompatible with the character of the zone, but essential to the community; and therefore some provision must be made for their existence and operation. Special uses require specified locations due to common neighborhood opposition. These locations shall be determined by a comprehensive community-wide selection process designed to identify locations that best serve the special use while minimizing the negative impacts and obtrusiveness. Special uses also require individual review of their configuration, density, and intensity, in order to mitigate effects that are adverse to the desired character of the zone.

6.1.2. Classification of Uses

A. Definition

Use means the purpose for which a site or structure is occupied or maintained. There are three categories of uses: principle, accessory, and temporary.

- 1. **Principal Use.** A principal use is a use that may exist as the sole use of the property. More than one principle use may exist on a property. Principle uses are organized into 8 categories:
 - a. Open Space Uses (Section 6.1.3)
 - b. Residential Uses (Section 6.1.4)
 - c. Lodging Uses (Section 6.1.5)
 - d. Commercial Uses (Section 6.1.6)
 - e. Amusement and Recreation Uses (Section 6.1.7)
 - f. Institutional Uses (Section 6.1.8)
 - g. Industrial Uses (Section 6.1.9)
 - h. Transportation and Infrastructure Uses (Section 6.1.10)
- 2. **Accessory Use.** An accessory use is a use that constitutes a minority of the use or character of the property and is secondary and subordinate to another use of the same property, but which is not an incidental use.
- 3. **Temporary Use.** A temporary use is a use established for a fixed period of time of less than one year.

B. Multiple Uses

Each use of a property defined as a separate row in the Use Schedule shall require a permit unless the use is incidental to a permitted use.

C. Use Not Listed

Any use not specifically enumerated in this Division is expressly prohibited unless a similar use determination is made.

D. Similar Use Determination

A use not specifically enumerated in this Division may be considered an allowed use if the Planning Director determines the proposed use is sufficiently similar to one of the uses defined in this Division. The Planning Director's determination shall be made based upon the findings for a formal interpretation (Sec. 8.6.1) but may be made as part of the review of a use permit application. If a use is determined to be similar, it shall be an allowed use with the same permissions and restrictions as the use to which it was determined to be similar.

E. Change of Use

A change of use consists of changing the use from a use classified in a particular row of the Use Schedule to a use classified in a different row of the Use Schedule. Except as provided elsewhere in these LDRs the proposed use shall meet all standards of these LDRs. The required permit for the proposed use shall be obtained pursuant to the relevant procedure.

USE CATEGORY	Town Legacy Zones																Def/ Stds	
	Urban			Suburban			Rural				Conservation			Special Purpose				
Specific Use	TS	UC	UC-2	UR	AR- ToJ	AC- ToJ	SR	R	BC- ToJ	NC- ToJ	OP- ToJ	NC-2 ToJ	OP-2 ToJ	RB	BP- ToJ	BP-R ToJ	MHP- P/SP- ToJ	P
Open Space	--	--	--	--	B	--	B	B	C	B	B	--	--	--	--	--	--	6.1.3
Agriculture	--	--	--	--	B	--	--	--	--	--	--	--	--	--	Y	Y	Y	6.1.3.B
Downhill Ski Area	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	6.1.3.C
Residential	6.1.4										6.1.4.B							
	Detached Single-Family Unit	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	--	--	--	--
	Attached Single-Family Unit	--	B	B	B	--	--	--	B	C	C	--	--	B	--	--	--	6.1.4.C
	Apartment	--	B	B	B	--	--	--	B	C	C	--	--	B	--	--	--	6.1.4.D
	Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.4.E
	Dormitory	--	C	C	C	C	C	C	C	C	C	C	C	--	--	C	--	6.1.4.F
	Group Home	--	C	C	C	C	C	C	C	C	C	C	C	--	--	C	--	6.1.4.G
	Live/Work Unit	--	--	--	--	B	--	--	--	--	C	--	--	C	C	--	--	6.1.4.H
Lodging	6.1.5										6.1.5							--
	Conventional Lodging	C(LO)	B(LO)	B(LO)	--	B(LO)	--	--	C(LO)	--	--	--	--	--	--	--	--	6.1.5.B
	Short-Term Rental Unit	C(LO)	B(LO)	B(LO)	--	B(LO)	--	--	C(LO)	--	--	--	--	--	--	--	--	6.1.5.C
	6.1.6										6.1.6.B							--
	Office	B	B	B	--	B(OF)	B	--	C	--	B	B	B	--	C	--	C	--
	Retail	B	B	B	--	B	--	--	C	--	C	C	--	--	C	--	--	6.1.6.C
	Service	B	B	B	--	B	--	--	C	--	C	C	--	C	--	C	--	6.1.6.D
	Restaurant/Bar	B	B	B	--	B	--	--	C	--	C	--	--	C	--	C	--	6.1.6.E
Commercial	Heavy Retail/Service	--	C	--	C	--	--	C	--	--	C	B	B	--	C	--	C	--
	Mini-Storage Ware-house	--	C	--	C	--	--	C	--	--	C	B	B	--	C	--	C	--
	Nursery	--	--	--	--	B	--	--	C	C	--	--	--	C	C	--	--	6.1.6.H
	Key:	Y	=	Use allowed without a permit	B	=	Basic Use Permit required	C	=	Conditional Use Permit required	LO	=	Only allowed in Lodging Overlay Only	OF	=	Only allowed in Office Overlay	S	= Special Use Permit required

USE CATEGORY	Town Legacy Zones																			
	Urban			Suburban			Rural			Conservation										
Specific Use	TS	UC	UC-2	UR	AR-T _{QJ}	AC-T _{QJ}	SR	R	BC-T _{QJ}	NC-T _{QJ}	OP-NC-2	OP-2	RB	BP-T _{QJ}	BP-R	MHP-P/SP-T _{QJ}	P	Def/Std		
Amusement/Recreation																		6.1.7		
Amusement	C	C	C	--	--	B	--	--	--	--	--	--	--	--	--	--	--	6.1.7.B		
Outdoor Recreation	--	--	--	--	C	C	C	C	--	--	--	--	C	C	C	C	C	6.1.7.C		
Developed Recreation	--	B	B	--	--	B	--	--	C	--	--	--	C	C	C	C	--	6.1.7.D		
Outfitter/Tour Operator	--	C	C	--	C	--	C	--	--	--	--	--	C	C	C	C	--	6.1.7.E		
Institutional																				
Assembly	--	C	C	C	C	C	C	C	--	C	C	C	C	C	C	C	--	6.1.8.B		
Daycare/Education	--	B	B	--	B	--	--	--	--	C	--	--	C	C	C	C	--	6.1.8.C		
Industrial																				
Light Industry	--	--	--	--	C	--	--	C	--	--	C	--	C	B	B	--	C	--	6.1.9.B	
Heavy Industry	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	C	--	6.1.9.C		
Disposal	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	C	--	6.1.9.D		
Transportation/Infrastructure																				
Parking	--	--	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	6.1.10.B		
Utility Facility	--	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	6.1.10.C		
Wireless Communication Facilities	--	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	6.1.10.D		
Heliport	--	--	--	--	C	--	--	C	--	--	--	--	C	C	--	C	--	6.1.10.E		
Accessory Uses																				
Accessory Residential Unit	B	B	B	--	B	B	--	--	B	--	--	B	C	B	B	C	--	B	--	6.1.11.B
Bed and Breakfast	--	B(LO)	B(LO)	--	--	B(LO)	--	--	C(LO)	--	--	--	--	--	--	--	--	--	6.1.11.C	
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	--	6.1.11.D	
Home Business	--	B	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	6.1.11.E		
Drive-In Facility	--	B	B	--	B	--	B	--	C	--	--	--	C	--	C	--	--	6.1.11.F		

Key: Y = Use allowed without a permit B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required
 LO = Only allowed in Lodging Overlay Only OF = Only allowed in Office Overlay -- = Use not allowed

Article 6. Use Standards Applicable in All Zones

Div. 6.1. Allowed Uses

USE CATEGORY	Town Legacy Zones										Def/ Stds						
	Urban			Suburban			Rural										
Specific Use	TS	UC	UC-2	UR	AR- ToJ	AC- ToJ	SR	R	BC- ToJ	NC- ToJ	OP- ToJ	OP-2 ToJ	RB	BP- ToJ	BP-R ToJ	MHP- P/SP- ToJ	P
Temporary Uses																	
Christmas Tree Sales	--	Y	Y	Y	--	Y	--	Y	Y	--	--	--	Y	Y	--	Y	Y
Real Estate Sales Office	--	--	--	B	B	--	B	B	--	--	--	--	B	B	--	--	--
Temporary Shelter	--	B	B	B	B	B	B	B	B	B	B	--	--	B	--	--	6.1.12.D
Farm Stand	--	B	B	--	--	B	--	--	--	--	B	--	--	--	B	--	6.1.12.E
Temp. Gravel Extraction and Processing	--	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	6.1.12.F

Key: Y = Use allowed without a permit B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required
 LO = Only allowed in Lodging Overlay Only OF = Only allowed in Office Overlay -- = Use not allowed

6.1.3. Open Space Uses

A. All Open Space Uses

1. **Definition.** An open space use is the enjoyment or maintenance of land that occurs predominately outside of any structure.

B. Agriculture

1. **Definition.** Agriculture is the farming or ranching of land.

- a. **Includes:**

- i. cultivation of the soil,
 - ii. production of forage or crops
 - iii. growing of ornamental or landscaping plants
 - iv. greenhouses
 - v. rearing, feeding, and management of livestock.

2. **Standards**

- a. Agricultural land shall be actively farmed or rannedched
 - b. Retail sale of agricultural products on-site is prohibited unless permitted as a separate use.

3. **Preservation**

- a. **Findings.** Ranching and farming are agricultural uses that formed the original basis for the communities in Teton County. A large part of the private lands in Teton County are still used in agriculture. Agriculture is crucial to the wildlife and scenic qualities, and western atmosphere of Teton County, and therefore to the tourist-based economy. Every major wildlife species in Teton County is dependent on habitat provided by ranch lands. Any view of a major scenic vista in Teton County from highways or roads encompasses an agricultural scene in the foreground. Maintaining agricultural lands is the most efficient and inexpensive method to preserve open space which is crucial to the wildlife and

scenic resources. The ranchers will keep their land undeveloped and unpopulated, control trespassing and poaching, maintain waterways and water rights, and manage vegetation, all without any expense to the public. In all areas of the County, the agricultural industry is threatened with extinction by residential and second home development due to the current basis of Teton County's economy – tourism. Ironically, the attraction for visitors in Teton County is the scenic and wildlife benefits of open space created by agricultural operations; the very operations that are threatened by increasing tourism and development. The County must protect agriculture in order to preserve the very foundation of the communities in Teton County as well as their precious wildlife and scenic resources.

- b. **Purpose.** The purpose of these preservation provisions is to protect and maintain the existing and potential agricultural lands in Teton County for the purpose of perpetuating agriculture in Teton County and preserving agricultural open space which is crucial to the wildlife, scenic and community values of Teton County. This is particularly done through the mechanisms in these Land Development Regulations that have been adopted for the purpose of promoting agricultural preservation.
 - c. **Agricultural Assessment.** By Wyoming Statute, agricultural uses in Teton County do not pay property taxes on the market value of land upon which they are located. If they did, agriculture in Teton County would have disappeared long ago. Agricultural assessments are a conscious decision in order to retain agriculture for as long as possible.
 - d. **Rural Zone Open Space.** Developments in the Rural zone are required to provide either fifty 50% or 70% open space. If the property proposed for development has an existing agricultural operation, or a land owner wishes to establish an agricultural operation, on the portion of the property proposed as open space, agriculture is an accepted and encouraged use of the required open

space. It is an objective of these LDRs that developments in the Rural zone preserve as much open space as practicable. The open space shall be configured to maximize continued or future agricultural use.

e. **Rural Zone Density.** Developments in the Rural zone are kept at a low density for mainly two reasons. One is that residential development and agriculture are generally incompatible. New neighbors harass a rancher's livestock or leave a gate open and the rancher's livestock sometimes graze on a neighbor's yard or are otherwise considered a nuisance. The more the permitted form of development can either prevent or mitigate such conflicts, the more likely it is that agricultural operations can continue. Developments in the Rural zone shall be compatible with agricultural operations. The County will minimize the conflicts between agricultural operations and neighboring developments by (among other things):

- i. encouraging protection of contiguous open space;
- ii. encouraging the protection of large blocks of open space; and
- iii. development of an aggressive program to educate Teton County residents about ranching operations and ways to minimize potential conflicts.

f. **Rural Zone Permitted Land Uses.** Certain uses generally compatible with agricultural uses have been permitted in the Rural zone in order to provide opportunities for agricultural families to diversify their income base, yet retain their primary way of life – agriculture. The following uses have been permitted in the Rural zone, in many cases, specifically to promote agriculture:

- i. Dude ranches
- ii. Campgrounds
- iii. Nursery
- iv. Outdoor recreation
- v. Bed and breakfasts
- vi. Home business
- vii. Agricultural employee housing
- viii. Cottage industry
- ix. Receptions/events

g. **Exemption of Regulations for Agricultural Uses.** Agricultural uses, unlike other non-residential uses, need no development permits to operate. Agricultural uses are also exempt from grading regulations, except on slopes in excess of 30%.

h. **Stated Policy to Encourage Agriculture.** Ranching is an important part of the local setting, and provides a critical background to tourism. Teton County shall adopt a policy on the significant public values of agriculture in Teton County and shall further foster, promote and encourage agriculture and defend and protect agricultural operations from encroaching development.

i. **Ensure Retention of Grazing and Access to USFS Lands.** The County will work with the Forest Service to ensure retention of grazing leases and access rights for ranchers in Teton County.

C. Downhill Ski Area

1. **Definition.** A downhill ski area is a slope used for downhill skiing for a fee.
 - a. Includes: facilities associated with the downhill ski area that may be located on a mountain such as:
 - i. lifts and trams,
 - ii. operational and maintenance facilities,
 - iii. trails,
 - iv. restaurants or warming areas, and
 - v. ski schools.

6.1.4. Residential Uses

A. All Residential Uses

1. **Definition.** A residential use is a living facility that includes permanent provision for living, sleeping, eating, cooking, and sanitation.
2. **Standards.** No residential unit or portion of a residential unit may be rented for less than 31 days. Short-term rental of less than 31 days shall be considered a lodging use subject to the standards of **Section 6.1.5**. A time-share condominium is considered a residential use as long as the ownership intervals are 31 days or longer. Any ownership intervals of less duration shall be considered a lodging use.

B. Detached Single-Family Unit

1. **Definition.** A detached single-family unit is a single residential unit occupied by not more than one family having no roof, wall, or floor in common with any other residential unit or nonresidential unit, except as modified below.
 - a. **Includes:**
 - i. Single-family units attached to accessory residential units

C. Attached Single-Family Unit

1. **Definition.** An attached single-family unit is a residential unit occupied by not more than one family, which is connected to at least one other dwelling unit or nonresidential unit by one or more common walls.
 - a. **Includes:**
 - i. Townhouse
 - ii. Condominium
 - b. **Does Not Include:**
 - i. Apartments
 - ii. Single-family units attached to accessory residential units

D. Apartment

1. **Definition.** An apartment is a single-family unit that cannot be owned as a separate, single unit.
2. **Does Not Include:**
 - a. Townhouse
 - b. Condominium

E. Mobile Home

1. **Definition.** A mobile home is a movable or portable dwelling unit, built on a chassis or frame, for use with or without a permanent foundation, fabricated in an off-site location, which conforms to the applicable US Housing and Urban Development (HUD) construction and safety standards as amended, and is intended for occupancy as a single-family dwelling when connected to utility systems.
 - a. **Includes:**
 - i. Manufactured home
 - b. **Does Not Include:**
 - i. Conventional Camping Unit
 - ii. Recreational Park Trailer
 - iii. Homes built to meet the requirements of the International Residential Code

2. Standards

- a. The mobile home shall be of a color and placed or landscaped in such a way as to be visually unobtrusive.
- b. The mobile home's roof shall use nonmetallic, nonreflective materials and shall have a minimum pitch of 3 in 12.
- c. The mobile home shall be skirted.

F. Dormitory

1. **Definition.** A dormitory is a residential unit occupied by a group of unrelated people not residing as a single housekeeping unit.

a. Includes:

- i. boarding houses or rooming houses
- ii. residential facilities for students and staff of schools
- iii. residential facilities associated with other types of instruction, education, training, and religious activity

2. Standards

a. **Maximum density.** For purposes of the density calculation, a room shall mean a sleeping room designed for an occupancy of no more than 2 people.

G. Group Home

1. **Definition.** A group home is a residential unit occupied by more than 3 unrelated individuals, which includes additional institutional service provision.

a. Includes:

- i. nursing homes and various assisted living centers
- ii. group living facilities with related sheltered care facilities
- iii. residential facilities for the developmentally disabled including on-site training facilities

2. Standards

a. **Maximum density.** For purposes of the density calculation, a room shall mean a sleeping room designed for an occupancy of no more than 2 people.

H. Live/Work Unit

1. **Definition.** A live/work unit is a single-family unit used jointly for residential and non-residential purposes where the nonresidential use of the unit is incidental to the primary use of the unit as a residence.

2. Purpose

- a. To provide for the appropriate development of units which incorporate both living and working space.
- b. To provide locations for new businesses to start up.
- c. To provide opportunities for people to live in mixed-use industrial and commercial areas where compatible with existing uses.

3. Standards

a. Only the following nonresidential uses may be incorporated into live/work units:

- i. Office (Subsection 6.1.6.B),
- ii. Retail (Subsection 6.1.6.C),
- iii. Services (Subsection 6.1.6.D), and
- iv. Heavy retail/service (Subsection 6.1.6.F).

b. The resident of the live/work unit shall work in the nonresidential component of the unit. At least one resident in each Live/Work Unit shall maintain at all times a valid Business License for a business on the premises.

c. A minimum of 25% and no more than 50% of the floor area of each live/work unit shall be devoted to nonresidential use;

d. Prior to the Certificate of Occupancy or Final Plat, whichever occurs first, a deed restriction or note on the Final Plat shall be recorded indicating requirements of this subsection.

e. Change of Use to or from Live/Work Units.

- i. Live/Work Units may not be changed to residential use, nor may the portion of the Live/Work Unit devoted to residential space be increased above the percentage of residential space when the unit was established.

- ii. Live/Work Units may be changed to exclusively non-residential use. The increase in non-residential square footage will be subject to the provisions of **Division 6.3, Employee Housing Requirements**.

6.1.5. Lodging Uses

A. All Lodging Uses

1. **Definition.** A lodging use is a sleeping unit or residential unit rented for 30 days or less.

2. **Establishment of Lodging Overlay (LO)**

There is hereby established the Lodging Overlay (LO) which, in areas where it applies, shall overlay all other base zones established by these Land Development Regulations.

- a. **Findings.** As a resort and residential community, a balance must be maintained between the amount of lodging available to visitors and concomitant visitor and resident services. The balance between these uses is necessary if the community is to retain its resident population and its attraction to visitors.
- b. **Purpose.** The purpose of the LO is to provide lands which are appropriate for lodging uses, and to ensure that a balance is maintained between the amount of lodging uses and other visitor and resident-oriented uses and services.
- c. **Location.** The LO shall apply to lands as identified on the Official Zoning Map.
- d. **Existing Lodging Uses Outside the LO.** Notwithstanding the floor area limitations in **Division 1.9, Nonconformities** and the zone in which it exists, an existing lodging use outside the LO shall be permitted to expand a maximum of 10% in gross floor area for the purpose of adding amenities or support facilities. The additions shall not add lodging rooms. This 10% limitation applies cumulatively to all additions since November 9, 1994.

B. Conventional Lodging

1. **Definition.** Conventional lodging is any lodging use other than those specifically defined elsewhere in this division.
 - a. **Includes:**
 - i. hotels,
 - ii. motels, and
 - iii. convention centers with lodging facilities.
 - b. **Does Not Include:**
 - i. short-term rental unit,
 - ii. campgrounds,
 - iii. bed and breakfasts, and
 - iv. dude/guest ranches.

C. Short-term Rental Unit

1. **Definition.** Short-term rental means the rental of all or a portion of a residential unit for 30 days or less.
2. **Standards**
 - a. No residential unit shall be rented for a period of 30 days or less unless specifically approved for residential short-term rental.
 - b. Developments that have been approved for short-term rentals of 30 days or less prior to November 9, 1994 will be allowed to continue such rentals in accordance with **Division 1.9, Nonconformities** or in accordance with the PUD approval, whichever is applicable.

6.1.6. Commercial Uses

A. All Commercial Uses

1. **Definition.** A commercial use is the provision of goods or services for a fee.

B. Office

1. **Definition.** Office use is a professional service or other activities customarily provided in an office environment where appointments are scheduled.

Article 6. Use Standards Applicable in All Zones

Div. 6.1. Allowed Uses

a. Includes:

- i. legal, accounting, investment, and financial services;
- ii. medical, dental, and other health services;
- iii. engineering, architectural, and other design services;
- iv. counseling and social services;
- v. insurance and real estate;
- vi. broadcast studios for television and radio; and
- vii. administrative and sales offices for business, industry, and government, provided that only administrative, bookkeeping, and clerical types of activities are conducted on site.

2. Establishment of Office Overlay. There is hereby established the Office Overlay (OF) which, in areas where it applies, shall allow office uses.

a. Location. The Office Overlay shall apply to lands as identified on the Official Zoning Map.

C. Retail

1. Definition. Retail is the sale of goods.

a. Includes:

- i. retail sale of antiques, souvenirs, apparel and accessories, art, books, cameras and accessories, sporting goods, hardware, liquor, home furnishings, and other general specialty merchandise;
- ii. food stores, delis, health food, drug stores, bakeries;
- iii. candy and ice cream/yogurt shops;
- iv. video rental shops.

D. Service

1. Definition. Service is the provision of a service outside of an office environment, in a typically non-scheduled environment.

a. Includes:

- i. banks, savings and loans, and credit unions;
- ii. laundry and dry cleaners, including self-service laundries;
- iii. beauty and barber shops;
- iv. tanning and massage;
- v. repair and maintenance of small appliances, TV and electronics, furniture, garments, shoes and other leather goods, including tack;
- vi. gunsmithing;
- vii. taxidermy;
- viii. photographic studios;
- ix. mortuary/funeral home;
- x. pet grooming, kennels and veterinary service, with indoor runs only.

E. Restaurant/Bar

1. Definition. A restaurant or bar is an establishment oriented to the serving of food and/or beverages.

a. Includes:

- i. microbrewery, microdistiller, or microwinery

2. Standards

a. Breweries, distilleries, and wineries are generally considered light industrial uses. In order to be considered a restaurant/bar a microbrewery, microdistiller, or microwinery shall include a tasting room in which guests/customers may sample the product and the facility shall produce no more than the following volumes of beverage per year on-site:

- i. 15,000 barrels of fermented malt beverages
- ii. 15,000 barrels of spirituous beverages
- iii. 100,000 gallons of vinous beverages

F. Heavy Retail/Service

1. **Definition.** Heavy retail/service uses are retail or service uses that are of a greater intensity and impact than surrounding uses.
 - a. **Includes:**
 - i. retail sales of lumber and building supplies and materials;
 - ii. retail sales of fuels, including gasoline service stations;
 - iii. feed and seed outlets;
 - iv. rental and servicing of light motorized and nonmotorized tools and equipment;
 - v. motorized vehicle rental, sales, service, and repair;
 - vi. farm implement supplies, sales and repair;
 - vii. veterinary and other pet and livestock services;
 - viii. landscaping services; and
 - ix. the boarding of horses.

G. Mini-Storage Warehouses

1. **Definition.** Mini-warehouse means a building or group of buildings in a compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the dead storage of a customer's goods or wares,
2. **Standards**
 - a. no sales, service, repair, or other activities shall be conducted from a storage area;
 - b. storage of junk, explosives, flammable materials, or other noxious or dangerous materials is specifically prohibited;
 - c. maximum leasable space per stall shall be 1,000 square feet;
 - d. pick-up or delivery by semi-tractor trailers shall be prohibited; and
 - e. outdoor storage shall be screened.

H. Nursery

1. **Definition.** Nursery means an establishment primarily engaged in the retail or wholesale sale of horticultural specialties such as flowers, shrubs and trees, intended for ornamental or landscaping purposes.

6.1.7 Amusement and Recreation Uses

A. All Amusement and Recreation Uses

1. **Definition.** An amusement and recreation use is the provision of entertainment.

B. Amusement

1. **Definition.** Amusement is the provision of non-recreation, entertainment.
 - a. **Includes:**
 - i. bowling alleys,
 - ii. movie theaters,
 - iii. music halls,
 - iv. video arcades,
 - v. miniature or putt-putt golf course
 - vi. pool and billiard halls, and
 - vii. shooting arcades.

C. Outdoor Recreation

1. **Definition.** Outdoor recreation is the use of land for passive or active recreational or athletic purposes that requires minimal permanent physical development relative to the open space.
 - a. **Includes:**
 - i. parks,
 - ii. arboretums,
 - iii. athletic fields not in stadiums,
 - iv. equestrian centers,
 - v. nordic ski trails.

b. Does Not Include:

- i. Golf course,
- ii. Downhill Ski Slopes

2. Standards

a. **All Zones.** In all zones, outdoor recreation uses shall only be permitted subject to a use management plan. The use management plan shall ensure that outdoor recreational uses are designed to minimize any glare from night lighting into residential areas, and that the hours of operation of potentially noisy uses which might disrupt a residential area are limited.

b. **NRO.** For land within the Natural Resources Overlay, the use management plan shall comply with the following:

- i. **Limitation of Access During Eagle Nesting.** Access to the protective radius around a bald eagle nest shall be limited to times of the year when eagles are not nesting.
- ii. **River and Stream Bank Buffers for Trumpeter Swans.** River and stream bank buffers for trumpeter swans shall be 2 times that required in Sections 5.1.1 and 5.2.1.

D. Developed Recreation

1. **Definition.** Developed recreation is the use of a physical development for active recreation or athletic purposes.

a. Includes:

- i. clubs,
- ii. gymnasiums,
- iii. swimming pools,
- iv. indoor skating rinks,
- v. tennis,
- vi. skateboarding,
- vii. rodeos,

- viii. stables and riding arenas not associated with an agricultural use,
- ix. skating rinks,
- x. racquetball,
- xi. handball courts,
- xii. rock climbing practice facilities,
- xiii. health and exercise clubs.

E. Outfitter/Tour Operator

1. **Definition.** The base of operations for providing guides, materials, supplies, and equipment for outdoor activities.

a. Includes:

- i. rafting/boat trips
- ii. fishing or hunting guide operations,
- iii. raft and boat rental,
- iv. snowmobile tours,
- v. mountain bike tours,
- vi. horseback trail rides and pack trips.

6.1.8. Institutional Uses

A. All Institutional Uses

1. **Definition.** An institutional use is the provision of a public or semi-public service.

B. Assembly

1. **Definition.** An assembly use is the provision of a public or semi-public service in a public or semi-public gathering area.

a. Includes:

- i. cemeteries
- ii. churches
- iii. community centers
- iv. libraries

- v. museums

- vi. hospitals

C. Daycare/Education

1. **Definition.** A daycare or education use is a business where persons receive educational instruction and/or care for part of the day.

- a. **Includes:**

- i. Schools

- ii. Childcare centers

2. **Standards**

- a. **Wyoming Statutes.** Each daycare or education use shall comply with the relevant provisions of the Wyoming Statutes and with local health, safety and fire codes.

6.1.9. Industrial Uses

A. All Industrial Uses

1. **Definition.** An industrial use is the manufacturing, assembly, processing, or distribution of material.

B. Light Industry

1. **Definition.** Light industry is an industrial use with relatively less impact than heavy industry.

- a. **Includes:**

- i. sheet metal fabrication and wood work;

- ii. building contractors and special trade contractors such as cabinetry, carpet and flooring, insulation, roofing, mechanical, and plumbing and heating;

- iii. processing and packaging of meat and game;

- iv. wholesale sales and distributors;

- v. welding and machine shops;

- vi. industrial laundries and laundry services;

- vii. food service and distribution;

- viii. cleaning and janitorial service and supply;

- ix. brewery, winery, distillery

C. Heavy Industry

1. **Definition.** Heavy industry is an industrial use with relatively more impact than light industry.

- a. **Includes:**

- i. truck and transport terminals;

- ii. bulk storage and distribution facilities for fuels, explosives, pesticides, solvents, corrosives;

- iii. disinfecting or pest control services;

- iv. paving, excavation, hauling and other contracting services involving heavy equipment;

- v. maintenance and repair of trucks and heavy equipment;

- vi. lumber milling;

- vii. stone, clay, and glass product manufacturing.

D. Disposal

1. **Definition.** Disposal is an operation dedicated to doing away with material.

- a. **Includes:**

- i. sanitary landfills;

- ii. sludge disposal or storage;

- iii. resource recovery or recycling facilities;

- iv. composting operations of a commercial scale or for commercial purposes;

- v. trash compaction; and

- vi. transfer stations.

- b. **Does Not Include:**

- i. hazardous waste disposal.

6.1.10. Transportation and Infrastructure Uses

A. All Transportation and Infrastructure Uses

1. **Definition.** A transportation or infrastructure use is the use of land or water to provide for the movement or storage of vehicles, water, sewage, power, or other utilities.

B. Parking

1. **Definition.** Parking is the use of a property for parking of motor vehicles that is not ancillary to another use on-site.

- a. **Includes:**

- i. Surface parking
 - ii. Parking structure

C. Utility Facility

1. **Definition.** A utility facility is a central component to the provision of a public or semi-public utility that requires a structure.

- a. **Includes:**

- i. substations for electrical, natural gas, and other similar utilities
 - ii. sewage treatment plants and related septic dump facilities, and substations;
 - iii. water supply facilities including water tanks and treatment facilities;
 - iv. solid waste facilities including collection and transfer facilities;
 - v. broadcasting towers and dish antenna for radio, and TV

- b. **Does Not Include:**

- i. residential satellite dishes,
 - ii. antennas used for the reception of television broadcast signals,
 - iii. transformers,
 - iv. junction boxes,

- v. standard underground utilities such as water, sewer, natural gas, power, and telephone lines
- vi. booster pumps, lift stations, and other small structures appurtenant to standard underground utilities
- vii. wireless communications facilities
- viii. pedestals, and
- ix. other appurtenances that do not require a structure.

2. Standards

- a. All utility facilities shall be located and designed to minimize negative impacts on natural resources, designated scenic areas, agricultural operations, and residential development and uses. A landscaping plan, pursuant to **Division 5.5, Landscaping Standards**, shall be submitted that is designed to screen the utility as viewed from roads and habitable structures.

- b. Utility facilities housing equipment shall be designed with as low a profile as possible. If the surrounding uses are residential, the building style shall be compatible with the surrounding land uses.

D. Wireless Communications Facilities

1. **Definition.** A wireless communication facility provides communication services without physical connection.

- a. **Includes:**

- i. commercial wireless telecommunication
 - ii. wireless internet access,
 - iii. unlicensed wireless services,
 - iv. common carrier wireless exchange access services,
 - v. temporary cell-on-wheels
 - vi. distributed antenna system (DAS)

2. Town Standards:

- a. **Communications Towers.** Communications towers shall meet the following standards:
 - i. **Necessary to Erect Tower at Location.** It shall be demonstrated that it is necessary to erect the communications tower at the proposed location and that the proposed tower provides no hazards to human life or wildlife.
 - ii. **No Hazard to Health or Operation of Home Appliances.** The communications tower shall pose no hazard to the operation of home appliances.
 - iii. **Certification.** Certification shall be obtained from the Federal Aviation Administration (FAA) that the communications tower poses no hazard to the operation of aircraft at the Jackson Hole Airport, or other landing strips.
 - iv. **No Flashing Lights.** The communications tower shall display no flashing lights.
 - v. **No Damage or Disturbance to Wildlife.** The communication tower shall cause no damage or disturbance to human life or wildlife as a result of radiation or electromagnetic fields.
- b. **Personal Wireless Telecommunication Services/Facilities**
 - i. **Zone Locations Preferred**
 - a). **Location.** Location of personal wireless telecommunication facilities may be permitted in all zones as a Conditional Use Permit but are generally more compatible within the Urban Commercial (UC), Urban Commercial-Two (UC-2), Auto-Urban Commercial - Town (AC-ToJ), and Business Park - Town (BP-ToJ) zones.
 - b). **Documentation.** The applicant shall provide documentation by a Registered Professional Engineer, or other qualified person, that no existing tower, building, or structure

can be utilized to locate the proposed facility and rationale justifying the site under consideration. To be eligible to construct a new tower within the Town of Jackson, an applicant must first demonstrate to the reasonable satisfaction of the Town that no suitable existing tower or antenna support structure site is available and no reasonable alternative technology exists that can accommodate the applicant's facility on an existing site containing a tower or antenna support structure. Use of existing public utilities or the existing Snow King communication sites and Rendezvous communication site are encouraged.

- ii. **Signals/Lights Prohibited.** No signals, lights, or illumination shall be permitted on a tower or telecommunication facility unless required by the Federal Aviation Administration (FAA) or other applicable authority. If lighting is required, the lighting plan shall be submitted and approved by the Planning Director.
- iii. **Federal Communications Commission (FCC) Requirements/Non-interference/Health Hazards**
 - a). **Compliance with FCC Emissions Standards.** Telecommunication services/ facilities shall comply with the technical emissions standards of the FCC.
 - b). **No Interference.** Wireless telecommunication facilities and equipment shall operate in such a manner so as not to cause interference with public safety/ communication facilities and other electronics such as radios, televisions or computers.
 - c). **No Health Hazards.** The applicant shall demonstrate that the proposed facilities and equipment pose no health hazards to the general public.

iv. Co-Location

a). No Attempt to Exclude

Other Providers. No wireless telecommunication facility or equipment owner or lessee or employee thereof shall act to exclude or attempt to exclude any other wireless telecommunication provider from using the same building, structure or location. Wireless telecommunication facility owners or lessees or employees thereof shall cooperate in good faith to achieve co-location of wireless telecommunication facilities and equipment with other wireless telecommunication providers.

b). Excess Capacity for Co-Location.

All new telecommunications towers shall be constructed with excess capacity for co-location. Any owner of a telecommunications tower shall permit other telecommunications providers to install or co-locate antennae or facilities on such towers; said co-location shall be subject to mutually agreeable terms and conditions negotiated between the parties.

v. Equipment Location/Visual Mitigation

a). Roof Mounted Equipment.

If wireless telecommunication equipment is proposed to be roof mounted, it shall be located as far from the edge of the roof as possible.

b). Wall Mounted Equipment.

Whenever wireless telecommunication equipment is mounted to the wall of a building or structure, the equipment shall be mounted in a configuration as flush to the wall as technically possible and shall not project above the wall on which it is mounted.

c). **Screening.** Roof and ground mounted wireless telecommunication equipment shall be screened by parapet walls or screen walls in a manner compatible with the building's design, color, and material.

d). **Color.** All wireless telecommunication facilities and equipment shall be painted and/or camouflaged to match as closely as possible the color and texture of the wall, building, or surrounding built environment. Muted colors, earth tones and subdued colors shall be used.

e). **Visual Analysis Study.** New communication towers may be required to submit a visual analysis study to determine the visual impact of a proposed facility and the means to mitigate the visual impact associated with the facility.

f). **Landscaping.** Wireless telecommunication facilities and ground mounted wireless telecommunications equipment may require extensive landscaping/screening due to the unique nature of such facilities. Landscaping may therefore be required to achieve a total screening effect at the base of such facilities or equipment to screen the mechanical characteristics. A heavy emphasis on coniferous plants or other approved materials for year-round screening may be required.

g). **Adverse Impacts.** All adverse impacts associated with the proposed project shall be effectively mitigated to the extent possible.

vi. Setbacks

a). **Setbacks for Ground Mounted Equipment.** The setbacks for ground mounted wireless telecommunication equipment shall be governed by the applicable setbacks for the zone.

- b). **Setbacks for Towers or Monopoles.** Towers or monopoles shall be set back 1 foot from the property line for every foot of height.
- vii. **Franchise Agreement Required/Use of Public Rights-of-Way.** If the proposed facilities require the use of public rights-of-way, public property and/or buildings, the applicant shall be required to execute a franchise agreement subject to approval of the Town Attorney.
- viii. **Abandoned Tower or Facility.** The Town may require removal of any abandoned or unused tower or telecommunications facility by the tower owner/operator within 30 days after notice from the Town. A tower or telecommunications facility shall be considered abandoned if use has been discontinued for 180 consecutive days.
 - a). Where a tower or telecommunications facility is abandoned but not removed within the specified time frame, the Town may remove the facility and place a lien on the property. Towers being utilized for other purposes, including but not limited to light standards and power poles, may be exempt from this provision.
 - b). Where a tower or facility is removed by an owner, said owner shall restore the area to the condition existing prior to the placement of the tower or facility.

E. Heliport

- 1. **Definition.** A heliport is the area or buildings necessary for landing, takeoff, and/or refueling of helicopters or other aircraft capable of hovering.
 - a. **Includes:**
 - i. helicopter pads

2. Standards

- a. The use shall be removed from residential areas to the extent practical.
- b. Typical flight paths shall be identified, and must not cross residential areas or places of assembly such as schools or churches. Approaches shall be free of towers or other hazards.
- c. Providers of overhead utilities shall be given an opportunity to review the approach corridors and plans. Any marking of utility lines in the area requested by the providers shall be done at the developer's expense.
- d. In order to minimize noise and other negative impacts on the general public, commercial air tour operations are prohibited.

6.1.11. Accessory Uses

A. All Accessory Uses

- 1. **Definition.** An accessory use is a use that constitutes a minority of the use or character of the property and is secondary and subordinate to another use of the same property, but which is not an incidental use.
- 2. **Standards**
 - a. An accessory use may only be permitted in association with an active, conforming primary use designated for the accessory use. A primary use is a use to which an accessory use is accessory.
 - b. An accessory use must be abandoned upon abandonment of its primary use.
 - c. An accessory use shall be subject to all dimensional limitations and other development standards applicable to its primary use unless otherwise provided in this section.
 - d. A property with an accessory use shall not be subdivided in any way that results in the accessory use being owned separately from its primary use.

B. Accessory Residential Unit (ARU)

1. **Definition.** An accessory residential unit (ARU) is a dwelling unit that is secondary to a principal use of the property. The intent is that accessory residential units provide workforce housing.

a. **Includes:**

- i. employee apartment
- ii. caretaker's quarters
- iii. mother-in-law suite
- iv. **guesthouse**

b. **Does Not Include:**

- i. agricultural employee housing (5.1.11.H)

2. **Primary Uses:**

- a. All open space uses
- b. Detached Single-Family Unit
- c. All lodging uses
- d. All commercial uses
- e. All amusement and recreation uses
- f. All institutional uses
- g. All industrial uses

3. **Standards**

a. **Occupancy.** The occupancy of an ARU shall be restricted to persons that meet one of the following standards:

- i. The occupants shall be employed within Teton County, in accordance with the guidelines established by the Teton County Housing Authority; or
- ii. The occupants shall be members of the same family occupying the principle dwelling unit, such as parents or adult children; or

iii. The occupants shall be intermittent, nonpaying guests of the family occupying the primary Detached Single-Family Unit.

b. **Primary Use Is Not Residential**

i. Accessory residential units may be counted to satisfy any requirements set forth in Division 6.3, Employee Housing Standards.

C. Bed and Breakfast

1. **Definition.** A bed and breakfast is a residential unit in which bedrooms are rented as lodging units.

2. **Primary Uses:**

- a. Detached single-family unit

3. **Standards**

- a. A bed and breakfast shall have no more than 4 lodging units (bedrooms).
- b. A bed and breakfast shall average no more than 8 persons per night during any 30 day period.
- c. No more than 2 family style meals may be provided per 24 hour period. The meals shall be for the guests of the bed and breakfast only.
- d. The owner or manager shall reside in the dwelling unit.

D. Home Occupation

1. **Definition.** A home occupation is an office, service, education, or daycare use conducted entirely within a residential unit or on-site structure accessory to the residential unit. The intent of a home occupation is to give small, local businesses a place to start. Home occupations are intended to be at a residential scale; once they grow beyond a certain size they can no longer be characterized as home occupations.

a. **Includes:**

- i. Office
- ii. Service

iii. Education and daycare

2. Primary Uses:

- a. All residential uses
- b. Accessory residential unit

3. Standards

- a. A home occupation shall be operated by a person residing within the dwelling.
- b. No one residing off-site may be employed on the site of a home occupation.
- c. The area devoted to the home occupation including the area in accessory structures shall not exceed 25% of the habitable floor area of the principal dwelling unit. This standard shall not apply to home education and daycare uses.
- d. Education and daycare uses shall comply with the relevant provisions of the Wyoming Statutes and with local health, safety and fire codes.
- e. All parking shall be provided on-site, and shall be located to the rear of the structure or in another location that is visually unobtrusive.
- f. There shall be no window display or other public display of material or merchandise connected with the home occupation.
- g. Only one wall sign not to exceed two 2 square feet in area and attached to the house shall be permitted.

E. Home Business

1. **Definition.** A home business is an office, service, heavy service, education, daycare or light industry use conducted in conjunction with a residential use, on the same property in which employees are employed on-site. The intent of a home business is to give small, local businesses a place to start. Home businesses are intended to be at a residential scale; once they grow beyond a certain size they can no longer be characterized as home businesses.

a. Includes:

- i. Office
- ii. Service
- iii. Heavy Service
- iv. Education and Daycare
- v. Light Industry

b. Does Not Include:

- i. Heavy Retail

2. Primary Uses

- a. Detached Single-Family Unit

3. Standards

- a. A home business shall be operated by a person residing within the dwelling.
- b. No more than 2 persons residing off-site may be employed on-site.
- c. No more than 25% of the maximum habitable floor area of the dwelling housing the home business shall be occupied by the home business; however, part or all the nonhabitable floor area in permitted accessory structures may be used for the business. This standard shall not apply to home education and daycare uses.
- d. All vehicles and materials must be stored within buildings.
- e. Education and daycare uses shall comply with the relevant provisions of the Wyoming Statutes and with local health, safety and fire codes.
- f. All parking shall be provided on-site, and shall be located to the rear of the structure or in another location that is visually unobtrusive.
- g. There shall be no window display or other public display of material or merchandise connected with the home business.

- h. Only one wall sign not to exceed two 2 square feet in area and attached to the house shall be permitted.

F. Drive-in Facility

1. **Definition.** A drive-in facility is a commercial use catering to customers in vehicles.

- a. **Includes:**

- i. drive-in restaurants,
 - ii. drive-in banking facilities,
 - iii. drive-thru pharmacy

2. **Primary Uses:**

- a. Office
 - b. Retail
 - c. Service
 - d. Restaurant

3. **Standards**

- a. Off-site parking is prohibited.
 - b. If adjoining land is in residential use the drive-in facility shall provide a fence, wall, or evergreen hedge at least 6 feet in height; structures shall be set back from the property line at least 5 feet; and one and 1.5 plant units per 100 linear feet of property boundary shall be provided.
 - c. If adjoining land, including land separated by an alley, is in residential use, the operating time of the drive-in facility shall be limited to the hours of 6 a.m. to 10 p.m.

6.1.12. Temporary Uses

A. All Temporary Uses

1. **Definition.** A temporary use is a use established for a fixed period of time of less than one year.

2. Standards

- a. **Entrance and Exit/Adequate Sight Distances.**

The entrance and exit locations shall have adequate sight distances to ensure safe entry and exit based on the speed of the road, as specified in [Division 7.6, Transportation Facilities](#).

- b. **Electrical and Sanitary Inspections.** The temporary use shall pass electrical and sanitary inspections before being opened to the public.

- c. **Bond.** A bond for the cleanup and restoration of the temporary use area may be required in an amount sufficient to restore the area to its prior condition or to the condition specified by reclamation standards in this Section.

- d. **Compliance with Title V.** All temporary uses shall comply fully with Title V, Business License and Regulations, of the Jackson Municipal Code.

B. Christmas Tree Sale

1. **Definition.** A Christmas tree sale is the outdoor sale of evergreen trees during the Christmas holiday season.

C. Real Estate Sales Office

1. **Definition.** Real estate sales office means a structure placed on a development site and used as a sales office or meeting place only during an initial period of marketing a project for sale or lease.

2. Standards

- a. A real estate sales office use shall only be on the site of a new development and shall sell only the lots or units on the site of the development.

- b. The real estate sales office shall be removed when 75% of all lots or units in the new development have been sold, leased, or rented.

D. Temporary Shelter

1. **Definition.** Temporary shelter means a mobile or manufactured home or conventional camping unit temporarily occupied while a residential unit with a valid building permit is being constructed.

2. Standards

- a. A temporary shelter may also be permitted when fire or natural disaster has rendered an existing residential unit unfit for human habitation; provided that a building permit for rehabilitation or reconstruction is obtained within a reasonable period of time, as determined by the Town Council.
- b. The temporary shelter may be permitted for a period not to exceed one year. An extension may be granted by the Planning Director for a period not to exceed 2 additional years for good cause.

E. Farm Stand

1. **Definition.** A farm stand means a temporary or permanent structure or vehicle used in the sale of regional farm products such as fruits, vegetables, and juices during the time of year when such products are fresh.

2. Standards

- a. Farm stands shall not be located on sidewalks or in other areas of public rights-of-way.

F. Temporary Gravel Extraction and Processing

1. **Definition.** Temporary gravel extraction and processing is:
 - a. Gravel extraction and processing permitted for project specific purposes or need, for projects that have been reviewed and approved through a public hearing process, project specific needs include the excavation and processing of gravel for use in road construction, or the excavation of ponds for typical water amenity or wildlife habitat enhancement.

2. Standards

- a. **Exemptions.** Extraction and use within an agricultural operation for agricultural purposes and incidental extraction of 1,000 cubic yards or less for incidental residential or wildlife habitat enhancement purposes shall be exempt from this subsection.
- b. **Permitted Projects.**
 - i. **Specific Private Projects.** Gravel extraction and processing to provide gravel for a specific private project. The project for which the products of gravel extraction and processing will be used shall be a development that has been reviewed and approved through an official public hearing process conducted by the applicable governmental agency. The gravel extraction and processing site must be located either:
 - a). on the same property as the project,
 - b). on a contiguous property, or
 - c). on a noncontiguous property only if written approval is granted from all intervening property owners.
 - d. Products of the gravel extraction and processing shall be used solely for the specific private project. Sale, barter, or gift of products for other purposes is expressly prohibited. Materials may be imported or recycled as part of the gravel processing, so long as their use is the for the specified project.
 - ii. **Specific Public Projects.** Gravel extraction and processing to provide gravel for a specific public project. The project for which the products of gravel extraction and processing will be used shall be a public works project approved and sponsored by a governmental agency. Products of the gravel extraction and processing shall be used solely for the specific public project. Sale, barter, or gift

of products for other uses is expressly prohibited. Materials may be imported or recycled as part of the gravel processing, so long as their use is for the specific project.

iii. **Wildlife Habitat Enhancement Projects and Fire Ponds.** Gravel extraction to excavate or construct a pond or watercourse for wildlife habitat enhancement, or to construct a fire pond, that removes 15,000 cubic yards or less of material and disturbs no more than 5 acres of land. A wildlife habitat project must be designed by a wildlife biologist, approved by the Wyoming Game and Fish Department, and significantly benefit a species of special concern in the opinion of the Game and Fish Department. Sale of products for off-site use is permitted.

c. **Operational Standards**

i. **DEQ Small Mining Permit Required.** A DEQ Small Mining Permit is required. A 15 acre exemption is unacceptable.

ii. **Traffic and Road Impacts**

a). **Infrastructure.** Projected traffic impacts shall be addressed according to AASHTO guidelines and the cost of all improvements required, on and off-site, shall be borne entirely by the applicant. A payment to compensate for the additional wear and tear on Town streets, as determined by the Town Engineer, also may be required of the applicant.

iii. **Hours of Operation.** Hours of operation shall occur between 8:00 a.m. and 5:00 p.m., Monday through Friday unless otherwise specified by the Town Council. The hours of operation may be reduced to mitigate adverse impacts on nearby houses or extended to expedite the completion of an operation. Setbacks. A minimum 300 foot setback from all property lines shall be provided. Written permission from adjacent property owners to reduce the required setback shall be obtained if necessary.

iv. **Duration.** Duration of the gravel extraction and processing shall be no longer than 6 consecutive months. If a project is phased over 2 or more years, then the total number of days the gravel extraction and processing activities are conducted shall be no more than 180 days.

v. **Health and Safety Protection.** The proposed gravel extraction and processing area shall be bermed, fenced, or otherwise enclosed, where necessary, for health and safety protection.

vi. **Grading and Erosion Control.** Requirements pursuant to [Division 5.7](#) shall be met.

vii. **Activities In or Near Waterbodies**

a). **Controlled Watercourses**

- 1). **Consistent with Restoration Study.** Extraction proposed in the Snake or Gros Ventre Rivers shall be in a location and manner specified in the Restoration Study.
- 2). **Prior to approval of Restoration Study.** If the Restoration Study is not yet completed and approved by the County, then the following standards shall apply.
- 3). **Extraction may be proposed in a location approved by the Planning Director and the Levee Supervisor.** In no case shall a location and time of excavation be approved that may have negative impacts on endangered or threatened species, or species of special concern, as described in Teton County Wildlife-Habitat Assessment Final Report, by Biota Research and Consulting, Inc., dated July 1, 1991.

4). A report and recommendations from a Hydrologist shall be submitted detailing how the extraction can be accomplished in a manner most beneficial to the river system; the applicant shall be required to abide by the report's recommendations.

b). **Uncontrolled/Natural Watercourses.** When working in uncontrolled, or naturally flowing, watercourses, the proposed operation shall be conducted in a manner that improves fisheries and waterfowl habitat. A report and recommendations from a Fisheries Biologist shall be required detailing how the proposed operation will accomplish habitat improvements and the operator shall be required to abide by the report's recommendations.

c). **Minimum Buffer.** A minimum 50 foot border of natural vegetation between the water's edge and any plant site on the permitted area shall be left undisturbed subject to the operator's right to normal access to the river or stream. When the materials extracted are not processed after removal and no plant is located on the property, the operator shall take all necessary precautions to preserve the integrity of the river or stream bank.

d). **Setbacks from Structures.** The County Road and Levee Supervisor and the Wyoming Department of Transportation shall be contacted in reference to setback requirements from bridges, levees, and other structures for in-stream excavation activity.

e). **No Negative Impact.** No extraction shall be permitted that is deemed by the County to have a negative impact on the river, or on landowners adjacent to the river with respect to bank erosion or potential flooding. If more than one river extraction site has been approved or executed within the same vicinity as the extraction site in question, the cumulative impacts of such river extraction shall also be considered when assessing potential negative impacts on the river or on landowners adjacent to the river.

Div. 6.2. Parking and Loading Standards

6.2.1. Purpose

This Division establishes parking and loading standards for various uses. The standards are intended to lessen congestion on streets and to ensure an adequate supply of parking and loading spaces within a reasonable distance of development.

6.2.2. Required Parking and Loading

A. Required Parking

The table below establishes the minimum required parking spaces that shall be provided for each use in these LDRs. Where a minimum requirement is not listed in the table it shall be determined by the planning director upon finding the proposed use has need for parking. Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

Required Parking		
Use	Parking Spaces	Queuing Spaces
Open Space Uses		
Agriculture	n/a	
Downhill ski area	1 per 7 carrying capacity + 1 per 2 employees	
Residential Uses		
Detached single-family unit	2 per DU	
Attached single-family unit	2 per DU + 0.5 per DU if \geq 3 units served by lot	
Apartment	2 per DU + 0.5 per DU if \geq 3 units served by lot	
Mobile home	2 per DU	
Dormitory	1 per bed	
Group home	0.5 per bed	
Live/Work unit	1.5 per DU or 1.5 per 1,000 sf	
Lodging Uses		
Conventional lodging	0.75 per LU + 1 per 150 sf assembly area	
Short-term rental	2 per LU	
Campground	1 per campsite + 1 per 7.5 campsites	
Commercial Uses		
Office	3.3 per 1,000 sf	
Retail	4.5 per 1,000 sf	
Service	3 per 1,000 sf	
Restaurant/Bar	1 per 55 sf dining area + 1 per 30 sf bar area	
Heavy retail/Service	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	2 per wash bay
Mini-storage warehouse	1 per 10 storage units + 1 per employee	
Nursery	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	

Required Parking		
Use	Parking Spaces	Queuing Spaces
Amusement/Recreation Uses		
Amusement	1 per 30 sf seating area or independent calculation	
Outdoor recreation	independent calculation	
Developed recreation	4.5 per 1,000 sf	
Outfitter/Tour operator	independent calculation	
Institutional Uses		
Assembly	independent calculation	
Daycare/Education	independent calculation	
Industrial Uses		
Light industry	1 per 1,000 sf + 1 per company vehicle	
Heavy industry	2 per 1,000 sf + 1 per company vehicle	
Disposal	1 per employee	
Infrastructure Uses		
Parking	n/a	
Utility facility	1 per employee + 1 per stored vehicle	
Wireless communication facility	1 per employee + 1 per stored vehicle	
Heliport	7 per daily aircraft movement	
Accessory Uses		
Accessory residential unit	1.25 per DU	
Bed and breakfast	0.75 per LU	
Home occupation	n/a	
Home business	1 per employee	
Drive-in facility	n/a	3 per service lane
Temporary Uses		
Christmas tree sales	1 per 1,000 sf outdoor display area + 1 per employee	
Real estate sales office	3.3 per 1,000 sf	
Temporary shelter	2 per DU	
Farm stand	5 per 1,000 sf display area	
Temporary gravel extraction	1 per employee	

1. **Administrative Adjustment.** The Planning Director may establish a lesser parking requirement pursuant to the procedure of **Section 8.8.1, Administrative Adjustment** based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand and alternative transportation services available.
2. **Change of Use.** An applicant for a change of use shall only be required to additionally provide the difference between the parking requirement of the existing use and proposed use, regardless of the actual parking that exists.

B. Shared Parking

If two or more uses occupy a site or structure, the required parking, queuing and loading shall be the additive total for each individual use unless the Planning Director determines uses are compatible for sharing parking based on the following standards.

1. **Residential and Non-Residential Uses.** A percentage of the parking spaces required for non-residential uses may be considered shared with on-site residential uses in accordance with the table below, and the extent to which:
 - a. The residential use provides on-site employee housing; and
 - b. The location and design of the development enhances the shared parking function.

Percentage of Nonresidential Parking Spaces that May Be Shared		
Non-residential Use	Affordable/Employee Housing or ARU	Residential Use
Retail	100%	25%
Office	100%	75%
Restaurant/Bar	100%	20%
Service	100%	25%
All Industrial Uses	100%	75%
Other nonresidential uses	100%	20%

2. **Other Compatible Uses.** Notwithstanding the standard percentages established in the table above, reductions in total parking requirements between and among any uses may be granted in one or more of the following circumstances:
 - a. When it is intended that patrons frequent more than one use in a single trip (example: lodging and restaurant)
 - b. When operating house re substantially different (example: movie theater and office)
 - c. When peak trip generation characteristics are substantially different (example: lodging and retail)

C. Required Disability Parking

All non-residential uses and residential uses served by a parking lot shall provide parking spaces in the parking lot for use by motor vehicles which transport disabled persons in accordance with the following standards.

1. **Requirement.** The required number of disability parking spaces is set forth in the table below. In addition, 1 disability space shall also be provided for each dwelling unit that is designed for occupancy by the physically disabled.

Required Disability Parking Spaces	
Parking Spaces Provided	Disability Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
>200	6 + 1 per 100 parking spaces provided

2. **Counts Toward Required Parking.** Those parking spaces required for the disabled by this subsection shall count toward fulfilling the total parking requirement of this division.

3. **Location.** Parking spaces provided for use by disabled persons shall be located on-site, off-street, and as close as possible to an entrance which allows such persons to enter and leave the parking area and building without assistance.
4. **Dimensions.** Parking spaces provided for use by disabled persons shall be a minimum of 8 feet wide by 20 feet long with an adjacent parallel access aisle 5 feet wide. The adjacent parallel access aisle may be shared by 2 disability parking spaces. One in every eight 8 disability spaces shall have an access aisle which is a minimum of 8 feet wide (rather than 5 feet) and shall be signed "Van Accessible."
5. **Posted and Marked.** Disability parking spaces shall be posted and marked with both a ground-mounted sign and pavement marking which includes the international symbol for barrier-free environments and a statement informing the public that the parking space is reserved for use by disabled persons.

D. Required Bicycle Parking

All nonresidential uses shall provide on-site parking spaces for use by non-motorized vehicles.

1. **Standard.** One bicycle parking space shall be provided for every 10 vehicle spaces required.
2. **Required Facilities.** Bicycle parking requirements shall be fulfilled through the installation of lockers, racks, or equivalent structures in or upon which a bicycle may be locked by the user. All racks shall be securely anchored to the ground or building surface. Racks shall be designed to accommodate U-shaped locks.
3. **Location.** Bicycle parking shall be located in a clearly designated, safe and convenient location. A safe parking location is defined as a location whereby activity around bicycle parking is easily observable, conveniently located to the bicyclist's destination, and adequately separated from motor vehicles and pedestrians. Surfaces around bicycle parking facilities shall be maintained, mud, and dust free.

E. Required Loading

A structure, or a complex of structures, which contains uses that require deliveries or shipments, shall provide loading facilities that are designed so as not to interfere with any emergency or disability access. An application shall address how the specific loading needs of the proposed use are being addressed.

6.2.3. Location of Required Parking

A. On-site, Off-street

Unless a shared parking agreement is approved, all parking spaces, aisles, and turning areas shall be located off-street and entirely within the boundaries of the land served.

1. **Residential Uses.** For all residential uses all off-street parking shall be located within 150 feet of the structure the parking is to serve.

B. Off-Site, Off-Street

Required parking may be provided off-site with the approval of a shared parking agreement. The off-site parking shall be within 1,000 feet of the use it serves as measured along an established pedestrian route. A deed restriction may be required to ensure the off-site parking is permanent.

C. Parking Areas Shall Not Encroach

All parking spaces, aisles, and turning areas shall not encroach on any road or other public right-of-way. No parked vehicle shall encroach into any road or public right-of-way.

6.2.4. Maintenance of Off-Street Parking and Loading

A. General

All off-street parking and loading areas shall be maintained adequately for all weather use and be properly drained.

B. Storage Prohibited

Off-street parking spaces shall be available for the parking of operable passenger automobiles of the residents, customers, patrons, and employees of the

use for which they are required by this Division. The storage of inoperable vehicles or materials, or the parking of delivery trucks in such spaces shall be prohibited.

C. Display of Vehicles for Sale

Vehicles shall not be displayed for sale in non-residential parking areas except licensed bona-fide automobile dealerships, and excepting casual display by vehicle owners who are employees or patrons present on the premises at the times of such display.

D. Repair Work Prohibited

No repair work that renders the vehicle inoperable for more than 24 hours shall be permitted on off-street parking or loading facilities.

E. Snow Storage Prohibited

The storage of plowed snow for more than 48 hours is prohibited in required off-street parking and loading areas.

6.2.5. Off-Street Parking and Loading Design Standards

All off-street parking and loading facilities shall meet the following design standards:

A. Surface and Drainage

- Paving Required.** Outdoor, off-street parking and loading areas, aisles and access drives shall be paved, except parking areas, aisles and access drives for detached single-family units which may be gravel.
- Paving Standards.** Paved parking and loading areas, aisles and access drives shall be paved with concrete, grasscrete, paving blocks, asphalt, or another all weather surface.
- Landscape Islands.** Parking lots shall include landscaped islands to avoid large expanses of asphalt and shall be screened from off-site, or their view substantially filtered by vegetation.
- Compaction and Drainage.** Parking and loading areas, aisles, and access drives shall be compacted and paved or surfaced in conformity

with applicable specifications to provide a durable surface, shall be graded and drained so as to dispose of surface water runoff without damage to private or public land, roads, or alleys, and shall conform with any additional standards for drainage prescribed by these LDRs, or other applicable regulations and standards.

B. Access and Circulation Standards

- Unobstructed Access.** Each required parking space shall have unobstructed access from a road or alley, or from an aisle or drive connecting with a road or alley except for approved tandem parking.
- Tandem Parking.** Tandem parking (one vehicle parking directly behind another) is not permitted, and shall not be credited toward meeting any parking requirement of this Division except for residential uses not exceeding 4 units on one (1) lot, provided that the tandem parking spaces are assigned to the same residential unit.
- Backing onto Roads and Public Streets Prohibited.** Except for parking facilities serving detached single-family residential lots and parking facilities accommodating 4 vehicles or less, all off-street parking spaces shall open directly onto a parking aisle and be designed so that it will not be necessary for vehicles to back out into any road or public street.
- Traffic Interference Prohibited.** All off-street parking and loading facilities shall be designed with access to a street or alley in one or more locations which cause the least interference with traffic movements.
- Non-Residential Use Access Drive Width.** Access drives to non-residential uses shall have a minimum width of 15 feet for drives posted as one-way, or 24 feet for two-lane and 36 feet for three-lane drives.
- Access Drive Intersections.** Intersections of parking lot aisles shall be at least 40 feet from a curb cut.

C. Snow Storage Standards

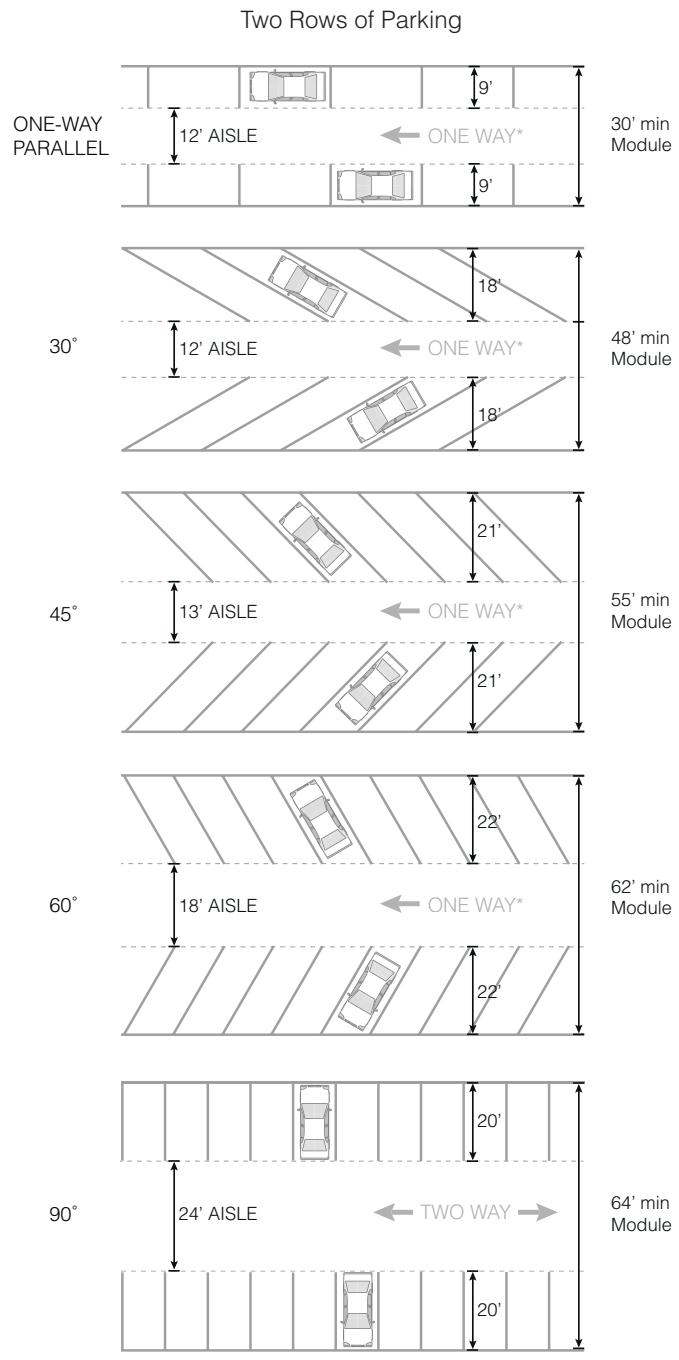
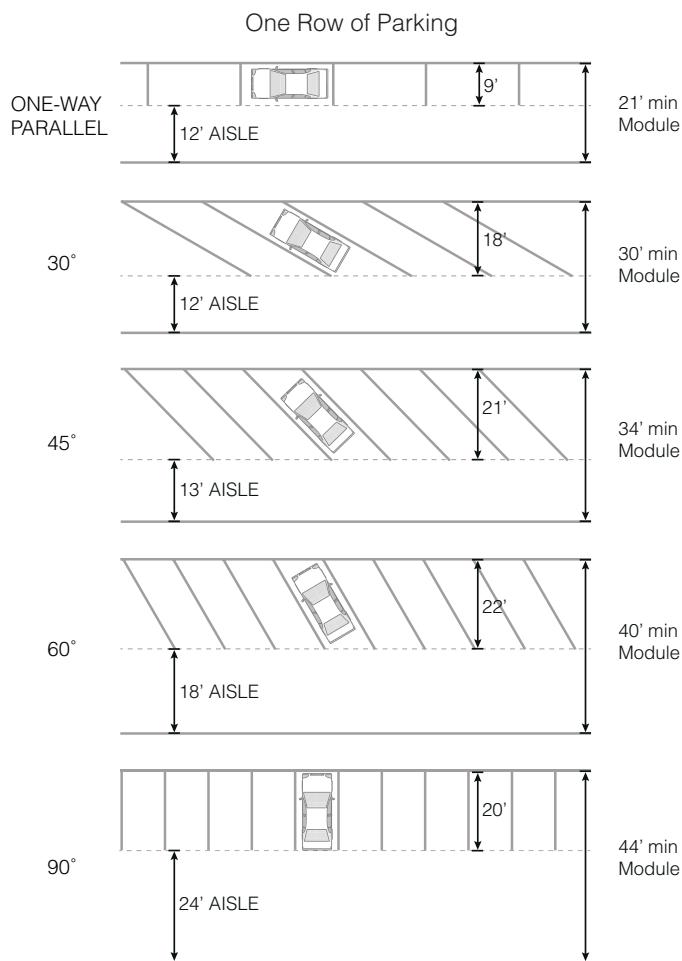
All parking and loading areas shall comply with the following snow storage standards.

1. **General.** Adequate on-site snow storage areas shall be developed to accommodate snow removed from off-street parking and loading areas or the removal of snow from elsewhere on the site.
2. **On-Site Snow Storage Standards for Parking and Loading Area.** If an off-site snow repository is not used, adequate on-site snow storage shall be provided using the following standards:
 - a. A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area.
 - b. Adequate drainage of the snow storage area shall be provided to accommodate snowmelt, and no snowmelt shall drain onto abutting lands.
 - c. Required yards and open space may be used to accommodate the required snow storage area, including landscaped areas properly designated for snow storage. However, stored snow shall not restrict access and circulation, nor create a visual obstruction for motorists and pedestrians.

D. Parking Facility Dimensions

1. **Parking Space Dimensions**
 - a. **Width.** A parking space shall be 9 feet in width.
 - b. **Length**
 - i. **Standard Parking Space.** A standard parking space shall be 20 feet in length.
 - ii. **Over Hang With Wheel Stop.** The length of parking spaces may be reduced to 18 feet, including wheel stop, if an additional space of 2 feet in length is provided for the front overhang of the car, provided that an overhang shall not reduce the width of an adjacent walkway to less than 4 feet in width.
 - iii. **Alley Access.** Any parking space accessed directly from any alley shall have a minimum length of 22 feet.

Minimum Dimensions for Parking Modules					
Space Angle					
	Parallel	30°	45°	60°	90°
Single Row of Parking					
Parking Space Depth	9'	18'	21'	22'	20'
Drive Aisle Width	12'	12'	13'	18'	24'
Total Module Width	21'	30'	34'	40'	44'
Two Rows of Parking					
Parking Space Depth	9'	18'	21'	22'	20'
Drive Aisle Width	12'	12'	13'	18'	24'
Total Module Width	30'	48'	55'	62'	64'



3. **Gravel Area Dimensions.** The minimum size of a gravel parking area shall be 10% larger than required of a paved area.
4. **Underground Parking Facility Design Guidelines.** Town-wide underground parking facility design guidelines have been established and adopted by the Town pursuant to Resolution No. 09-25 and are available in the Planning Department Office or on the Town's website: www.townofjackson.com.
5. **Queuing Space Design Standards**

Queuing spaces shall be a minimum of 20 feet in length and 10 feet in width. All required queuing shall be contained on-site, shall not encroach into any public right-of-way, and shall not be designed so as to block entry or exit from other on-site parking.

6.2.6. Parking and Loading Standards in the Downtown Parking District

A. Applicability

This section applies to uses located within the Downtown Parking District, which is coincident with the Lodging Overlay established on the Official Zoning Map, excluding the southern portion of the Lodging Overlay contiguous with and south of Snow King Avenue. All standards of this division shall apply unless modified by this section.

B. Required Parking

1. **Peak Demand.** Peak parking demand of all uses shall be initially determined using the table in **Section 6.2.2.A** except as modified below.
 - a. **Short-Term Rental Requirements.** The parking requirements for short-term rental uses shall be 1.5 spaces per 1,000 square feet, with a minimum requirement of 1 space per unit and a maximum of 2 spaces per unit.
 - b. **Residential Requirements.** Residential parking requirements shall be 1.5 spaces per 1,000 square feet, with a minimum requirement of 1 space per unit and a maximum of 2 spaces per unit.

2. **Shared Parking Credit.** A shared parking credit of 50% of the peak parking demand for non-residential land uses (not including lodging) shall be allowed due to sharing of parking between and among all non-residential uses in the Downtown Parking District.
 - a. **Shared Parking.** An applicant may propose an alternate shared parking plan pursuant to Section 6.2.2.B instead of utilizing the 50% credit.
3. **Credit for Existing Use.** Applicants shall be credited for the actual amount of parking provided on-site, off-site, or as purchased through the parking fee in lieu program.

C. Location of Parking

1. **On-Street Parking.** Credit for on-street parking spaces shall be permitted. The amount of off-street parking required shall be reduced by one off-street parking space for every on-street space in front of the development (i.e., on one side of the street). On-street parking shall follow the established configuration of existing on-street parking, except that angled parking may be allowed for some streets, where permitted by Town and WYDOT standards. The following constitutes an on-street parking space:
 - a. Parallel parking. One space for every 22 feet of uninterrupted curb.
 - b. [45/60] degree diagonal. One space for every 18 feet of curb.
 - c. 90-degree (perpendicular) parking. One space for every 9 feet of curb.
 - d. Curb space shall be contiguous to the lot, which contains the use.
 - e. Parking spaces may not be counted that obstructs a required clear vision area, and/or any other parking that violates any law or street standard.
 - f. On-street parking spaces credited for a specific use shall not be used exclusively by that use, but shall be available for general

public use at all times. No signs or actions limiting general public use or time of on-street spaces shall be permitted

g. There shall be no credit given for on-street parking for those properties adjacent to a red curb or other no parking areas put in place by the Town and/or Wyoming Department of Transportation.

2. **On-Site Percentage Required.** Non-residential developments with a total square footage above grade less than 25,000 square feet shall not be required to have any on-site parking spaces. Non-residential projects of more than 25,000 square feet shall have at least 25% of their parking requirements met on-site.

3. **Off-Site Parking Permitted.** Applicants may fulfill the relevant proportion of their parking requirement off-site through the Town's fee in lieu program and/or through the ownership of other parking within 1,000 feet measured along a straight line from the center of the primary street frontage of the project. The applicant shall provide a deed restriction for the proposed off-site parking location for review and approval by the Town to ensure that the proposed parking will be provided for the life of the use.

a. **Payment of Fee-in-Lieu of Providing Off-Street Parking.** Applicants may fulfill the relevant proportion of their parking requirement off-site through the Town's fee in lieu program pursuant to the following standards.

i. **Fee Commensurate with Cost to Provide Off-Street Parking.** A one-time fee may be paid in lieu of providing a portion of the on-site parking required by these LDRs. The fee shall be commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with parking and fee schedules set forth by Resolution, and in accordance with the standards of this section.

ii. **Credits for Prior Use.** In instances of redevelopment, parking fee credit shall be given for any legal use existing on

the subject land as of October 29, 1988. Credits are calculated on the basis of the off-street parking requirements, which became effective throughout the Town on October 29, 1988.

a). **Assignment of Credits.** All parking credits run with the land and are not transferable. All credits are calculated and applied in the aggregate, and are not applied on a use-by-use basis.

b). **Prior Purchase of Fee-in-Lieu Spaces.** Sites, for which fee-in-lieu were once paid, will be entitled to a credit for that number of spaces in calculation of new parking requirements.

iii. **Banking of Fee-in-Lieu Spaces.** Applicants will be allowed to pay for fee in lieu spaces in advance and "bank" the use of, said spaces for future redevelopment within the district.

4. **Lodging Requirements**

a. All lodging and short-term rental uses shall provide at least one space on-site, and off-street.

b. Parking for on-site employee housing for employees working on-site will not be required.

5. **Residential Requirements**

a. All residential units shall provide at least one space per unit on-site, and off-street with the following exceptions:

i. Residential units equal to or less than 850 square feet in size shall not be required to provide any on-site parking. Said units shall be responsible for meeting the applicable parking requirements off-site.

ii. All affordable and employee housing units meeting the requirements of **Division 7.4** or **Division 6.3** shall not be required to provide any on-site parking. Said units shall be responsible for meeting the applicable parking requirements off-site.

D. Loading Requirements

It is the intent of this Section that sufficient off-street loading facilities be constructed within the Downtown Parking District to meet the needs of users located there. The requirements of Section 6.2.2.E shall not be applicable. The applicant shall address how their specific loading needs are being met in the proposed application.

Div. 6.3. Employee Housing Requirements

6.3.1. Town Employee Housing Standards

A. Purpose

The purpose of this Division is to provide for a reasonable supply of affordable, attainable housing suitable for the needs of the seasonal work force in Teton County. It is the intent of this Division to set forth standards, guidelines, and requirements for such housing to be equitably provided in conjunction with non-residential use.

B. Applicability

The standards of this Division apply to all non-residential uses unless exempted herein.

C. Exemptions

The following uses are exempted from the standards of this Division.

1. Redevelopment of Preexisting Uses.

Redevelopment or remodeling of a nonresidential use existing prior to December 18, 1995 is exempt from the standards of this Division, provided no additional floor area is created by the redevelopment or remodeling activity. In the event new floor area is created, only the area that existed prior to the redevelopment or remodeling shall be exempt from the standards of this Division.

2. Change of Use.

Any change of use which would result in an employee housing requirement less than or equal to a prior use legally existing on December 18, 1995 is exempt from the provisions of this Division. In the event that a change of use results in an employee housing requirement, which is greater than that of the prior legally existing use, only the difference in the employee housing requirement is subject to being provided pursuant to this Division.

3. Use of a Lot or Parcel for Which Employee Housing Standard has Already Been Met.

Any use for which the employee housing standard, pursuant to this Division, has already been met through

provision of employee housing, conveyance of land, or payment of fees-in-lieu, is exempt from the standards of this Division.

4. **Agriculture Use.** Agriculture use is exempt from the standards of this Division.
5. **Institutional Uses.** Any institutional use is exempt from the standards of this Division.
6. **Accessory Uses.** Non-residential accessory uses are exempt from the standards of this Division.
7. **Temporary Uses.** Temporary uses are exempt from the standards of this Division.
8. **Utility Facilities.** Utility facilities are exempt from the standards of this Division.
9. **Home Uses.** Home occupations and home businesses are exempt from the standards of this Division.

D. Calculation of Employee Housing Requirement

The standards in the table below are the result of calculating the number of summer (peak) season employees who are in need of housing, accounting for those who may already live in the community and accounting for average wages paid by various land uses (see Seasonal Employee Housing Needs Assessment, Appendix D, Jackson/Teton County Comprehensive Plan.) The conversion from number of employees to square footage is based upon minimum dwelling unit size as established in Teton County Housing Authority Guidelines. The employee housing standards for all non-residential development not exempted shall be as follows.

Employee Housing Requirement	
Use	Floor Area to be Designated for Employee Housing (per 1,000 sf)
Conventional Lodging	47 sf
Short-term rental	47 sf
Office	14 sf
Retail	156 sf
Service	56 sf
Restaurant/Bar	378 sf

Employee Housing Requirement	
Use	Floor Area to be Designated for Employee Housing (per 1,000 sf)
Heavy retail/service	16 sf
All Industrial uses	8 sf
Other Uses Not Listed	Determined by independent calculation (Subsection H)

E. Method for Providing Employee Housing

One or a combination of the following methods may meet employee housing standards.

1. **On-Site Housing.** Where permitted by these LDRs, the applicant may provide employee housing on-site through mixed-use development subject to all applicable dimensional standards. This is the primary and preferred method for providing employee housing, and should be used whenever possible and wherever practicable. Accessory residential units may comprise the residential component of a mixed-use development, in whole or in part. When on-site housing is provided, any square footage requirement that would create a unit smaller than the minimum unit size is waived.
2. **Alternative Compliance Methods.** The applicant shall be required to provide employee housing using an alternative compliance method should the applicant demonstrate that on-site development of employee housing is not practical. Alternative compliance to these employee housing requirements may be achieved through any of the following methods listed by order of preference:
 - a. **Off-Site Housing.** The applicant may provide or cause to be provided, off-site conventional residential housing, either single family or multiple family, or dormitories. Applicants with obligations to provide employee housing may pool their required units with employee or affordable units from other developments to create a viable off-site housing project. The purchase or otherwise designation, assignment, or commitment of existing housing stock is not permitted for purposes of meeting the requirements of this Division.

- b. **Payment of In-Lieu Fees.** The applicant may pay an in-lieu fee for each square foot of floor area required by this Division. The fees shall be set by resolution of the Town Council updated from time to time as necessary.
 - i. **Time of Payment and Use of Funds.** Payment of the in-lieu fee shall be made to the Town of Jackson prior to, and on a proportionate basis to the issuance of any building permits for the free market portion of the development. The Town shall transfer the funds to an interest bearing trust fund. The funds, and any interest accrued, shall be used only for the purposes of planning for, subsidizing or developing employee housing units.
 - ii. **Refund of Fees.** Fees collected pursuant to this Section may be returned to the then present owner of property for which a fee was paid, including any interest earned, if the fees have not been encumbered within 7 years from the date of payment, unless the Town Council shall have earmarked the funds for expenditure on a specific project, in which case the Town Council may extend the time period by up to 3 years. To obtain the refund, the present owner must submit a written request to the Planning Director within one year following the end of the 7th year from the date payment was received.
 - iii. **Sequence of Expenditures.** Fees paid pursuant to this section are deemed to be spent or encumbered in the sequence in which they were received.
 - iv. **Refunds for Expired Permits.** Any payment for a project for which a use permit has expired due to non-commencement of the use may be refunded provided a request for refund is submitted to the Planning Director within 3 months of the date of the expiration of the building permit. All requests shall be accompanied by proof that the applicant is the current owner of the property and a copy of the dated receipt issued for payment of the fee.

v. **Credit for Non-Refunded Payments.** Any payments made for a use that is not realized for any reason, and for which a refund has not been requested in accordance with this subsection, shall be retained by the Town of Jackson and a credit shall be established. Such credit runs with the land, is not transferable to other property, and may only be used against future employee housing obligations on the subject property. The Town shall maintain a record of such credit.

F. Employee Housing Development Standards

1. **Rent.** Rents charged for any on-site residential unit produced to satisfy the standards of this Division may not exceed 30% of the seasonal employee's gross wages, in accordance with Housing Authority Guidelines.
2. **Maintenance.** All employee units shall be regularly maintained, and kept in a safe, sanitary, livable, and rentable condition.
3. **Location.** Employee Housing units may be located within the Town limits.
4. **Minimum Size.** No employee-housing unit shall be less than 400 square feet. Developments that generate an employee-housing requirement of less than 400 square feet may pay the fee in lieu.
5. **Deed Restrictions.** All employee-housing units shall be subject to deed restrictions to ensure long-term use and affordability to employees. All deed restrictions are subject to review and recommendation by the Teton County Housing Authority and final approval by Town Council. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property.

G. Housing Mitigation Plan

A housing mitigation plan shall be submitted for all uses not exempted.

1. **Content.** The housing mitigation plan shall include the following:

- a. **Requirement Calculations.** Calculations determining the employee housing standard that indicate each step of the calculation, from total floor area that generates an employee housing requirement to the actual amount of floor area required to be provided.
- b. **Method.** The method by which housing is to be provided, in compliance with the primary method or alternative compliance methods contained in this Division.
- c. **Unit Descriptions.** A conceptual site plan and building floor plan (if applicable), illustrating the number of units proposed, their location, and the number of bedrooms and size (square feet) of each unit. A tabulation of this information shall also be submitted.
- d. **Proposed Deed Restrictions.** If employee-housing units are proposed to be developed, the proposed deed restrictions that will be placed on the units to ensure the units will remain available as employee housing units.
- e. **Fee Calculations.** If fees-in-lieu are proposed, the calculations for determining the required fee amounts.
2. **Review Process.** Review of the housing mitigation plan shall occur at the time of the initial review of the non-residential use permit.
3. **Review Standards.** The Town Council shall approve the housing mitigation plan if it complies with the standards of this Division, addresses the need for employee housing, and is consistent with the Jackson/Teton County Comprehensive Plan.

H. Independent Calculation

1. **General.** An applicant may submit an independent calculation requesting modification to the amount of employee housing required to be provided, and/or the in-lieu fee amount.
2. **Calculation Contents.** Local data and analysis, surveys, and/or other supporting materials that provide competent substantial evidence that supports the proposed modification shall support the independent calculation.

3. **Procedure and Standards.** The Town Council shall review the independent calculation. If the materials and information supporting the calculation demonstrate by competent substantial evidence that there is a reasonable basis to modify the standards of this Division because of unique circumstances related to the proposed development, the Town Council may approve the independent calculation and make the appropriate modifications.

6.3.2. County Employee Housing Standards [reserved]

Div. 6.4. Operational Standards

6.4.1. Outside Storage

A. Use of Front Yards

The use of the front yard (street yard) of a residential use for the storage of boats, snowmobiles, trailers, RVs, and similar motor vehicles and equipment is prohibited.

B. Storage of Structures

The storing of structures of any kind is not permitted in any residential zone.

C. Vehicle and Equipment Storage - Vacant Property

The storage of any vehicle on vacant property in a residential zone for more than 3 consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. This also includes heavy equipment, construction equipment, and construction materials. Nothing herein shall be construed to prohibit the storage of vehicles and equipment for temporary construction, provided the storage area is fenced, well marked, and posted. For purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence.

D. Outdoor Display

The organized outdoor display of goods for sale in association with a non-residential use is allowed, provided it is contained on private property.

6.4.2. Refuse and Recycling

A. Town Trash and Recycling Enclosures

Trash and recycling enclosures shall be provided for all non-residential uses and multi-family developments of 4 or more units. Enclosures shall be of similar material and color to the building. Enclosures shall be entirely enclosed with the side facing the street or alley to be a gate whenever feasible. Enclosures shall provide

adequate space for recycling as determined by the Planning Director. Enclosures shall be consolidated wherever possible.

6.4.3. Noise

All uses shall conform with the following standards.

A. Maximum Noise

Noises shall not exceed the maximum sound levels prescribed in the table below, beyond the site boundary lines, except that when a non-residential activity abuts a residential zone, the residential zone standard shall govern.

Noise Level Restrictions	
Zone	Maximum Permitted Sound Level
R, S, NC-ToJ, OP-ToJ, AR-ToJ, MHP-ToJ	55 DBA
All other zones	65 DBA

B. Exceptions

- 1. General.** Noises of vehicles, home appliances, and chain saws in private use, occasionally used safety signals, warning signals, emergency pressure relief valves, and temporary construction operations shall be exempt from the requirements of this Section.
- 2. Limited Exception/Limited Interval of Time/One Day.** The maximum permitted sound level may be exceeded by 10 DBA for a single period, not to exceed 15 minutes, in any one day.
- 3. Impact Noises.** For the purposes of this Section, impact noises are those noises whose peak values are more than 6 DBA higher than the values indicated on the sound level meter, and are of short duration, such as the noise of a forging hammer or punch press. For impact noises, the maximum permitted sound level may be exceeded by 10 DBA.

C. Measurement

Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute (ANSI S1.4-1961) "American

Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale and the meter to the slow response. Measurements shall be conducted in accord with ANSI S1.2-1962 "American Standard Method for the Physical Measurement of Sound" (or most current standards). Measurements may be made at any point along a zone boundary or site boundary line.

6.4.4. Vibration

All uses shall conform with the following standards:

A. General

Vibration shall be measured at the site boundary line. Except for temporary construction operations, agricultural activities, and blasting for avalanche control, no activity shall cause or create a displacement for the frequencies prescribed in the table below.

Maximum Permitted Steady State Vibration Displacement	
Frequency (cycles per second)	Vibration Displacement (inches)
10 and below	0.0008
10-20	0.0005
20-30	0.0003
30-40	0.0002
40 and over	0.0001

B. Impact Vibrations

For impact vibrations, the maximum permitted vibration displacement shall be twice that permitted for steady state vibrations.

C. Temporary Construction Operations

For temporary construction operations occurring between the hours of 7:00 a.m. and 7:00 p.m., steady state vibrations and impact vibrations shall not exceed 2 times that permitted for permanent operations.

D. Maximum Vibration Frequency

In no instance, except for temporary construction operations, shall an activity be permitted which creates a vibration beyond the boundaries of the site of the activity sufficient to cause a displacement of 0.003 inches.

E. Measurement

For the purposes of this Section, vibration refers to ground transmitted oscillations. Earthborne vibrations are measured with a seismograph or accelerometer. With the portable seismograph, the earth vibrations are measured in 3 mutually perpendicular directions (1 vertical and 2 horizontal). The 3 motions are added vertically, and the resultant maximum vibration given as a single number. Steady state vibrations are earthborne oscillations that are continuous, with discrete pulses that occur at or more frequently than 100 times per minute. The frequency is the number of oscillations per second of vibration. Impact vibrations are earthborne oscillations occurring in discrete pulses at less than 100 pulses per minute.

6.4.5. Electrical Disturbances

- A. No use or activity shall be permitted which creates electrical disturbances (electromagnetic radiation) that affect the operation of any equipment, such as radio and television interference, beyond the boundaries of the site.

6.4.6. Fire and Explosive Hazards

A. Compliance with Fire Codes

All manufacture, possession, storage, transportation and use of hazardous materials which include explosives and blasting agents, flammable and combustible liquids, liquified petroleum gas, and hazardous chemicals shall be required to comply with the fire codes adopted by the State of Wyoming and the Town.

B. Structural Storage Facilities

Structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids and gases, or other toxic materials which could be hazardous to

public health or safety, shall be located at elevations above maximum possible flood levels in 100-year flood areas and in the Flat Creek winter flood area.

6.4.7. Heat and Humidity [reserved]

6.4.8. Radioactivity [reserved]

6.4.9. Public Restrooms

A. Restrooms Required

All single buildings and all groups of contiguous buildings under single ownership or in a condominium, townhouse or cooperative form of ownership in excess of 4,000 square feet of gross floor area on the ground level floor and utilized for retail commercial, commercial lodging, restaurant, or tavern or any building situated within the UC-ToJ zone in excess of 2,000 square feet on the ground floor level which is divided into individual shops or areas for lease or occupancy for one or more of the above noted uses, constructed after the effective date of these Land Development Regulations or any such structures or buildings existing as of the date of this section which after the date hereof are remodeled, repaired or renovated, shall be required to provide within such building or buildings public, handicap accessible restroom facilities with separate facilities for men and women, and in certain instances a unisex restroom facility as specified in Subsection B below, said facilities shall be maintained in a clean and sanitary condition and to be open to the public during the same hours for which the majority of the businesses within the building or structure are open to the public and shall be appropriately signed on the entrances thereto, and signs shall be placed on the building in a position which shall be visible to pedestrians on public walkways adjacent to any building in which such restrooms are required.

B. Exemptions

1. Remodels, Repairs or Renovations where the cost of providing the separate restroom facilities for men and women would exceed 20% of the costs of the alterations affecting the area of primary function. (If the cost to provide separate restroom facilities exceeds 20% of the costs of alteration affecting the area of primary function a public unisex restroom may be provided.)

2. Remodels, repairs or renovations where the cost of providing the unisex restroom would exceed 20% of the costs of the alterations affecting the area of primary function.
3. Alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.

Article 7. Development Option and Subdivision Standards Applicable in All Zones

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Div. 7.1. Development Option Standards

7.1.1. Development Options Schedule

The Development Options table below establishes the development options and subdivision types allowed in each zone. The standards for each development option and subdivision type are established in Divisions 7.1 and 7.2. The density and intensity requirements for each development option and subdivision type are located in the standards for the zone found in Articles 2-4. The thresholds for permitting allowed development options are also established by zone.

	Jackson Town Legacy Zones - Development Options																		
	Urban					Sub-urban	Rural	Conservation			Special Purpose								
	UC	UC-2	UR	AR- ToJ	AC- ToJ	S- ToJ	R- ToJ	BC- ToJ	NC- ToJ	NC-2	OP- ToJ	OP-2	RB	BP- ToJ	BP-R	MHP- ToJ	P/SP- ToJ	P- ToJ	Std
Urban Cluster	P	P	P	P	P	P	P	--	--	--	--	P	--	--	P	--	--	--	7.1.3
Mobile Home Park	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	P	--	--	7.1.4
Subdivision	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	7.2.1
Condominium/ Townhouse Subdivision	P	P	P	P	P	P	--	--	--	P	P	P	--	--	--	P	P	P	7.2.2

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

7.1.2. Planned Residential Development (PRD) [reserved]

7.1.3. Urban Cluster Development (UCD)

A. Purpose

The purpose of Urban Cluster Development is to permit development that will result in improved living and working environments, promote more efficient development, encourage a variety of types of residential dwellings, encourage ingenuity and originality in total development and individual site design, allow for denser clustering of development where appropriate, and preserve open space to serve wildlife, scenic, agricultural, and recreational purposes, all within the densities established for the zone. Furthermore, it is the purpose of the Urban Cluster Development option to preserve and enhance the character and qualities of urban and suburban neighborhoods.

B. Standards

The site, lot, and building standards for Urban Cluster Developments are given added flexibility in order to permit and encourage compact development, affordable housing, preservation of open space, innovative site planning and design, and compatibility with existing neighborhoods, in concurrence with the Comprehensive Plan. Urban Cluster Development proposals shall demonstrate substantial compliance with the following standards as applicable to the specific proposal.

- 1. Conformance with Other Applicable Regulations.** Urban Cluster Developments shall conform with the requirements of these Land Development Regulations, all other applicable Resolutions of the Town, County, and Wyoming State Statutes, except as modified by this Section.
- 2. Interior Yards.** Urban Cluster Developments allow increased density and flexibility over the Single-Family Detached option. However, in the interior of the project, the requirements for front, side, and rear yards may be deviated from.

3. Perimeter Setbacks. For any Urban Cluster Development, the minimum perimeter setbacks (street yard, side yard, and rear yard) are those set forth for a structure in the zone. Notwithstanding perimeter setbacks may be required to be increased in order to preserve the character and qualities of adjacent properties, provide adequate buffer and transition areas, provide functional open space, preserve existing vegetation, or to meet any other objectives of this section.

4. Dwelling Unit Types. All Urban Cluster Developments shall be permitted and are encouraged to provide a variety and mix of dwelling unit types. Permitted unit types may include, but shall not be limited to, single-family homes (attached and detached), townhouses, condominiums, apartments, and accessory residential units. Mobile home parks are permitted provided the provisions of Section 7.1.4, Mobile Home Parks, are met.

5. Mix of Unit Types/Sizes. In order to provide a variety of dwelling unit types, all Urban Cluster Developments of more than 4 units must provide 2 or more types or sizes of unit. Units within a single project may vary by type, square footage of living area, or number of bedrooms. For purposes of this section each unit type listed in Subsection B.4, above is to be considered a separate and distinct unit type from the other types listed. Units may vary in size by number of bedrooms, or by a difference in total living area of not less than 20%. (Example: A 3-bedroom townhouse varies in size from a 2-bedroom townhouse. A 3-bedroom townhouse with 1,400 square feet of total living area varies from a 3-bedroom townhouse of 1,100 square feet. A 3-bedroom townhouse of 1,400 square feet does not vary from a 3-bedroom townhouse of 1,300 square feet.)

Units shall vary by type or size according to the schedule set forth in the table below.

Standards for Residential Unit Mix Urban Cluster Development	
Total Units	Minimum Number of Sizes or Types
4 or less	1
5 - 6	2
7 - 8	3
9 - 12	4
13 - 16	5
17 +	No one size and type may exceed 20% of total units

6. Open Space Required. All Urban Cluster Developments are required to provide a certain amount of open space, as specified by the OSR requirement for the zone. Required open space shall meet the following standards.

- Lands protected pursuant to Division 3200, Natural Resources Protection and Natural Resources Overlay (NRO) Zone and Division 3300, Scenic Resources Overlay (SRO) Zone, or other lands protected by these Land Development Regulations shall constitute required open space.
- Land which is part of an individually owned parcel shall be counted as required open space, if it is located outside of an identified building envelope and can be designed as part of the contiguous open space on the development.
- Required open space, to the greatest extent practicable, shall be configured into large contiguous areas, and not fragmented into small unconnected areas. Additionally, and to the greatest extent practicable, required open space shall connect to or expand on open spaces and rural lands on adjacent properties.
- Open space may be on a non-contiguous site if the proposed locations of development and the open space are consistent with the Comprehensive Plan.

- Open space may include pathways that connect with the Teton County/Town of Jackson Pathways system and wildlife habitat improvements.
- Roads, structures, corrals and fencing associated with a bona fide agricultural operation shall be permitted in required open space.
- In the Rural Zone, open space may include non-structural recreational facilities that disturb no more than 5% of the open space area. In more urban zones, open space may be used to meet the active recreation needs of the residents of the development.
- Lot Coverage.** The lot coverage shall be calculated for the entire project area and allocated to each lot at the time the development plan is approved. For a UCD in the Rural zone, the lot coverage may, based on site design, be increased proportionally, based upon the proportional increase from the lowest maximum density (.029 units/acre) to the maximum gross density allowable in the selected UCD type.
- Arrangement and Design.** The configuration of lots or units within the project shall provide each lot, unit, or building with a building site that is suitable when considering the topography and other natural features of the site. The project shall be compatible with the surrounding neighborhood in terms of bulk, scale, structural mass, and character.
- Access.** Safe and adequate access shall be provided to all areas of the proposed development, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way, or a commonly owned easement.
- Streetscapes.** All Urban Cluster Developments with frontage on a public street or approved private street shall provide safe, inviting, and attractive streetscapes. Where appropriate, residential units, including outdoor spaces such as porches, decks, and balconies, shall be oriented to the street yard, and where appropriate, streetscapes shall not be dominated by parked vehicles and garage entrances.

11. **Limitation of Access to Arterial Streets and Highways.** Where a proposed project abuts a collector, arterial road or highway, direct access to such road or highway from individual lots, units, or buildings in the project is prohibited.
12. **Double or Reverse Frontage.** Double frontage or reverse frontage lots or buildings shall be prohibited, except where necessary to limit vehicular access to arterial roads and highways; or to provide separation of development from through traffic; or to overcome specific disadvantages of topography or other natural features of the site.
13. **Circulation.** Circulation for the project shall be designed in accordance with the following:
 - a. **Principal Access.** Principal vehicular access points shall be designed to provide smooth traffic flow and minimum hazards to vehicular, pedestrian, or bicycle traffic.
 - b. **Street Connections.** Minor streets shall not be directly connected with streets outside the development in such a way as to encourage use of such minor streets by substantial amounts of through traffic.
 - c. **Access by Emergency Vehicles.** Access to all structures and uses by emergency vehicles shall be provided.
 - d. **Efficient Circulation System.** The circulation system shall be designed to provide adequate access to all areas of the development using the minimum linear footage of roadway.
 - e. **Pathways.** Provision shall be made for pedestrian and bicycle travel in accordance with Pathways Master Plan - The Town of Jackson & Teton County, Wyoming, March 2007. Linkages to schools, parks, public lands, and pathways existing on adjacent properties shall be provided.
14. **Parking and Drive Areas.** All parking, drive, and maneuvering areas shall be designed in accordance with Section 6.2.5, Off Street Parking Facility Design Standards.
15. **Pedestrian System.** Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwelling units, appropriate project facilities, and principal off-site pedestrian destinations.
16. **Adequate Facilities.** There shall be a demonstration that the development proposed is provided with adequate potable water, sewage treatment, solid waste disposal, electrical, park, school, police, and fire-fighting facilities.

C. Review Procedure and Findings for Approval

Any application for an Urban Cluster Development may be approved only if the following findings are made:

1. That the proposed project is in substantial compliance with all applicable standards of this section;
2. That the proposed project substantially meets the character objectives of preservation or enhancement of the zone and neighborhood in which it is to be located. Projects which are out of scale and character with their surroundings will not be approved;
3. That streets and intersections serving the project will not be reduced to unacceptable levels of service, nor will the safety of motorists, pedestrians, and cyclists be jeopardized;
4. That the density and distribution of population resulting from the project will not overburden schools, parks, utilities, or other public services; and
5. That all adverse impacts associated with the proposed project are effectively mitigated to the extent possible.

7.1.4. Mobile Home Park

Mobile Home Parks shall meet the following standards. Mobile Home Parks may be proposed in the MHP-ToJ or as an Urban Cluster Development.

A. Existing Mobile Home Parks in the MHP-ToJ.

Existing mobile home parks within the MHP-ToJ zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.

1. **Density.** The number of units in an existing mobile home park in the MHP-ToJ shall not be limited.
2. **Area.** Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be included in the existing land area per individual mobile homes, unless the area between two particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.
3. **Impervious Surface.** The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the average amount of impervious coverage per mobile home lot or pad in the existing park.
4. **Yards.** Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.

B. General Mobile Home Park Dimensional Requirements

1. **Area Requirements.** A lot for a single wide unit shall be at least 3,300 square feet in area and a lot for a double wide unit shall be at least 5,000 square feet in area if common recreational open space is provided pursuant to this section. If no common

recreational open space is to be provided, the above stated area requirements shall be increased to 3,800 and 5,500 square feet respectively.

2. **Replacement of Single Unit Lot with Doublewide Unit.** If any lot in a Mobile Home Park is initially designed to accommodate a single unit, it shall not be replaced by a doublewide unit unless all applicable setbacks and spacing between units are met, and the stand is modified to accept the double wide unit.
3. **Side to Side Spacing.** There shall be a minimum 20 feet side-to-side spacing between units.
4. **End to Side Spacing.** There shall be a minimum 15 feet end-to-side spacing between units.
5. **End to End Spacing.** There shall be a minimum ten 10 feet end-to-end spacing between units.
6. **Abutting Other Parcel or Lot.** On any lot in a Mobile Home Park site which abuts another parcel or lot not in the Mobile Home Park, the unit shall be set back a minimum of 25 feet from the boundary line abutting the other parcel or lot.
7. **Abutting Internal Streets.** A unit shall be set back a minimum of 25 feet from an internal street or road.
8. **Additions and Alterations.** Any additions or alterations made to a mobile home unit, including porches, awnings, and overhangs, shall not exceed an area of one hundred 160 square feet, shall be set back a minimum distance of fifteen 15 feet from an adjacent mobile home, conform in color with the existing unit and be of suitable material.
9. **Limits of Mobile Home Space.** The limits of each mobile home space shall be marked on the ground with monuments placed at each corner.
10. **Adequate Support for Placement.** The area of the mobile home stand shall be improved to provide adequate support for the placement of the mobile home.
11. **Skirting.** Skirting of mobile homes is mandatory and shall be accomplished within 60 days of placement and installation of the mobile home.

12. **Height.** Mobile homes, including any additions, shall not exceed 18 feet in height.
13. **Accessory Structures.** Accessory structures, such as storage buildings, shall not exceed one story or fifteen 15 feet in height, whichever is greater.
14. **Storage Buildings.** Storage buildings and structures may be provided adjacent to individual mobile homes to accommodate seasonal equipment, outdoor furniture, and other large or bulky possessions not normally stored within the mobile home unit. Such structures shall not be used as a living unit and shall not exceed two hundred fifty 250 square feet of space.

C. Access, Traffic Circulation, and Parking

1. **Internal Streets.** Internal streets and walkways within the mobile home park shall be privately owned, built, and maintained, and shall be designed for safe and convenient access to all stands and parking spaces, and to facilities for common use of Mobile Home Park residents.
2. **Internal Streets to Each Stand.** An internal street shall be provided to each stand. The street shall be a minimum of 24 feet in width. The internal street shall be continuous and connect with other streets in the Mobile Home park or with public streets or shall be provided with a cul-de-sac having an outside roadway diameter of at least 100 feet, and a street property line diameter of at least 125 feet. No cul-de-sac shall exceed 500 feet in length.
3. **Drives.** All drives, including the private access to the site, shall be surfaced with a minimum of 4 inches of crushed aggregate.
4. **Parking Lot.** The common parking lot or guest parking lot shall be surfaced with a minimum of 4 inches of crushed aggregate.
5. **Lot.** Each mobile home lot shall be provided with two parking spaces thereon.
6. **Guest Parking Space.** A minimum of 1 guest parking space shall be maintained for every 3 mobile home lots for the purpose of guest parking. No mobile home lot shall be more than three 300 feet from such guest parking lot.

7. **Internal Streets.** Internal streets shall be maintained free of cracks, holes, and other hazards.
8. **Street Intersections.** Street intersections generally shall be at right angles for a distance of 75 feet from the point of intersection of the centerlines of intersecting streets; a right angle shall be maintained as nearly as possible with consideration for topography and the Mobile Home Park design. There shall be no intersections of streets at angles of less than 60 degrees.
9. **Intersecting Streets form Jog.** Where the centerlines of intersecting streets are offset to form a jog, the minimum distance between the centerlines of the offset intersecting streets shall be 100 feet.
10. **Alignment and Grade of Streets Adapted to Topography.** The alignment and grades of all internal streets shall be properly adapted to the topography of the Mobile Home Park and shall provide for safety of traffic and pedestrian movement, satisfactory surface and groundwater drainage, and the proper functioning of sanitary and storm sewer systems.
11. **Access to Public Street.** A Mobile Home Park shall have an entrance drive from a public street or highway and access to individual homes shall be from the internal roadway.
12. **Entrance in Relation to Public Street Intersection.** Mobile Home Park entrance drives shall not be located closer than 150 feet to intersections of public streets or highways. The entrance drive shall be at least 30 feet in width, except that the minimum width shall be at least 40 feet if the drive is divided by a landscaped median.
13. **Right of Way for Public Street.** Where a public street is planned, a 60 foot right-of-way shall be maintained.

D. Common Recreational Open Space Standards

Mobile Home Parks shall comply with the standards below:

1. **Common Recreational Open Space.** A minimum of 300 square feet of recreational open space per mobile home unit shall be provided on portions

Div. 7.1. Development Option Standards

of the Mobile Home Park site, which are free from hazards that are incompatible with the purposes of recreational areas. The common recreational open space shall be located so as to minimize hazards to users from traffic and drivers and shall be located so as to be conveniently accessible to all residents of the Mobile Home Park.

2. **Permitted Uses.** Common recreational open space shall not include drives, parking areas, storage areas, service areas, or areas required for setbacks, but may include playgrounds, swimming pools, tennis courts, pathways, and other outdoor recreation facilities.
3. **Location and Minimum Size.** The common recreational open space shall be provided in one or more locations within the Mobile Home Park, unless the individual lots meet the larger lot sizes as stated in this Section. The minimum size of each required common recreational open space, if applicable, shall be 5,000 square feet.
4. **Maintenance.** Maintenance of common recreational open space shall be the responsibility of the manager.
5. **Landscaping.** All common recreational open space and other common open space shall be landscaped.

E. Landscaping Standards

1. **Setbacks and Landscaping.** Where a Mobile Home Park abuts a public street, there shall be a minimum setback of 25 feet from the right-of-way line that shall be landscaped in accordance with the requirements of Division [5.5, Landscaping Standards](#).
2. **Landscape Area.** There shall be a landscape area of 10 feet along all other boundaries to be landscaped according to the requirements of Division [5.5, Landscaping Standards](#).

F. Landscaping of Unpaved Areas

Unpaved areas between mobile homes shall be landscaped with lawns or other appropriate ground cover, and shall be maintained.

1. **Watering Systems.** Sprinklers, hose bibs, or other suitable types of watering systems shall be provided for all landscaped open spaces.

2. **Hose Bibs.** Each mobile home space shall be provided with hose bibs.

G. Maintenance

Maintenance of all landscaping, except that on individual mobile home spaces, shall be the responsibility of the management in rental Mobile Home Parks.

H. Water and Sewer Connections

If a proposed Mobile Home Park will generate over 2,000 gallons of wastewater per day, or require over 2,000 gallons of water per day, as determined by the Town Engineer, approval is required from the Wyoming Department of Environmental Quality. If the wastewater generated or water required will be less than 2,000 gallons per day, approval of the Town Engineer is required.

Div. 7.2. Subdivision Standards

This division contains the development standards required for the subdivision of land, such as requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided property and minimize impacts on existing community services and infrastructure. See Section

8.5.3 Subdivision Plat for the procedure to subdivide property.

7.2.1. General Subdivision Standards

All Subdivisions shall comply with the following standards.

A. Subdivision Improvements

1. Developer Responsibility

The construction of the following improvements shall be the responsibility of the developer and shall be provided for in a Subdivision Improvements Agreement, which shall be approved with each plat. The Subdivision Improvements Agreement shall be provided in a manner, which is consistent with adopted standards. No improvements shall be made until required plans, profiles and specifications are submitted and approved for the following:

- a. Roads, streets, alleys, sidewalks, and pathways, in accordance with the adopted standards;
- b. Street signs and street lights;
- c. Community wastewater treatment system or connection to an existing community wastewater treatment system, if proposed;
- d. Community water supply, storage and distribution system or connection to an existing community water supply system, if proposed;
- e. Water supply for firefighting purposes;
- f. A storm drainage system and/or irrigation system, as required;
- g. Utilities, such as telephone, cable TV, electric and gas services. All utilities shall be installed underground. Where applicable, utilities shall

be in place prior to street or alley surfacing. Aboveground facilities necessary to serve underground facilities, other installation of peripheral overhead electrical transmission and distribution feeder lines, or other installation of either temporary or peripheral overhead communications, distance, trunk or feeder lines may be allowed;

- h. Permanent reference monuments and monument boxes;
- i. Park improvements to include parking, lawns, sprinkler/watering systems, and landscaping; and
- j. Landscaping, screening, and parks improvements.

2. Permits Required

No construction of required improvements shall commence until after approval of all required physical development permits.

3. Installation

The time specified for the completion of the required improvements shall not exceed 12 months from the date the subdivision was approved or as specified in a phasing plan reviewed and approved by as part of the plat application.

4. Professional Engineer

All improvements shall be designed by a professional engineer licensed to do such work in the State of Wyoming.

5. Oversize and Off-Site Improvements

The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas. Such oversize improvement requirements shall be determined by the Town Council. Such requirements shall be subject to the following requirements:

- a. The subdivider shall be required to pay for only that part of the construction costs for the arterial streets, trunk sewers or water lines that are necessitated by and are serving the proposed subdivision, as determined by the Town Engineer. The Town Engineer and subdivider shall mutually establish a proportionally distributed cost sharing arrangement that considers other persons who will benefit from such oversized improvements constructed to ultimately service the surrounding area.
- b. If streets or utilities are not available or adequate for services at the boundary of a proposed subdivision, the subdivider may be required to obtain necessary easements or rights-of-way and construct and pay for any extensions necessary to connect the proposed subdivision to adequate utility lines.
- c. Reimbursement for the installation of oversize improvements shall be effected only after such time as the Town accepts the subdivision improvements, a written requires for reimbursement is submitted to the Town by the subdivider, and the Town Council, acting on the advice and recommendation of the Town Engineer, authorizes the reimbursement.

6. Acceptance by Town

- a. **Prior to Acceptance.** The Town shall not have any responsibility with respect to any street, or other improvement, notwithstanding the use of the same by the public, unless the street or other improvement has been formally accepted by the Town.
- b. **Request for Acceptance.** Upon completion of the improvements, the subdivider may request, in writing, their acceptance by the Town. This request shall be accompanied by proof that there are no outstanding judgements or liens against the land upon which the public improvements are located.
- c. **Responsibility to Maintain.** Upon acceptance by the Town, all responsibility for the improvements shall be assumed by the Town,

except that the developer shall be subject to a one year warranty on the construction of the improvements from the time of acceptance by the Town.

- d. **Final Inspection.** Upon receipt of a written request for acceptance from the subdivider, the Town Engineer will conduct a final inspection of the public improvements and will furnish a written list of any deficiencies noted. The Town Engineer will base the inspection on compliance with the approved construction plans, profiles and specifications, as required by the Land Development Regulations. Upon satisfactory completion of all construction in accordance with the approved plans, profiles, and specifications, as certified by a registered engineer in the State of Wyoming, and receipt of reproducible record drawings and satisfactory test results, the Town Engineer will notify the developer in writing of the Town's approval of the public improvements and schedule the request for acceptance for review by the Town Council.
- e. **Record Drawings.** Prior to the acceptance of any completed improvements, record drawings and specifications for streets, water, sewer, drainage and other facilities must be submitted to the Town Engineer. The plans shall be submitted on 24 inches by 36 inches mylar and shall be accompanied by two sets of prints and computerized electronic media format deemed suitable by the Town Engineer. The plans shall show the detailed location of all utilities including service lines to lots. A permanent benchmark shall be described on each sheet.
 - i. **Certification.** The following certification by the project engineer shall appear on the face of the record drawings:

Records Plans Certificate

These record plans were prepared under my direct supervision and control and are an accurate representation of the public improvements shown hereon

as they were constructed. The improvements as installed conform to the requirements of the Wyoming Department of Environmental Quality, the Wyoming Department of Transportation, the Town of Jackson, and other applicable agencies. Where the improvements were constructed in a different manner, form, type, alignment, location, or material than as originally approved, they have been so noted.

(Engineer's Signature)

(Engineer's Name, Printed) Date

Wyoming P.E. No.

- f. **Notification of Acceptance.** Upon action of the Town Council to accept the improvements, the Town Engineer shall notify the subdivider in writing of the Town's acceptance.

7.2.2. Condominium and Townhouse Subdivisions

Condominium and townhouse subdivisions shall comply with the following additional standards.

A. Final Plat Required.

Condominium and townhouse subdivisions shall require approval of a Subdivision Plat pursuant to **Section 8.5.3.**

B. Building and Fire Code Applicability

Condominium and townhouse subdivisions may constitute a change of use under the currently adopted building and fire codes as well as these LDRs. The proposed condominiums or townhomes shall comply with the currently adopted building and fire codes.

- 1. **Report on Building Required.** To ensure compliance with the currently adopted building and fire codes, a written and graphic report shall be professionally prepared by an individual qualified by the County Town Building Official and submitted to the Building Official for review. The report shall identify any conditions of the existing structure(s) that do not conform to the currently adopted building and

fire codes and the alterations to the structure(s) required to bring the structure(s) into compliance with the codes. A structural analysis of the existing building(s) shall not be required unless the Building Official determines the structural integrity of the building(s) is questionable under the authority granted to the Building Official by the currently adopted building and fire codes.

- 2. **Necessary Building Upgrades.** The County Town Building Official shall review the report, and structural analysis when required, and inspect the building(s) to determine any alterations to the building(s) necessary to comply with the currently adopted building and fire codes.

- a. **Fire Sprinkler System.** Condominium and townhouse subdivisions shall not require installation of a fire sprinkler system in the building(s) unless the subdivision includes significant alteration to the existing building(s) that require a fire sprinkler system pursuant to the currently adopted building and fire codes.

- b. **Construction Plans.** Construction plans to complete any required alterations shall be submitted to the County Town Building Official for review and approval, approval with conditions or denial.

C. Tenant Notification

The owner proposing a condominium or townhouse subdivision shall, in writing, notify the current tenants of the units, provide the tenants the opportunity to purchase their unit, and provide a grace period to relocate.

- 1. **Notice to Tenants.** The owner of a proposed condominium or townhouse subdivision shall notify the current tenants, in writing, via certified and U.S. mail, of the plans to convert the development to condominiums or townhouses and provide the tenants the opportunity to purchase the unit they occupy. The tenants shall be given a minimum of 30 days to decide if they wish to purchase the unit they occupy. This written notice and 30 day decision period may run concurrently with applications for approval.

2. **Grace Period to Relocate** . If any tenant decides to not purchase the unit they occupy or does not respond, in writing, within 30 days to the offer to purchase their unit, the owner of the development shall provide a written notice to the tenant, via certified and U.S. Mail, to vacate the unit and provide a minimum of 60 days from receipt of said written notice to relocate.

D. Site Compliance

Conformity of the physical development and use of a lot or parcel to be subdivided into townhouse or condominium lots will continue to be determined based on the boundary of the site to be subdivided, not the boundaries of the resultant townhouse lots or condominium units.

E. Townhouse Subdivision

Townhouse subdivision is the subdivision of land around the base of a unit that is intended to separate ownership of the units in a development while still retaining the character of a single, integrated development. A Townhouse subdivision shall be exempt from the minimum lot size requirement if the following standards are met.

1. **Common Element Interest Required.** A lot or parcel may be subdivided into lots of less than the minimum lot size for the zone if each resultant lot retains an undivided interest in common elements of the lot or parcel.
2. **Maximum Lot Size.** A townhouse lot shall not exceed 125% of the area of footprint of the approved unit.
3. **Building Official Review.** The building official shall review and approve the proposed location of the townhouse lots.

Div. 7.3. Open Space Standards

7.3.1. Purpose

The purpose of this Division is to establish standards for open space that is required for approval of a physical development, use, development option or subdivision. This includes Planned Residential Development options that permit higher density in conjunction with greater amounts of open space. In return for higher density, a landowner must set aside open space that contributes to community goals as set forth in the Jackson/Teton County Comprehensive Plan.

7.3.2. Applicability

This Division applies to all physical development, use, development options and subdivision for which an open space ratio (OSR) is specified or for which open space is otherwise required. All open space provided to satisfy an open space requirement shall comply with the standards of this Division. An Environmental Analysis shall be prepared pursuant to Section 8.2.2, Environmental Analysis to demonstrate compliance with this Division. If the open space proposed as part of an application subject to this division does not meet the standards of this division, the application associated with the proposed open space may be denied.

7.3.3. Configuration and Location of Required Open Space

Open space required in return for higher density shall be configured and located to protect, or provide space for, the Areas of Public Benefit on the subject property. The following are the Areas of Public Benefit: 1) wildlife habitat and migration corridors; 2) scenic vistas and natural skylines; 3) natural waterbodies (rivers, streams, lakes, ponds), floodplains, and wetlands; 4) agricultural activities; 5) public pathways as depicted in the Pathways Master Plan – The Town of Jackson & Teton County, Wyoming, March 2007; and 6) public parks and accesses to public lands.

A. Identifying the Areas of Public Benefit on the Subject Property

The following shall be used to identify the Areas of Public Benefit on the subject property:

1. Character Defining Features Maps;

2. Natural Resources Overlay and Scenic Resources Overlay;
3. 100-year floodplain as depicted on the Federal Emergency Management Agency maps;
4. Land Development Regulations:
 - a. Natural resources as defined in Section 5.1.1, Waterbodies and Wetlands;
 - b. Land used for bona fide agricultural activities;
 - c. Priority 6 to Priority 10 habitats as described in Section 5.2.1.F, Vegetative Cover Type Standards;
5. Environmental Analysis of the subject property;
6. Pathways Master Plan – The Town of Jackson & Teton County, Wyoming, March 2007; and
7. Maps and information on the existing conditions of the subject property.

B. Order of Priority for Protecting the Areas of Public Benefit

1. Open space set-asides shall be configured and located to protect or provide Areas of Public Benefit in the following order of priority from "1" to "6" with "1" being the highest priority and "6" being the lowest priority.
 - a. 1 - Wildlife habitat and migration corridors
 - b. 2 - Scenic vistas and natural skylines
 - c. 3 - Waterbodies (rivers, streams, lakes, ponds), floodplains, and wetlands
 - d. 4 - Agricultural activities
 - e. 5 - Public pathways as depicted in Pathways Master Plan – The Town of Jackson & Teton County, Wyoming, March 2007
 - f. 6 - Public parks and accesses to public lands
2. When all Areas of Public Benefit are protected on the subject property. When all Areas of Public Benefit have been protected, or there are no Areas of Public Benefit on the subject property, and an additional amount of open space is required, the

additional required open space shall be configured and located to expand the protection of the Areas of Public Benefit, or expand an existing open space area. The Areas of Public Benefit or the existing open space could be on the subject property or on adjacent properties. The purpose of this standard is to maximize the benefit of open space, when there are no Areas of Public Benefit to be protected, by locating the open space in large, unfragmented areas.

C. Map of Required Open Space and Areas of Public Benefit

The applicant shall submit a map that shows how the configuration and location of the required open space protects the Areas of Public Benefit, and shows how the Areas of Public Benefit are protected in priority order.

D. Residential Lots

Open space is permitted to include a portion of a residential lot provided it:

1. is not fenced apart from, or otherwise visually or functionally separated from, the required open space;
2. protects or provides Areas of Public Benefit as identified and prioritized in this Section; and,
3. complies with Section 4, 5 and 6, of this Division.

E. Noncontiguous Open Space

Required open space may be provided at a noncontiguous location, pursuant to Subsection 2460.A.4, Noncontiguous Parcels, and provided that the open space meets the standards of this division.

F. Acreage in Rivers

Acreage within rivers shall not be eligible to satisfy required open space acreage.

7.3.4. Use of Open Space

A. Permitted Uses in Open Space

Required open space shall be restricted to uses consistent with the protection of the Areas of Public Benefit on the subject property. For example, if the open space protects a designated wildlife habitat area,

the uses and activities permitted on open space lands shall be consistent with protecting and maintaining the habitat value of the property. Uses of the required open space shall not reduce or diminish the Areas of Public Benefit being preserved by the required open space.

B. Prohibited Uses in Open Space

Notwithstanding the permitted uses, areas devoted to building envelopes, parking areas, road and driveway easements, cut or fill slopes, or other permanently disturbed areas that are part of a development are prohibited in required open space, except for recreational uses. Also any commercial, industrial, or development activity not related to bona fide agricultural uses, recreational uses, wildlife habitat improvement projects, or other uses permitted pursuant to Subsection A, are prohibited in required open space.

C. Separate from Exaction Requirements

Open space set aside in return for higher density, which provides public pathways or parks pursuant to this Division, shall not be credited toward land exactions required in Division 7.5, Development Exactions.

7.3.5. Physical Development Permitted in Open Space

The following physical development may be permitted in open space if deemed consistent with the Areas of Public Benefit on the subject property:

- A. Nonresidential structures, disturbances, corrals, fencing, etc., for bona fide agricultural uses.
- B. Outdoor recreation facilities, such as cross-country ski trails and pathways identified as implementing the Pathways Master Plan – The Town of Jackson & Teton County, Wyoming, March 2007.
- C. In the Suburban, Auto-Urban Residential, and Auto Urban Commercial zones, structures and other land disturbing activities for active recreation facilities; however, evening or night facilities which require obtrusive lighting are prohibited.
- D. Creation of ecologically functioning wetlands for wastewater and stormwater treatment.

- E. Wildlife habitat improvements that are primarily enhancing existing wildlife habitat or are restoring existing, but degraded, habitat.

7.3.6. Record of Restriction

Required open space shall be duly restricted, in perpetuity, by recorded instrument in a form acceptable to the County Attorney and the Board of County Commissioners. The instrument shall not be amended or varied without first obtaining approval by the Board of County Commissioners. Refer to a sample easement, which may be obtained from the Planning Department, for guidance. At minimum, the instrument shall contain the following:

- A. A legal description of the property and its location;
- B. The purpose of the restriction on the property;
- C. Conveyance of rights to enforce the restrictions to an organization qualified and dedicated to preserving the values intended by the restrictions;
- D. Specification of the uses and structures permitted and prohibited on the property under restriction;
- E. Enforcement procedures;
- F. Documentation of the existing uses and condition of the property under restriction;
- G. Specification that notice be given 15 days prior to any transfer of ownership, and that such notice be in a written form to the qualified organization holding the easement;
- H. A granting of the restrictions in perpetuity.

7.3.7. Ownership of Open Space

An individual landowner, a homeowners association, or nonprofit organization may retain ownership of the required open space. Ownership does not affect the terms of the easement.

Div. 7.4. Housing Standards

7.4.1. County Residential Affordable Housing Standards [reserved]

7.4.2. Town Residential Affordable Housing Standards

A. Findings

The findings contained in this section are abstracted from Appendix D, Jackson/Teton County Comprehensive Plan which is adopted by resolution of the Jackson Town Council and the Technical Analysis: Condominium Conversions (dated September, 2008). These documents are available at the office the Jackson Town Clerk.

1. **Social and Economic Diversity.** The social and economic diversity of Jackson and Teton County is heavily dependent upon a reasonable supply of affordable housing.
2. **Economic Well-Being.** The economic vitality and well-being of the community is dependent upon a reasonable supply of affordable housing. Persons employed in visitor services, as well as persons such as teachers, medical personnel, peace officers, and providers of financial and other professional services, which are vital to the community, are dependent upon the availability of affordable housing.
3. **Escalation of Housing Costs.** From 1986 to 2007, the median home price in Teton County rose from 354% to 1,448% of the county-wide median annual income.
4. **Primary Cause.** This home price escalation is primarily caused by land and housing prices which are rising in response to a vigorous demand for the ownership of "second homes" and vacation homes by persons who have lived and worked outside of the local community.
5. **Need for Regulatory Action.** The Affordable Housing Needs Assessment ([Appendix D](#)) of the Jackson/Teton County Comprehensive Plan) concludes that if a reasonable supply of housing in Teton County

is to remain affordable, approximately 25% of new housing must be made available at prices which are affordable to the community's citizens.

B. Purpose

The purpose of this division is to ensure that new residential development including condominium and townhouse subdivisions in Jackson and Teton County include a reasonable supply of affordable housing to meet the needs of the community's citizens. This division sets forth standards for affordable housing to be provided in conjunction with market rate residential development and condominium and townhouse subdivisions. Where the provision of such housing is determined to be impractical, this Division will set forth standards for the conveyance of land or an in-lieu fee.

C. Applicability

1. **General.** The standards of this Division apply to residential development options and uses unless exempted below.
2. **General Obligation.** It is the objective of the Town of Jackson to make measurable progress toward reducing the existing deficit of affordable housing that existed on the date of adoption (12/18/95) of this Division.

D. Exemptions

The following residential development options and uses are exempted from the standards of this Division.

1. **Redevelopment of Preexisting Uses.**

Redevelopment or remodeling of a use existing prior to December 18, 1995 is exempt from the requirements of this Division, provided no additional residential units are created by the redevelopment or remodeling activity. In the event new residential units are created, only the number of units that existed prior to the redevelopment or remodeling shall be exempt from the standards of this Division. For the purposes of this subsection, conversion of an existing dwelling unit to a condominium or townhouse is a change in use, creates a new use that did not exist prior to the effective date of this Division and is not exempt from this Division.

2. **Mobile Home Park.** Development of a mobile home park is exempt from the standards of this Division, provided that during its review, the Jackson Town Council makes a finding that the units to be located within the development meet the purposes of this Division and, therefore, provision of added affordable housing as a consequence of the development is not required.
3. **Development of Conventional Single-Family Unit on Previously Created Lot.** The development of one conventional single-family unit on a legal lot of record created prior to December 18, 1995 is exempt from the requirements of this Division.
4. **Development on Lot or Parcel for Which Affordable Housing Standard Has Already Been Met.** Development on any lot or parcel for which the affordable housing standard, pursuant to this Division, has already been met via provision of affordable housing, conveyance of land, or payment of fees-in-lieu, is exempt from the standards of this Division.
5. **Employee Housing.** Development of employee housing pursuant to Division 6.3 of these Land Development Regulations is exempt from the standards of this Division.
6. **Accessory Residential Unit.** Development of an accessory residential unit is exempt from the standards of this Division.
7. **Group Residential.** Development of a dormitory or group home is exempt from the standards of this Division.
8. **Temporary Uses.** Development of a temporary use is exempt from the standards of this Division.
9. **Affordable Housing Development.** Residential developments that are designed and administered to meet the objectives of this Division, as determined by the Jackson Town Council. This may include projects developed or sponsored by non-profit organizations that are charged to promote affordable housing and projects for which agreements have been executed that provided affordable housing or land for said purpose.
10. **Subdivision.** The subdivision of a previously platted residential lot into no greater than two lots shall be exempt from the standards of this Division. Further, this exemption shall only be applied on a one-time basis.
11. **Live/Work Units.** Development of a live/work unit is exempt from the standards of this Division.

E. Calculation of Affordable Housing Standards for Residential Development

The affordable housing standards for all residential development including condominium and townhouse subdivisions shall be as follows.

1. **Required Affordable Housing Percentage.** Residential development and condominium or townhouse subdivisions shall consist of at least a 1:4 ratio of affordable housing to free market housing, as determined by the following formula:

The total number of proposed free market residential units (including units on noncontiguous parcels), or the total number of rental units converted to condominiums or townhouses in a condominium or townhouse subdivision, whichever is applicable, multiplied by the applicable occupancy contained in the table below, shall equal the number of free market occupants of the development. The number of occupants of the required affordable housing units, shall be at least 25% of the number of free market occupants of the development. In instances where residential subdivisions are proposed without dwelling units, the applicant shall project the type of dwelling units. The Jackson Town Council shall approve the projected mix of dwelling units based on comparable developments in Teton County and the Town of Jackson as part of its review of a Housing Mitigation Plan.

Number Of Persons Housed Per Unit	
Unit Type	Persons Housed Per Unit
Studio	1.25
One Bedroom	1.75
Two Bedroom	2.25
Three Bedroom	3.00
Four Bedroom	3.75
Five Bedroom	4.50
Each Additional Bedroom	0.50
Dormitory	1.00 per 150 s.f. of net habitable area

2. **Reduction in Percentage Requirement.** An applicant has the option of obtaining a reduction in the affordable housing by voluntarily restricting proposed units or lots so that they remain available over time to year-round residents who are employed in Teton County. Such units shall be known as "voluntary affordable housing units." The following formula shall be used to determine a reduced percentage requirement, if applicable. The units with sales prices that result in a reduction of the 25% affordable housing requirement must be restricted to occupancy by year-round residents who are employed full-time in Teton County, as set forth in the Teton County Housing Office Affordable Housing Guidelines. The restriction shall be in a form acceptable to the Teton County Housing Authority (TCHA). The reduced percentage requirement shall be calculated as follows:

P - AP	X	0.25	=	Percent Affordable Housing Standard* **
MH - AP				

Where

P = The price of an individual unit

AP = $3 \times (1.2 \times \text{median income for Teton County})$

MH = Median housing cost for Teton County

* The "Percent affordable housing standard" shall not exceed 25%.

** The formula shall apply only to prices between MH (median single family house price) and AP (affordable house price).

*** For residential developments in which no housing units are proposed, i.e., a subdivision of land only, "the price of the unit shall be 3 times the cost of the lot. For residential developments in which the price of individual lots or units varies, the formula shall be calculated for each unit; the resulting "Percent affordable housing standard" for all lots/units shall be averaged in order to obtain the reduced percentage standard for the development.

F. Method for Providing Affordable Housing

Affordable housing standards may be met by one, or a combination of the following methods.

1. **Production of New Units**
 - a. **General.** An applicant shall develop or ensure the development of affordable housing units as part of the proposed development, unless it is demonstrated that the provision of affordable housing on the site is impractical or inequitable.
 - b. **Not Required if Impractical or Inequitable.** An applicant shall not be required to develop or ensure the development of affordable housing on site as part of a market rate development if it is demonstrated impractical or inequitable to do so.
 - i. **Impractical.** The development of affordable housing shall be considered impractical if it can be demonstrated that the number of units required is too small to create a viable project, or if the site location is deemed to be undesirable for affordable housing, or if it is considered more practical for the required units to be pooled with affordable housing units from other projects to create a more viable project off-site.
 - ii. **Inequitable.** The development of affordable housing shall be considered inequitable if it will result in the applicant bearing a disproportionate share of the cost of the affordable housing in relation to the need for affordable housing. In making this determination, the value of land at the proposed site shall be considered.

- c. **Alternative Compliance to On-Site Production of New Units.** Should the applicant demonstrate that on-site development of affordable housing is impractical or inequitable, the applicant shall first be required to provide such housing off-site, as described in Subsection d.iv.ii. Only if such off-site development is also proven to be impractical or inequitable shall purchase of existing housing stock, conveyance of land or payment of in-lieu fee be considered as alternative means of compliance.
- d. **Requirements for Affordable Units.** Affordable housing units required by this Division shall meet the following requirements.
 - i. **Sales and Occupancy Restrictions.** Required affordable housing units shall be restricted to sales terms and occupancy limitations, and voluntary affordable housing units shall be restricted to occupancy requirements, both of which comply with the Teton County Housing Office Affordable Housing Guidelines. The required and voluntary affordable housing units may be restricted to rental units, if it is determined they will address an affordable housing need. The restrictions shall be in a form acceptable to the TCHA and may include deed restrictions, rights of first refusal, and shared ownership of land and/or housing unit with an affordable housing agency.
 - ii. **Affordable Housing Categories.** The required affordable portion of each residential development shall provide housing units for persons in each of the three income categories described below, and in the percentage amounts stated herein. The housing units to be provided for persons in each income category shall be determined by the Teton County Housing Authority, in accordance with the housing unit types, minimum sizes and maximum prices described in the Teton County Housing Office Affordable Housing Guidelines adopted herein by reference. Fractions in each category shall be combined to create a whole person when possible. Payment of an in-lieu fee shall be made for any remaining fraction of a person.
 - a). **Category 1.** No less than 1/3 of the persons required to be housed shall be provided with housing units affordable to low income households, unless a different proportion is recommended by the Teton County Housing Authority (TCHA) and approved by the Jackson Town Council.
 - b). **Category 2.** No less than 1/3 of the persons to be housed shall be provided with housing units affordable to moderate income households, unless a different proportion is recommended by the TCHA and approved by the Jackson Town Council.
 - c). **Category 3.** No more than 1/3 of the persons required to be housed shall be provided with housing units affordable to middle income households, unless a different proportion is recommended by the TCHA and approved by the Jackson Town Council.
 - iii. **Voluntary Affordable Housing Units.** The voluntary affordable housing unit portion of a residential development shall be restricted in terms of initial sales or rental prices and occupancy, as set forth in the Teton County Housing Office Affordable Housing Guidelines.
 - iv. **Location**
 - a). **General.** The affordable housing units shall be located on the same site as the free market portion of the development, unless all or a portion of the affordable units are approved, or required, to be located on another site within Teton County or the Town of Jackson.

- b). **Off-site location.** Approval for an off-site location shall be made by the Jackson Town Council as part of the review of the Housing Mitigation Plan. Approval of an off-site location for the affordable housing units shall be based on the following criteria:
 - 1). Proximity of the proposed off-site location to employment centers, commercial services, and infrastructure;
 - 2). Compliance of the proposed off-site location with the Jackson/Teton County Comprehensive Plan and these Land Development Regulations. Impact of the affordable housing units on the ability of the site proposed for the residential development to properly function and the compatibility of affordable housing units with the character of surrounding lands.
 - 3). The ability of the proposed off-site location to accommodate the dwelling units within the permitted maximum gross density.
 - 4). The need to locate the units off-site to maintain general consistency in the value of the affordable housing subsidy with the typical value of subsidies provided by other developers.
- v. **Size and Materials Standards for Affordable Housing Units**
 - a). **Size limitations.** Affordable housing units shall comply with the minimum size requirements established within the Teton County Housing Office Affordable Housing Guidelines, adopted herein by reference.
- b). **Materials.** Affordable housing units shall be constructed with building materials having a compatible exterior style to other units in the development. Each affordable housing unit shall include, at a minimum, a fully equipped kitchen and bathroom, areas for living and sleeping and designated areas for storage. Units shall comply with all applicable standards of the current building codes and all other development codes adopted by the Town of Jackson.
- vi. **Timing of Occupancy.** The affordable housing units shall be ready for occupancy no later than the date of the initial occupancy of the free market portion of the project, provided that the TCHA and developer have identified qualified buyers or renters, whichever is applicable. If the free market portion is to be developed in phases, the affordable housing units may be phased accordingly, provided that the TCHA and developer have identified qualified buyer or renters. If qualified buyers or renters have not been identified at a rate which keeps pace with the free market portion of the development, the provision of the affordable housing units may be delayed until such buyers or renters have been identified. The developer, with the support of the TCHA, shall make a good faith effort to market the required affordable housing units.
- vii. **Restricting Existing Housing Stock.** When restricting existing housing stock is used to meet the affordable housing requirement such housing will be subject to the following additional standards:
 - a). **Age.** Existing housing stock more than 15 years old from the date of certificate of occupancy to the date of approval of the Housing Mitigation Plan, may be accepted by Town Council on a case-by-

case basis subject to review and recommendation by the Town's Chief Building Official and Planning Director;

- b. **Inspection.** Each unit shall be subject to inspection and approval by the Town's Chief Building Official for compliance with current building code standards for life and safety; and,
- c. **TCHA Guidelines.** All units are subject to Teton County Housing Authority Affordable Housing Guidelines regarding quality standards for existing housing units.

2. **Conveyance of Land**

- a. **General.** If the provision of affordable units on site is found to be impractical or inequitable the Town may accept the conveyance of land in fee. Land accepted pursuant to this provision may only be used for the production of affordable housing. Such land may be on the same site as the market rate portion of the project, or may be in an alternate location suitable for affordable housing. The fair market value of the land conveyed shall be at least equal to the equivalent in-lieu fee, for all required affordable housing units not provided.
- b. **Establishment of Fair Market Value.** Fair market value shall be established at the developer's expense by a licensed professional real estate appraiser acceptable to the Town of Jackson.
 - i. **Preliminary Value.** Fair market value shall be established on a preliminary basis at the time the housing mitigation plan is reviewed, pursuant to Section 49460, Housing Mitigation Plan.
 - ii. **Final Value.** Fair market value shall be confirmed at the time of subdivision plat approval for the free market portion of the development. For projects that do not require a plat, value shall be confirmed at the time of development plan approval.
- iii. **Value Net of Commission.** Fair market value shall be net of any customary real estate commission for the sale of land.

- c. **Time of Conveyance.** Land conveyance shall occur prior to the issuance of any building permit for the free market portion of the development.
- d. **Conditions of Approval.** The Jackson Town Council may require, as a condition of approval, that land conveyed pursuant to this section be fully developed and ready for construction, with roads, water supply, sewage disposal and other basic services in place. A soils report or other necessary environmental report may also be required, stipulating whether the land is suitable for the type of construction contemplated and identifying any special construction techniques which may prove necessary for its development.
- e. **Subsequent Conveyance Permitted.** Land conveyed pursuant to this section may be subsequently conveyed by the Town of Jackson subject to the following conditions:
 - i. **Interest bearing account.** All proceeds from the sale of the land shall be placed in an interest bearing trust fund.
 - ii. **Authorized uses of proceeds.** The proceeds from the sale, and any interest accrued, shall be used only for the purposes of planning for, subsidizing or developing affordable housing.

3. **Payment of In-Lieu Fee**

- a. **General.** If the applicant has demonstrated that it is impractical or inequitable to provide affordable housing and it is determined that land within the proposed residential development is not appropriate for affordable housing pursuant to Subsection 2, Conveyance of Land, or if the applicant is required to provide less than one affordable housing unit, the applicant shall pay an in-lieu fee for the affordable housing units required by this Division. A fee schedule shall be set

forth by resolution, and shall be reviewed and updated within 2 years of its original adoption, and at least every 2 years thereafter.

- b. **Time of Payment and Use of Funds.** Payment of the in-lieu fee shall be made to the Town of Jackson prior to, and on a proportionate basis to the issuance of any building permits for the free market portion of the development.
 - i. **Interest Bearing Account.** The Town of Jackson shall transfer the funds to an interest bearing trust fund.
 - ii. **Authorized Uses of Fees.** The funds, and any interest accrued, shall be used only for the purposes of planning for, subsidizing or developing affordable housing units.
- c. **Refund of Fees**
 - i. **Seven Year Limit.** Fees collected pursuant to this Section may be returned to the then present owner of property for which a fee was paid, including any interest earned, if the fees have not been encumbered within 7 years from the date of payment, unless the Jackson Town Council shall have earmarked the funds for expenditure on a specific project, in which case the Council may extend the time period by up to 3 years.
 - ii. **Sequence of Expenditures.** Fees paid pursuant to this section are deemed to be spent or encumbered in the sequence in which they were received.
 - iii. **Written Request.** To obtain the refund, the present owner must submit a written request to the Town Planning Director within 1 year following the end of the 7th year from the date payment was received.
 - iv. **Refunds for Expired Permits.** Any payment for a project for which a building permit has expired due to noncommencement of construction may be refunded provided a request for refund is submitted to the Town Planning Director within 3 months of the date of the expiration of the building

permit. All requests shall be accompanied by proof that the applicant is the current owner of the property and a copy of the dated receipt issued for payment of the fee.

- v. **Credit for Non-Refunded Payments.** Any payments made for a project which is not begun or completed for any reason, and for which a refund has not been requested shall be retained by the Town of Jackson and a credit shall be established. Such credit runs with the land, is not transferable to other property, and may only be used against future affordable housing obligations on the subject property. A record of such credit shall be maintained by the Town of Jackson.

G. Housing Mitigation Plan

- 1. **Housing Mitigation Plan Required.** For all developments a housing mitigation plan shall be submitted.
 - a. **Content.** The housing mitigation plan shall include the following:
 - i. **Requirement Calculations.** Calculations determining the affordable housing standard that indicate each step of the calculation, from projected market value of each unit or lot to the resulting number and type of affordable units required and voluntarily provided.
 - ii. **Method.** The method by which housing is to be provided.
 - iii. **Unit Descriptions.** A conceptual site plan and building floor plan (if applicable), illustrating the number of units proposed, their location, the number of bedrooms and size (s.f.) of each unit, the rental/sale mix of the development, and the categories to which each required affordable housing unit belongs. A tabulation of this information shall also be submitted.

- iv. **Units Developed.** If affordable housing units are proposed to be developed, the proposed restrictions that will be placed on the units to ensure long-term affordability.
- v. **Land Specifications.** If land is to be conveyed, the following information is required:
 - a. **Location and Acreage.** The location and acreage of the land to be conveyed;
 - b. **Appraisal.** An appraisal of the fair market value of the land, prepared by a licensed professional real estate appraiser; and
 - c. **Additional Information.** If appropriate, any additional information necessary to determine the suitability of the land for development.
- vi. **Fee Calculations.** If fees-in-lieu are proposed, the calculations for determining the required fee amounts shall be submitted.
- b. **Procedure.** Review of the housing mitigation plan shall occur at the time of the initial review of the free market portion of the development plan or subdivision.

2. **Review Standards.** The Town may approve the housing mitigation plan if it complies with the standards of this Division, addresses the need for affordable housing, and is consistent with the Comprehensive Plan.

H. Independent Calculation

1. **General.** An applicant may submit an independent calculation requesting modification to any or all of the following standards:
 - a. **Occupants.** The number of occupants to be housed by a proposed development to be used in place of the occupant generation requirements in the table in Section 7.4.1.E;

Div. 7.5. Development Exaction Standards

7.5.1. Development Exactions [reserved]

7.5.2. Park Exactions

A. Applicability

All residential subdivisions and re-subdivisions, including new condominiums and townhouse projects to be developed or constructed, and the conversion of existing dwelling units to a condominium or townhouse subdivision, which is the subject of an approved, recorded plat shall be required to dedicate lands for school and park development unless specifically exempted by other provisions of this Division.

Any subdivision, re-subdivision, or condominium or townhouse subdivision or development on land subject to a recorded plat for which exactions have been fully and properly paid pursuant to this Section shall not be subject to exactions, except for the incremental increase in the number of dwelling units, if any, over and above those permitted by the previous plat for which exactions were paid.

B. Intent

The Town of Jackson has established a parks and recreation program to insure an ample supply of parks and recreation to satisfy the needs of residents and visitors. The program is intended to ensure:

1. An adequate supply of parks and recreation facilities to satisfy the demand for such facilities resulting from new residential development;
2. An adequate supply of open space to preserve and enhance the rural character of the County as a critical asset contributing to a high quality of life for residents and visitors;
3. Preservation of open space in certain areas to protect wildlife habitat, ranching, public lands and scenic road corridors;
4. Parks and recreation facilities and open space are dedicated on a schedule to coincide with the demand for such facilities and land generated by new residential development;

5. Land dedicated for parks/recreation/open space will remain committed to such uses and not be used for other purposes.

C. Exemptions

The following developments are exempt from the requirements of this Division:

1. Boundary adjustments pursuant to Division 8.5.5.
2. Re-subdivisions of existing legally platted lots provided all of the following standards are met:
 - a. The replatted lots are restricted to single-family detached residential use only.
 - b. The replat consists only of reconfiguring or eliminating interior lot lines, with no additional land or building area added to the subdivision.
 - c. The replat results in no additional dwelling units or lots, and therefore, has no greater impact on park and school facilities than would the original plat.

D. Parks/Recreation/Open Space Development Exaction Standards

1. **General.** Teton County/Jackson Parks and Recreation development exaction standards are based upon consideration of the Jackson/Teton County Comprehensive Plan and Pathways Master Plan – The Town of Jackson & Teton County, Wyoming, March 2007.
2. **Standards.** Prior to the recordation of a plat, a developer subdividing residential land shall dedicate to the Town of Jackson, platted land in a location selected by the Town Council in the ratio of 9 acres for every one 1,000 residents of a proposed subdivision (that is, the number of residents multiplied by 0.009 of an acre per resident). The number of residents attributable to a subdivision is calculated according to the schedule in the table below.

Number of Persons Housed Per Unit	
Unit Type	Persons Housed Per Unit
Studio	1.25
One Bedroom	1.75
Two Bedroom	2.25
Three Bedroom	3.00
Four Bedroom	3.75
Five Bedroom	4.50
Each Additional Bedroom	0.50
Dormitory	1.00 per 150 s.f. of net habitable area

E. Option for Independent Calculation of Dedication Standards

An applicant seeking approval for a residential development application may submit an independent calculation. If approved, the independent calculation will be utilized to calculate the required dedication.

1. **General.** An applicant may submit an independent calculation requesting modification to any or all of the following standards:
 - a. **Occupants.** The number of occupants to be housed by a proposed development to be used in place of the occupant generation requirements of the table in paragraph D. above; or
 - b. **Percent of Set Aside/In-Lieu Fee.** The amount of land required to be dedicated, and/or the in-lieu fee amount.
2. **Calculation Contents.** The independent calculation shall be supported by local data and analysis, surveys, and/or other supporting materials that provide competent substantial evidence supporting the proposed modification(s).
3. **Procedure and Standards.** The independent calculation shall be reviewed by the Jackson Town Council. If the materials and information supporting the calculation demonstrate by competent substantial evidence that there is a reasonable basis to modify the number of occupants to be housed, the housing mix, or the percent set aside

for in-lieu fee, whichever is relevant, because of unique circumstances related to the proposed development, the Town Council may approve the independent calculation and make the appropriate modifications.

F. Cash-In-Lieu of Land Dedication

At the election of the Town Council, an applicant may satisfy his or her land dedication requirement by making a cash payment to the Town for an amount equal to the current market value of the land required for dedication.

1. **Calculating Cash-In-Lieu Payment.** The amount of the cash-in-lieu land dedication payment is calculated by multiplying the square footage of the area of land to be dedicated by the current market value per square foot of the land to be subdivided.
2. **Calculating Land Value.** Land value shall be market value at the time of the cash-in-lieu payment including site improvements such as streets, and utilities, but excluding residential dwelling units. Market value may be substantiated by a documented purchase price (of an arm's length transaction no more than two years old) or other mutually agreed upon recognized means, provided, however, assessed valuation shall not be relied upon as the basis of current market value. In the event, a developer and the Town fail to agree on market value, such value shall be established by a qualified real estate appraiser acceptable to both parties. The developer shall pay for the appraisal.
3. **Timing of Cash-In-Lieu Payment.** Payment shall be made to the Town of Jackson prior to recordation of the Final Plat.
4. **Criteria to Select Method to Satisfy the Dedication Standards.** The Town Council shall approve or deny a request from an applicant to pay cash-in-lieu of land dedication. The Town Council shall consider the following criteria in evaluating a request for a cash in lieu payment:
 - a. Whether the development itself requires on-site parks/recreation/open space land on site; and

- b. Whether the Town has identified the applicant's proposed development site as being appropriate for parks/recreation/open space land.

G. Fishing Easement Required

All subdivisions bordering on Flat Creek shall provide for a 10 foot fishing easement along the creek. Public access to the easement shall be required.

7.5.3. School Exactions

A. Applicability

1. All residential subdivisions and re-subdivisions, including new condominiums and townhouse projects to be developed or constructed, and the conversion of existing dwelling units to a condominium or townhouse subdivision, which is the subject of an approved, recorded plat, shall be required to dedicate lands for school and park development unless specifically exempted by other provisions of this Division.
2. Any subdivision, re-subdivision, or condominium or townhouse subdivision or development on land subject to a recorded plat for which exactions have been fully and properly paid pursuant to this Section shall not be subject to exactions, except for the incremental increase in the number of dwelling units, if any, over and above those permitted by the previous plat for which exactions were paid.

B. Intent

The Teton County School District requires land for necessary school functions, which may include, but are not limited to, school buildings, support facilities, open space, and recreation areas and housing for employees and their families. The purpose of this Section is to ensure that as development occurs within the School District and school enrollment grows, the current level of service provided to students can be maintained. This is accomplished by the adoption of standards for new subdivisions to provide land, or cash-in-lieu thereof to the Town, for use by the School District. The standards are based on the number of students the development generates and the School District's current level of service standard for land area provided per student.

C. Exemptions

The following developments are exempt from the requirements of this Division:

1. Boundary adjustments pursuant to Division 8.5.5.
2. Re-subdivisions of existing legally platted lots provided all of the following standards are met:
 - a. The replatted lots are restricted to single-family detached residential use only.
 - b. The replat consists only of reconfiguring or eliminating interior lot lines, with no additional land or building area added to the subdivision.
 - c. The replat results in no additional dwelling units or lots, and therefore, has no greater impact on park and school facilities than would the original plat.

D. Teton County School District Dedications and Payments

1. **General Formula.** Within the Teton County School District, required land dedications or fees-in-lieu of land dedications for school purposes shall be based on the following formula:

Land area required per student x students generated per dwelling unit = land dedication standard

2. **Land Area Required Per Student.** In applying the general formula above, the following requirements for land area per student shall be used.

Teton County School District Land Requirements Per Student		
	Reasonable Capacity	Recommended Acreage
Elementary School	650	15.5
Middle School	600	26.0
High School	800	38.0
Totals	1,950	79.5
Total Acres/Student		0.04077
Total SF/Student		1,776

3. **Student Generation Rates.** In applying the general formula above, the following requirements for land area per student shall be used.

Teton County School District Student Generation Rates	
Single and Two-Family	0.49 Student/Dwelling Unit
Multi-Family	0.38 Student/Dwelling Unit

4. **Land Dedication Requirements.** Applying the factors listed above results in the Teton County School District school land dedication requirements shown below.

Teton County School District Land Dedication Requirements	
Single and Two-Family	870 sf per unit or 0.020 acre
Multi-Family	675 sf per unit or 0.015 acre

5. **Cash-in-Lieu of Land Dedication.** At the discretion of the Town Council, a developer of residential housing may make a cash payment in lieu of dedicating land, or may make a cash payment in combination with a land dedication. The formula to determine the cash-in-lieu payment is as follows:

Market value of land per acre x land dedication standard from subsection 4 above x # of dwelling units = cash-in-lieu payment required.

E. Option for Independent Calculation Of Dedication Standards

An applicant seeking approval for a residential development application may submit an independent calculation. If approved, the independent calculation will be utilized to calculate the required dedication.

1. **General.** An applicant may submit an independent calculation requesting modification to any or all of the following standards:
 - a. **Occupants.** The number of occupants to be housed by a proposed development to be used in place of the occupant generation requirements;

- b. **Housing Type and Mix.** The type and mix of housing to be provided by the development; or
- c. **Percent of Set Aside/in-Lieu Fee.** The amount of land required to be dedicated, and/or the in-lieu fee amount.

2. **Calculation Contents.** The independent calculation shall be supported by local data and analysis, surveys, and/or other supporting materials that provide competent substantial evidence supporting the proposed modification(s).
3. **Procedure and Standards.** The independent calculation shall be reviewed by the Jackson Town Council. If the materials and information supporting the calculation demonstrate by competent substantial evidence that there is a reasonable basis to modify the number of occupants to be housed, the housing mix, or the percent set aside for in-lieu fee, whichever is relevant, because of unique circumstances related to the proposed development, the Town Council may approve the independent calculation and make the appropriate modifications.

F. Procedures for Land Dedication

1. **Land Dedication.** Lands to be dedicated to the Town to fulfill the standards of this section shall be identified on the development plan and shall be dedicated to the Town at the time of Plat approval.
2. **Acceptance.** Acceptance of the lands to be dedicated shall be at the discretion of the Town Council.
3. **Criteria.** Prior to acceptance, the Town Council shall consider the comments of the School District to determine whether the lands proposed to be dedicated are of adequate size and can be suitably developed for school purposes or whether the lands have the capability of being sold, with the proceeds being used for school purposes. The Town Council shall also consider the probable impacts on neighboring properties of the development of the land for school purposes. When the lands proposed to be dedicated are not adequate or suitable for school purposes

and cannot feasibly be sold, the Town Council shall require a cash payment in-lieu of the land dedication.

G. Cash-In-Lieu of Land Dedication

At the election of the Town Council, an applicant may satisfy his or her land dedication requirement by making a cash payment to the Town for an amount equal to the current market value of the land required for dedication.

1. **Calculating Cash-in-Lieu Payment.** The amount of the cash-in-lieu land dedication payment is calculated by multiplying the square footage of the area of land to be dedicated by the current market value per square foot of the land to be subdivided.
2. **Calculating Land Value.** Land value shall be market value at the time of the cash-in-lieu payment including site improvements such as streets, and utilities, but excluding residential dwelling units. Market value may be substantiated by a documented purchase price (of an arm's length transaction no more than two years old) or other mutually agreed upon recognized means, provided, however, assessed valuation shall not be relied upon as the basis of current market value. In the event, a developer and the Town fail to agree on market value, such value shall be established by a qualified real estate appraiser acceptable to both parties. The developer shall pay for the appraisal.
3. **Timing of Cash-In-Lieu Payment.** Payment shall be made to the Town of Jackson prior to recordation of the Final Plat.

H. Use of Land and Use of Funds

1. **Land.** All lands dedicated to the Town pursuant to this section shall be held by the Town for the Teton County School District until such time as they shall be requested by the School District for school purposes.
 - a. **Maintenance.** The School District shall be responsible for the maintenance of said lands in a reasonable manner while they are being held by the Town.

- b. **Sale of Land.** The Town may, at the request of the School District, sell lands that have been dedicated to the Town pursuant to this section. The proceeds from the sale shall be transferred to the designated interest bearing account into which funds collected from payments in-lieu of school land dedications are transferred.
2. **Funds.** All funds collected pursuant to this section shall be deposited in a designated interest bearing account.
 - a. **Town Shall Hold Funds.** The Town shall hold the funds until such time as they shall be requested by the School District for the acquisition of land for school purposes, or for other capital outlays or growth-related planning functions for education purposes, at which time they shall be released to the School District.
3. **Use of Land or Funds for Housing.** If the School District decides that land or funds dedicated pursuant to this Section should be used for housing, then the School District shall place a deed restriction on those housing units, restricting their occupancy solely to employees of the applicable School District and their families. In the event the inventory of housing exceeds the applicable School District's needs, the School Board may allow occupancy of the units through the Teton County Housing Authority.
4. **Periodic Review.** In order to ensure that these land dedication standards are fair and represent the current level of service provided by the applicable School District, the formula and dedication schedule shall be reviewed by the Town, together with the School District, and amended as necessary.

Div. 7.6. Transportation Facility Standards

7.6.1. Purpose

The purpose of this Division is to control access to public roadways in a manner that maintains the safety, capacity, and function of the roadway and to provide standards for transportation facilities, including streets, alleys, access easements, and pathways.

7.6.2. Access to Roads, Streets and Highways

Direct vehicular access to collector and arterial roads shall be limited to ensure that the congestion created by turning movements is reduced to a minimum. All development shall meet the following standards:

A. Residential Uses

Lots for individual detached single-family units shall take direct access to or from local residential streets and may take direct access to a collector or arterial road only if no other access options exist, and only if the developer is unable to provide a street for access to a public or private local residential street, due to site limitations such as but not limited to topography and sight distances.

B. Other Residential Development

Other residential development of higher density shall take direct access to collector or arterial streets to avoid infiltration of lower density neighborhoods where available.

C. Nonresidential Uses

All nonresidential uses shall take primary access from a parking circulation aisle or drives designed to provide internal circulation within the development or for several parcels.

1. **Direct Primary Access to Local Street.** Direct primary access to a local residential street is prohibited for nonresidential uses.

2. **Direct Primary Access to Arterial or Collector Road.** Nonresidential uses shall be permitted direct primary access to arterial or collector roads (except as provided in **Subsection D, Access Limited to Collector and Arterial Road.**)

D. Access Limited to Collector and Arterial Road

At least 300 feet shall separate access points on collector and arterial roads with posted speeds 35 miles per hour (mph) or more.

7.6.3. Streets, Alleys, and Easements

A. Standards

The standards for right-of-way and street design are to be used in the design and construction of all new streets, and as guides in the improvement of the existing street system. It is recognized that standards cannot be developed which will apply to all situations. In those instances where these standards are not applicable, the proposed design must be reviewed by the Town Engineer, and approved and accepted by the Town Council.

B. Objectives

The purpose for presenting street development standards is to establish factors which shall be considered in the design process. The objectives presented are a mixture of proven criteria, specification standards, and performance experience bearing upon practical street design concerns. It should be clearly understood that a minimum standard defined to assure functional utility may not be adequate for some specific developments.

C. General Standards

1. **Adequate Access.** Adequate vehicular, bicycle, and pedestrian access shall be provided to all parcels.
2. **Minimize Through Traffic.** Local street system shall be designed to minimize through-traffic movements.
3. **Minimize Out-Of-The-Way Travel.** Street patterns shall minimize out-of-the-way vehicular travel.

4. **Logical and Comprehensible.** Street systems shall be logical and comprehensible, and systems of street names and house numbers shall be simple, consistent and understandable. All enumeration shall be in accordance with Chapter 8.28, House Numbering, of the Jackson Municipal Code.
5. **Not Detract from Efficiency.** Local circulation systems and land development patterns shall not detract from the efficiency of bordering major streets.
6. **Not Rely on Extensive Traffic Regulations.** Elements in the local circulation system shall not have to rely on extensive traffic regulations in order to function efficiently and safely.
7. **Consider Traffic Generators.** Traffic generators within residential areas shall be considered in the circulation pattern.
8. **Indicate Local Function.** Planning and construction of residential streets should clearly indicate their local function.
9. **Design for Relatively Low Volume.** The local street system shall be designed for a relatively uniform low volume of traffic.
10. **Design to Discourage Excessive Speed.** Local streets shall be designed to discourage excessive speeds.
11. **Minimize Conflicts.** Pedestrian-vehicular conflict points shall be minimized.
12. **Minimize Space Devoted to Streets.** A minimum amount of space shall be devoted to street uses.
13. **Minimum Number of Intersections.** There shall be a minimum number of intersections.
14. **Practical Development Patterns.** The arrangement of streets will permit economical and practical patterns, shapes and sizes of development parcels.
15. **Relation to Topography.** Streets shall be related to topography from the standpoint of both economics and amenities.
16. **Provision for Transit Service.** Appropriate provisions for transit service within residential areas shall be established.
17. **Street Layouts.** Street layouts shall conform to adopted plans and policies. The developer shall not be permitted to reserve a strip of land for the purpose of controlling access to a street.
18. **Alleys.** Paved alleys in residential subdivisions may be permitted. Alleys or service areas shall be provided in commercial and industrial areas to provide access.
19. **Easements.** Easements shall be provided along lot lines as required for utilities and snow storage. Alleys that are available may be used as a substitute for some utility easements. Utility easements may be fenced, but shall be easily accessible by means of removable fence sections or gates. No permanent structures shall be erected on easements.
20. **Dedicate Rights-of-Way.** A developer shall be required to dedicate rights-of-way for public streets and easements that are needed to serve the area being developed. Existing roads in or adjoining the site being developed shall be dedicated to the minimum width required by the classification. Right-of-way and temporary dead-end streets shall be provided to provide access to adjacent lands and facilitate a smooth efficient circulation pattern.

D. Provision for Extension of Roads

In all cases provisions shall be made for the extension of arterials and collectors as designated in the Comprehensive Plan. The street standards (typical sections) shown shall govern the development of designated streets in the Town.

E. Engineering Evaluations

Decisions regarding street layout shall result from engineering evaluations of a variety of factors including topography, soil characteristics, geologic conditions, drainage patterns, potential storm runoff, length and character of streets, types and locations of abutting land uses and purpose of individual streets. Neighborhood street layouts shall be designed to prevent, or discourage, the use of local streets as

shortcuts for through traffic. To the extent feasible, the number of street intersections shall be minimized, and the overall length of streets should also be minimized. Major elements of the street system may be used to help define and buffer different land use areas enhancing their identity and cohesiveness.

F. Access

1. **Connection to dedicated streets and pathways.** Except for courts and cul-de-sacs, streets and pathways shall connect with those already dedicated in adjoining or adjacent subdivisions, or provide for future connections to adjoining unsubdivided tracts, or shall be a reasonable projection of streets in the nearest subdivided tracts.
2. **Cul-de-sacs.** Local streets shall be so planned as to discourage their use by non-local traffic, but provisions must be made for adequate traffic circulation. Courts or cul-de-sacs will be permitted where topography, enhancing privacy or other conditions fit their use, so long as adequate traffic circulation is provided. Cul-de-sacs shall not be longer than 700 feet, and 500 in hillside and commercial subdivisions. A paved turnaround shall be provided at the closed end, with a radius of at least 50 feet to the inside edge of curb and gutter and a right-of-way radius of at least 65 feet, unless special provisions for snow storage are provided.
3. **Access Points.** Access points from subdivisions to major highways and arterial streets shall be limited in number, given special geometric design consideration, generally spaced 1,200 feet apart, and whenever possible located where other features are not competing for driver attention. Access points may require the construction of acceleration, deceleration and turning lanes to existing highways, or arterial streets, when warranted by expected future traffic volumes to the subject or related subdivision. Driveway entrances shall not be allowed on arterial or collector streets unless no other access option exists. Driveways shall not be located in less than 50 feet from the curb-line on a intersecting street. Driveway entrance dimensions and construction details shall be in accordance with the driveway standards.

G. Right of Way

1. **Accommodate all Uses and Facilities.** Street right-of-way must be sufficient to accommodate vehicular traffic; bicycles; pedestrians; all public and other required utilities; snow storage; on-street parking where provided and in some cases, pathways, special storm-drainage facilities, or other special treatments such as medians or traffic channelization.
2. **Minimum Widths.** In accordance with the street standards for all public ways hereafter dedicated and accepted, the minimum right-of-way widths for streets, alleys or pedestrian ways included in any subdivision shall not be less than the minimum dimensions for each classification listed in the table below, and shall be in accordance with the Comprehensive Plan.

Right-of-Way Widths			
	Design Speed (mph)	Capacity Average Daily Traffic (ADT)	R.O.W.
Major Arterial (limited access)	55	8,000 and up	100'
Minor arterial	45	3,500 - 8,000	80'
Collector	35	1,500 - 3,500	66'
Collector - Hillside	30	1,500 - 3,500	60'
Local	25	up to 1,500	60'
Local - Hillside	20	up to 1,500	50'
Cul-de-sac	25	up to 1,500	65' radius
Alley	15		25'
Pathway			20'
Pedestrian way			6'

3. **Drainage Easement.** A drainage easement, in addition to the provided street right-of-way width, may be required where streets parallel streams or drainage areas.
4. **Drainage Easement Width.** The widths of such drainage easements shall be determined by the Town Engineer subject to an approved drainage plan.

H. Pavement Widths and Thickness

1. **Widths.** Street widths shall be in accordance with the table below.
 - a. **Alleys.** Alleys shall have a minimum pavement width of 20 feet.
 - b. **Off-Street Pedestrian Ways.** Off-street pedestrian ways shall have minimum pavement width of 5 feet.
 - c. **Turning, Acceleration, and Deceleration Lanes.** Street turn-lanes provided at intersections and acceleration/deceleration lanes shall be 10 feet wide.
 - d. **Pathways.** Bicycle ways shall have a minimum pavement width of 8 feet. Where bicycles and pedestrian paths are combined, the minimum width is 10 feet.
 - e. **Variations.** Variations in paving widths are given to provide flexibility, reduce costs and reduce pavement areas. However, consistency within a continuous right-of-way is required.

Street Widths (feet)				
	Paved Travel Way	Paved Parking Lane	Paved Shoulder (no pkg)	Graded Shoulder (no curb)
Major Arterial (limited access)	24	n/a	8	2
Minor arterial	24	n/a	6	2
Collector	24	10	6	2
Collector - Hillside	22	9	4	2
Local	20	9	2	2
Local - Hillside	20	9	2	2
Cul-de-sac	50 radius	n/a	n/a	n/a

2. **Parking Lane Required.** A parking lane is required on each side of the travel way on collector and local streets. When a variance to remove a parking lane is granted by the Town Council, the paved shoulder width shall apply.

3. **Design By Registered Engineer.** The street structural section shall be designed by a registered engineer based on the physical characteristics of the soils upon which the street is to be constructed and the projected future traffic volumes for the street.

I. Urban and Rural Classifications

The primary visual differences between urban and rural are vertical curb-and-gutter and pedestrian ways. Vertical curb-and-gutter in conformance with these standards shall be provided where the density level exceeds 4 units per acre (high). In density levels between 2 and 4 units per acre (medium), both urban and rural sections are allowed. Curb-and-gutter shall be used as described below and where intersections of roads generally in the development are closer than 500 feet apart. In densities less than two 2 units per acre (low), it shall be provided where it is determined necessary to: protect pedestrians; protect children at play; define the roadway in unusual higher traffic areas than surrounding development suggests; define and control traffic at intersections; controlled access is desired; provide for better storm drainage solutions in level terrain or poor soil/erosion conditions.

J. Horizontal Alignment

1. **Relate to Natural Contours.** Both horizontal and vertical street alignment should relate to the natural contours of the site insofar as is practical while being consistent with safe geometric design.
2. **Aashto Policy.** Arterial streets shall be designed in accordance with AASHTO "A Policy on Geometric Design of Highways and Streets," AASHTO, 1990, as it may be amended and updated from time to time.
3. **Radius Curve.** Collector and local street curves shall be designed with as large a radius curve as feasible, with the radius controls shown in the table below.
4. **Switchbacks.** Where topography is such that it is necessary to include "switchbacks" in the local street layout, the minimum radius may be reduced to 50 feet, provided that the street grade is not

greater than 4% through the switchback and for a distance of 100 feet each way from the point of tangency.

5. **Commercial and Industrial Areas.** Street alignment in commercial and industrial areas shall be commensurate with the topography but shall be as direct as possible. Alignment in residential areas shall fit closely the existing topography to the extent possible without reducing the safety of the facility.

Minimum Curve Radius and Tangent Lengths									
Design speed (mph)	15	20	25	30	35	40	45	50	55
Minimum centerline radius (ft)	60	100	175	250	275	550	700	850	1200
Minimum tangent length between points of tangency	50	75	100	150	200	250	250	250	250

*15 and 20 mph curves restricted to hillside conditions.

K. Vertical Alignment

- Natural Topography.** Vertical street alignments shall relate to the natural topography insofar as is practical so as to minimize the need for cuts or fills while being consistent with safe geometric design.
- AASHTO Policy.** Arterial streets shall be designed in accordance with AASHTO "A Policy on Geometric Design of Highways and Streets," AASHTO, 1990, as updated from time to time.
- Minimum Sight Distance.** All changes in street grade shall be connected by vertical curves of such length to provide for the minimum stopping sight distances noted in the table below.

Street Classification	Minimum Sight Distances	
	Terrain Class	
Level	Hillside	
Arterials	350'	300'
Collectors	250'	150'
Locals	200'	110'
Marginal access	250'	150'

L. Grades

- Maximum Street Grades.** The table below outlines the maximum street grades for arterial, collector, and minor streets.

Maximum Street Grades		
	Normal	Hillside
Arterial	6%	N/A
Collector/Marginal Access	7%	7%
Local	8% (6% in commercial and industrial areas)	8% (sustained)

- Minimum Grade.** In order to provide for proper drainage, the minimum grade to be used for streets with paved gutters shall be a minimum of 0.5 of a percent. Where grades of 4% or steeper are necessary, the drainage design may become critical. On such grades, if curb and gutter is not used, an analysis of soil erosion in ditches or swales shall be performed and the mitigation of erosion provided.
- Crown.** All pavements on local or collector streets shall have a normal crown with a typical cross-slope of 0.015 foot per foot. Pavement cross-slope on local or collector streets at intersections or in special cases shall not exceed 0.03 foot per foot.
- Cut or Fill Slope.** Finished cut or fill slope shall be no steeper than 2 foot horizontal to 1 foot vertical (2:1) unless stabilized with structural support. Cut or fill slopes for roads shall not exceed 15 feet in height unless approved by the Town Engineer and said slopes have been designed considering

soils properties. Fill slopes shall not be located on natural slopes 2 foot horizontal to 1 foot vertical (2:1) or steeper.

5. **Tops and Toes of Cut-and-Fill Slopes.** Tops and toes of cut-and-fill slopes shall be set back from site boundaries a distance of 5 feet plus one-half of the vertical height of the cut or fill slope, but not more than a horizontal distance of 15 feet shall be required. Tops and toes of cut-and-fill slopes shall be set back from structures a distance of 6 feet plus one-fifth the height of the cut or fill.
6. **Relation to Base of Slope.** On roads, fill slopes shall not be located where the base of the slope is within 15 feet horizontally of the top of an existing or planned cut slope, except at road switchbacks.

M. Intersections

1. **Intersect at Right Angles.** Streets shall be laid out so as to intersect at right angles. Where topography or other site conditions justify variations, a minimum angle of intersection of two local streets shall be 70 degrees, and a minimum angle of intersection involving an arterial or collector street shall be 80 degrees.
2. **Safe Sight Distances.** Safe sight distances at all intersections shall be assured. Intersections including median openings shall be designed with adequate corner sight distance and the area kept free of obstacles. "Corner sight distance" is defined as measured from a point on the minor road at least 15 feet from the edge of the major road pavement and measured from a height of eye of 3.75 feet on the minor road to a height of object of 4.5 feet on the major road. The intersection sight distance shall be as shown in the table in Section [7.6.3.K](#).
3. **Sight Obstruction.** In addition to the corner sight distance requirement, no fence, wall, entrance, hedge, shrub planting, tree or other sight obstruction above 2.5 feet above the pavement elevation shall be located within the triangular area formed by curb-lines and a line connecting them at points 30 feet from their point of intersection in residential zones and 15 feet in commercial zones.

4. **Streets Entering at Opposite Sides.** Streets entering the opposite sides of a street shall either be directly across from each other or offset by at least 125 feet from centerline to centerline.
5. **Gradient.** The gradient within 100 feet of an intersection shall not exceed 5% and shall be as flat as reasonably possible.
6. **Curb Corner Radii.** Curb corner radii at all intersections shall be a minimum of 15 feet, and ramps complying with the American Disabilities Act shall be provided at each corner.
7. **Allow for Traffic Signal Installation.** Intersections which include collector or arterial streets shall be designed to allow for future traffic-signal installation. Geometry and all other details of these intersections shall be as approved by the Town Engineer.
8. **Pedestrian Crossings.** Intersections shall provide for safe, visible, and functional pedestrian crossings.

7.6.4. Street and Road Standards [reserved]

Div. 7.7. Required Utilities

7.7.1. Purpose

The design, layout and construction of utilities shall conform with the standards of this Division. The standards for design, construction, specifications, and inspection of improvements, as prescribed in this Division, shall be in addition to the standards established by other Town Departments.

7.7.2. Potable Water Supply

A. State Regulations

All potable water distribution systems shall comply with the Water Quality Rules and Regulations, Chapter XII, "Design and Construction Standards for Public Water Supplies," of the Wyoming Department of Environmental Quality, as adopted and filed with the Secretary of State, May 24, 1985, as may be updated from time to time.

B. Public Distribution System Required

A public distribution system as an extension of the system maintained by the Town, and individual water meters per building ownership, shall be required in all developments. Separate water districts will not be allowed.

C. Construction to Meet State Standards

Water system construction shall be in conformance with the Wyoming Public Works Standard Specifications-1993, as amended. Construction materials shall be approved by the Town Engineer.

D. Connection to Mains

Water lines, where required, shall be designed to connect each parcel with mains in accordance with applicable engineering standards.

E. Provision for System Expansion

Appropriate extensions and appurtenances shall be provided for system expansion into adjacent areas. The Town may elect to participate in certain over-sizing to achieve overall system improvements. The Town may

require over-sizing and system improvements to insure adequate service within the development and impacted areas.

F. Extension Approval

Water main extensions shall be approved by the State of Wyoming Department of Environmental Quality and the Town.

G. Fire Protection

Fire hydrants shall be required for all subdivisions. Fire hydrants shall be located in residential areas so that 1 fire hydrant is available within 300 feet of every structure and 2 are available within 500 feet of every structure. For commercial, high-density residential and industrial uses, the number and location will be required by the ISO analysis and shall be approved by the Jackson/Teton County Fire Department. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements, shall be installed before any final paving of a street shown on the subdivision plat. Fire hydrants shall be placed on a 6 inch looped pipe minimum with the ultimate pipe size sized to accommodate anticipated fire flows.

7.7.3. Sanitary Sewer Systems

A. Public System Required

A public sanitary sewer collection system connected to the Town sewerage system shall be required.

B. State Regulations

All sewerage facilities shall comply with the Water Quality Rules and Regulations, Chapter XI, "Design and Construction Standards for Sewerage Systems, Treatment Works, Disposal Systems, or Other Facilities Capable of Causing or Contributing to Pollution and Mobile Home Park and Campground Sewerage and Public Water Supply Distribution Systems," of the Wyoming Department of Environmental Quality, as adopted and filed with the Secretary of State on May 11, 1984, as updated from time to time.

C. Construction to Meet State Standards

Sewer system construction shall be in conformance with Wyoming Public Works Standard Specifications-1993, as amended. Materials of construction shall be approved by the Town Engineer.

D. Maximum Allowable Infiltration

Maximum allowable infiltration in sewer mains and services, including manholes, connected to the Town sewerage system is 50 gallons per day per inch diameter per mile of pipe.

E. Provision for System Expansion

Appropriate extensions and appurtenances shall be provided for system expansion into adjacent areas. The Town may elect to participate in certain over-sizing to achieve overall system improvements. The Town may require over-sizing and system improvements to insure adequate service within the development and impacted areas.

7.7.4. Irrigation Systems and Design

A. Surface Water Rights

If there are surface water rights appurtenant to the lands to be subdivided, the developer shall provide evidence that the requirements of Section 18-5-306(a) (12), Wyoming Statutes, 1977, as amended will be complied with.

B. Irrigation Water

If irrigation water is to be made available in a development, it shall be the responsibility of the developer to install an approved delivery system. Such a system shall meet minimum delivery requirements for the development and shall encompass the control of wastewater, drainage water and surface water resulting from irrigation, and protect and deliver the water rights of others using the same water source. The irrigation delivery system shall be approved by the State Engineer.

C. Restriction of Methods

The Town may restrict the methods of irrigation to be employed in order to prevent an artificial and detrimental rise of the groundwater table under the subdivided land or adjacent lands.

- 1.
2. **General.** Physical Development shall be setback 15 feet from the edge of all irrigation ditches; notwithstanding, adequate access for maintenance of the ditch shall be provided to the entity organized to maintain the ditch or to all the water rights owners on the ditch.
3. **Variation.** This setback may be varied by the Planning Director when there is demonstrated evidence provided that:
 - a. it will not adversely impact the water quality in the irrigation ditch or irrigation system within which the irrigation ditch is a part;
 - b. it will not cause any change in the hydrology of neighboring lands;
 - c. it will not cause safety problems for those persons using the proposed development;
 - d. written permission is obtained from the entity organized to maintain the ditch or from at least 50% of the water rights owners on the ditch; and
 - e. the requirements of all State Statutes applicable to irrigation ditches are satisfied.
4. **Note on Development Plan/Subdivision Plat.** Required setbacks from ditches shall be noted on all Development Plans and/or Subdivision Plats.

D. Irrigation Ditch Alteration

The following standards apply for any alteration of an irrigation ditch. This includes moving the irrigation ditch, enclosing the irrigation ditch, or causing any other change in the characteristics of the irrigation ditch.

1. **Permission of Other Water Rights Owners.** Written permission shall be obtained from the entity organized by the water rights owners to maintain the ditch or from at least 50% of the water rights owners on the ditch.
2. **Restriction of Methods.** The Town may restrict the methods of irrigation to be employed in order to prevent an artificial and detrimental rise of the groundwater table under the subdivided land or adjacent lands.
3. **Setback from Edge of Open Ditches.** A 15 foot setback shall be maintained from the edge of all open ditches.

7.7.5. Other Utilities

A. Buried Utilities Required

All utilities shall be installed underground.

B. Easements

Where utilities are not provided within a dedicated road right-of-way, easements of not less than 30 feet shall be provided for accommodating water lines, sanitary sewers and stormwater drainage. Minimum width of easements for power lines, telephone lines, and other utilities shall be 15 feet.

7.7.6. Fuel Storage Tanks

All fuel storage tanks for private residential use, except for LP (liquid petroleum) gas and kerosene, shall be underground. All fuel tanks shall meet setbacks for accessory structures in the applicable zone, and no fuel may be buried within 50 feet from any stream, excluding irrigation ditches.

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Div. 8.1. General

8.1.1. Purpose and Intent

The purpose of this Article is to establish uniform procedures for the administration of these LDRs. The general objectives to be achieved through these procedures are to:

- A. Ensure compliance with the purpose and provisions of these LDRs;
- B. Ensure equitable processing of all applications;
- C. Protect the health, safety, and welfare of current and future residents of the community;
- D. Ensure conformance and coordination of physical development, use, development options and subdivision with the public improvement and other plans of the community;
- E. Ensure well organized and uniform land records to facilitate the physical development, use, development options and subdivision of land;
- F. Safeguard the interests of the public, landowners, and developers.

8.1.2. Organization of Procedures

The administrative procedures in this article are grouped into three categories.

A. Common Procedural Standards (Division 8.2)

Division 8.2 establishes the generally applicable procedural standards utilized in the application review processes.

B. Specific Review Processes (Divisions 8.3-8.8)

Divisions 8.3-8.8 establish the review processes for applications submitted pursuant to these LDRs. For each application the purpose, applicability, and findings for approval of the application are established. The steps of the review process for each application are also established in a flow chart that identifies the timing and standards that apply. The applications are organized into 6 groups.

1. **Physical Development Permits (Division 8.3)** These applications seek to permit the physical development allowed in subsection B of each zone (Articles 2-4).
2. **Use Permits (Division 8.4)**. These applications seek to permit the uses allowed in subsection C of each zone (Articles 2-4).

3. **Development Option and Subdivision Permits (Division 8.5)**. These applications seek to permit the development options and subdivision allowed in subsection D of each zone (Articles 2-4).
4. **Interpretations of the LDRs (Division 8.6)**. These applications seek to clarify the applicability of a provision of these LDRs or the compliance of a site with these LDRs.
5. **Amendments to the LDRs (Division 8.7)**. These applications seek to amend the text of the LDRs, the applicability of the LDRs to certain property, or both.
6. **Relief from the LDRs (Division 8.8)**. These applications seek to relieve the applicant from a provision or interpretation of these LDRs.

C. Enforcement Actions (Division 8.9)

Division 8.9 establishes the procedures and standards for enforcement of violations of these LDRs.

8.1.3. Additional Resources

A. Administrative Manual

The Planning Director is authorized to prepare an administrative manual to assist in the processing and review of applications and the administration of these LDRs. A copy shall be maintained in the Planning Department and made available for the public to review during normal business hours. The administrative manual may include:

1. A fee schedule adopted by resolution of the Town Council;
2. Duties and responsibilities of individuals and bodies named in these LDRs adopted by resolution of the Town Council;
3. Application submittal requirements;
4. Additional details on application review procedures; and
5. Other similar details of LDR administration that implement these LDRs.

B. Fee Schedule

A fee schedule shall be established, and may be revised from time to time, by the Town Council. The purpose of each fee in the fee schedule is to defray the costs of processing the application.

8.1.4. Summary of Procedures

The below table summarizes the review process for each application type. The full detail and requirements for each application process can be found in Divisions 8.2-8.7.

Summary of Application Review Processes					
	Pre-Submittal	Submittal	Review	Decision	Post-Decision
Physical Development Permits (Division 8.3)					
Sketch Plan	PAP, EA*, Nmtg	X	Staff, PRC, [PC], [DRC]*	[TC]	DP
Development Plan	PAP, EA*, Nmtg*	X	Staff, PRC, [PC], [DRC]*	[TC]	BP, GP, S/D
Building Permit	PAP*, EA*	X	Staff, PRC, [DRC]*	BO	
Grading Permit	PAP*, EA*	X	Staff, PRC*	Eng	
Sign Permit		X	Staff, PRC*	PD	
Use Permits (Division 8.4)					
Basic Use Permit	EA*	X	Staff, PRC*	PD	
Conditional Use Permit	PAP, EA*, Nmtg*	X	Staff, PRC*, [PC]	[TC]	
Special Use Permit	PAP, EA*, Nmtg	X	Staff, PRC*, [PC]	[TC]	Yrly Rev.
Development Option/Subdivision Permits (Division 8.5)					
Minor Development Plan	PAP, EA*	X	Staff, PRC*	PD	
Subdivision Plat	DP	X	Staff, PRC	[TC]	
Exempt Land Division		X	Staff, PRC*	PD	
Parcel Boundary Adjustment		X	Staff, PRC	PD	
Interpretations of the LDRs (Division 8.6)					
Formal Interpretation		X	Staff, PRC*	PD or Eng	
Zoning Compliance Verification		X	Staff, PRC*	PD	
Amendments to the LDRs (Division 8.7)					
LDR Text Amendment	PAP*, Nmtg*	X	Staff, PRC*, [PC]	[TC]	
Zoning Map Amendment	PAP, Nmtg	X	Staff, PRC*, [PC]	[TC]	
Planned Unit Development	PAP, EA*, Nmtg	X	Staff, PRC, [PC]	[TC]	DP, BP, GP, S/D
Relief from the LDRs (Division 8.8)					
Administrative Adjustment		X	Staff, PRC*	PD	
Variance		X	Staff, PRC*, [PC]	[BOA]	
Appeal of Administrative Decision		X	HO*	[BOA]	
Beneficial Use Determination		X	HO	[TC]	
Enforcement (Division 8.9)					
Revocation or Suspension of Permit		X		[TC]	
Abatement of Violation		X	HO	[TC]	

X = required | * = Optional or Sometimes Required | [] = Public Hearing Required

PAP = Pre-application Conference | Nmtg = Neighborhood Meeting | EA = Environmental Analysis | DP = Development Plan

DRC = Design Review Committee | PRC = Plan Review Committee | PC = Planning Commission | HO = Hearing Officer

PD = Planning Director | Eng = Town County Engineer | BO = Building Official

BOA = Board of Adjustment | TC = Town Council

BP = Building Permit | GP = Grading Permit | S/D = Subdivision Plat

Div. 8.2. Common Procedural Standards

This division establishes the review standards common to many of the processes established in this article. The applicability of these common procedures to specific processes is established in Divisions 8.3-8.9. These common procedures are organized in the same chronological manner in which they occur in the review process.

Pre-Submittal	» Pre-application Conference (Section 8.2.1) » Environmental Analysis (Section 8.2.2) » Neighborhood Meeting (Section 8.2.3)
Submittal	» Submittal (Section 8.2.4) » Determination of Sufficiency (Section 8.2.5)
Review	» Staff Review and Recommendation (Section 8.2.6) » Planning Commission and Design Review Committee Recommendations (Section 8.2.7)
Decision	» All Decisions (Section 8.2.8) » Planning Director and Town County Engineer Decisions (Section 8.2.9) » Town Council and Board of Adjustment Board of County Commissioners Decisions (Section 8.2.10)
Post-Decision	» Performance Bonds and Guarantees (Section 8.2.11) » Permit Issuance (Section 8.2.12) » Amendment of Permits or Approvals (Section 8.2.13)
General	» All Public Hearings (Section 8.2.14)

PRE-SUBMITTAL

8.2.1. Pre-application Conference

A. Purpose

The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application. The intended outcome is that the applicant and the Town each understand the anticipated key issues to be evaluated in review of the proposal.

B. Applicability

See [Divisions 8.3-8.8](#) for the processes that require a pre-application conference. A required pre-application conference shall be held with staff.

C. Optional Conferences

A pre-application conference may be requested for any application. For applications that require public hearing, an additional pre-application conference may be requested with the Design Review Committee, Planning Commission, or Town Council.

D. Timing

A pre-application conference shall be held prior to the submittal of an application. A potential applicant shall initiate a request for a pre-application conference pursuant to [Section 8.2.4, Submittal](#). The pre-application conference shall be scheduled for a date acceptable to the requester that is within 60 days of receipt of the request.

E. Conference Focus

At the pre-application conference, the applicant and representatives of the Town shall discuss the potential proposal to identify the standards and procedures that would apply to the proposal. Applicable LDR provisions not identified at the pre-application conference or amendment following the pre-application conference are still applicable to the proposal. The level of detail of the Town's review will match the level of detail contained in the materials submitted with the request for the pre-application conference.

F. Conference Summary

The pre-application conference requester shall be provided a written summary of the pre-application conference within 14 days of its completion.

G. Expiration

A pre-application conference only satisfies its requirement if the application for which it is required is submitted within 12 months of the pre-application conference.

8.2.2. Environmental Analysis (EA)

A. Purpose

The purpose of an Environmental Analysis (EA) is to coordinate the application of all natural resource protection standards through identification of the natural resources on a site.

B. Applicability

Unless exempted below, physical development, use, development options and subdivision subject to Division 5.1: General Environmental Standards, Division 5.2: Environmental Standards Applicable in Specific Areas or Section 7.1.2, Planned Residential Development shall complete an EA in accordance with the requirements of this section.

1. Exemptions

- a. **Agriculture.** Activities conducted for agricultural purposes.
- b. **Previous Approval.** Physical development, use, development options and subdivision that has received approval in accordance with the LDRs.
- c. **NC-ToJ.** All development located in the NC-ToJ zone, except new subdivision.

- d. **Detached Single-Family Dwelling.** Physical development of a detached single-family dwelling if:
 - i. The proposed location is not within the NRO; and
 - ii. It is the only dwelling unit on the lot or parcel, or the density on the site is less than or equal to 1 dwelling unit per 35 acres of base site area; and
 - iii. Compliance with all setback and buffer standards in **Divisions 5.1 and 5.2** is demonstrated.
- e. **Expansion.** Expansion of an existing building or the addition of an accessory structure within the impact area of the existing building.
- f. **Conservation Easement.** Land subject to a conservation easement held by a formal land trust that has a mandate to protect conservation values, for which a rigorous review and study of the conservation values of the land has been performed as a basis for establishing the easement, if the applicant demonstrates that the review and study satisfies the objectives of the EA. In such instances the review and study completed for the conservation easement may be substituted for the EA.
- g. **Other.** The Planning Director may waive the requirement for an EA if the development complies with the following:
 - i. The parcel is outside the NRO and the application demonstrates compliance with all setback and buffer standards in **Divisions 5.1 and 5.2**; or
 - ii. The parcel is in the NRO but is also in an area that has well-documented habitat information where additional physical development, use, development options and subdivision is anticipated to have minimal additional negative impacts to animal species protected by **Section 5.2.1: NRO Standards**. While an EA is not required for lands meeting this exemption, development on such lands shall still be subject to certain standards for development

determined appropriate by the Planning Director or the Board of County Commissioners.

C. Professional Preparation

An EA shall be prepared by an environmental professional with expertise in the subject of environmental sciences based on education, professional certifications, experience in the field, and their understanding of these LDRs, the Jackson/Teton County Comprehensive Plan, and the goals and objectives thereof.

D. Substantial Changes

When changes are made to the proposal after the EA has been completed, so that the accuracy of the EA is significantly compromised, the Planning Director may require that the applicant provide updated analysis data to address the changes.

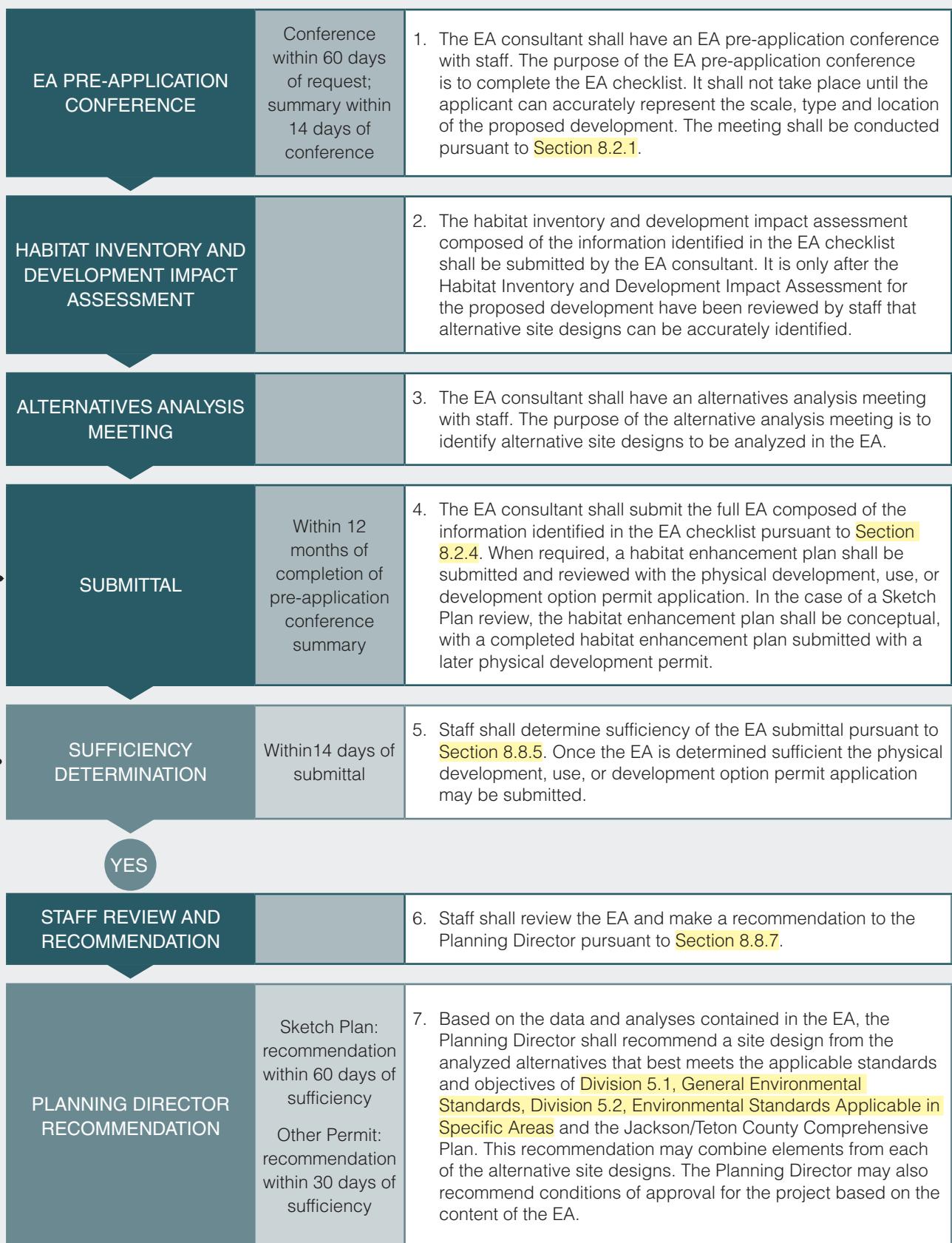
E. Expiration

1. An EA that is completed 3 or more years before the submittal of the associated application shall not be considered current and shall not meet the requirements of this section.
2. Notwithstanding the standard above, the Planning Director may require a wholly new or amended EA for EAs that are less than 3 years old if the standards or circumstances analyzed have been altered significantly.
3. The Planning Director may extend the expiration date of an EA beyond 3 years if:
 - a. no significant development has occurred in the vicinity of the proposed development that would significantly alter wildlife patterns or habitat; and
 - b. there have been no other significant changes that render the analysis and conclusions in the EA outdated or inaccurate.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Environmental Analysis



8.2.3. Neighborhood Meeting

A. Purpose

The purpose of the neighborhood meeting is to inform neighbors and other interested parties about the layout and potential impacts of a physical development, use, development option, or subdivision that is to be proposed. It is equally intended to provide the applicant an opportunity to hear comments and concerns about the proposal early enough in the review process to allow for modifications to the proposal to minimize adverse impacts.

B. Applicability

See **Divisions 8.3-8.8** for the processes that require a neighborhood meeting.

1. A neighborhood meeting is encouraged, but not required, before submittal of any other application that is subject to a public hearing, especially where significant impacts to the surrounding neighborhood are likely or where significant controversy is anticipated.

C. Notice

Notice of the neighborhood meeting shall state the time and place of the meeting and general nature of the development proposal.

1. **Mailed Notice.** The applicant shall mail notice of the neighborhood meeting at least 10 days in advance of the meeting to the Planning Director and all persons to whom mailed notice of the public hearing on the application is required by **Section 8.2.14, All Public Hearings.**
2. **Posted Notice.** The applicant shall post notice of the neighborhood meeting on the land subject to the application for at least 10 days prior to the meeting, in a form established by the Planning Director. The notice shall be removed within 5 days following the meeting.

D. Conduct of Meeting

1. **Time and Place.** The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the application.
2. **Conduct.** At the meeting, the applicant shall explain the proposal in sufficient detail to allow attendees

to understand its general density, intensity, location, relationship to surrounding lands, appearance, and any other relevant issues. The applicant shall also inform attendees about the application review process and listen to questions and concerns neighbors raise about the application.

3. **Staff Attendance.** Staff may attend the meeting for the purpose of advising attendees about applicable provisions of the LDRs and the Jackson/Teton County Comprehensive Plan, but shall not serve as facilitators or become involved in discussions concerning the advantages or disadvantages of the development proposal.

E. Written Summary

As a part of the application materials for the proposal, the applicant shall submit a written summary of the meeting that includes a list of meeting attendees, a summary of attendee comments, a response to the issues raised at the meeting, and any other information the applicant deems appropriate.

SUBMITTAL

8.2.4. Application Submittal

A. Authority to Submit

Unless expressly stated otherwise in these LDRs, applications reviewed under these LDRs shall be submitted by the owner, contract purchaser, or any other person having a recognized property interest in the land of the proposal.

1. The application may be submitted instead by a person authorized by a letter or document signed by the owner, contract purchaser, or other person having a recognized property interest in the land of the proposal.
2. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

B. Application Acceptance

Applications required by these LDRs shall be submitted to the Planning Department in a form provided by the Planning Department and shall be accompanied by:

1. The applicable fee required by the fee schedule maintained in the Administrative Manual; and
2. Sufficient information to determine compliance with these LDRs as determined pursuant to [Section 8.2.5, Determination of Sufficiency](#).

C. Application Examination

Any person may examine an application and any submitted supporting or opposing materials and reviews at any time during normal business hours at the Planning Department, upon reasonable request. Copies of materials shall be made available upon reasonable notice at cost.

D. Application Consolidation

The application review process is intended to encourage efficient processing. Applicants are encouraged to consolidate the review of concurrent applications for a single site to the extent practical. Appropriate application consolidation will be established at the pre-application conference or by the Planning Director and may include the waiver of overlapping application requirements. The Planning Director may require application consolidation where the information from one application is necessary to review the compliance of another application.

E. Revisions

If an application is modified after it is declared sufficient, updated digital and hard copies that identify the changes shall be submitted to the Planning Department along with a cover memo that explains all changes.

F. Significant Modifications

If at any point during the review of an application the Planning Director deems that revisions to the application are significant enough to render previous reviews incomplete or obsolete, the Planning Director may declare that the revision is a resubmittal or a new application and declare the original application withdrawn. Such a declaration resets all review deadlines and processes and the Planning Director may assess a new application fee.

G. Nonresponsive

If at any point during the review of an application the applicant is nonresponsive to the requirements of the review process for 180 days, the application shall be considered withdrawn.

H. Withdrawal

An applicant shall have the right to withdraw an application at any time prior to the decision on the application.

8.2.5. Determination of Sufficiency

A. Sufficiency Review

Within 14 days of the submittal of an application, staff shall determine if it is sufficient. A sufficient application is one that:

1. Includes the information and materials identified at the pre-application conference or in the application checklist established by the Planning Director.
2. Contains such information and materials in sufficient detail to determine compliance with these LDRs.

B. Determined Insufficient

Upon determining an application is insufficient, a written notice shall be mailed to the applicant specifying the application's deficiencies. No further action shall be taken on the application until the deficiencies are remedied. If the applicant fails to correct the deficiencies within 60 days, the application shall be considered withdrawn. If staff fails to notify the applicant of any deficiencies within 14 days of submittal of the application, the application shall be deemed sufficient.

C. Determined Sufficient

Upon determining an application is sufficient, staff shall notify the applicant and begin review of the application's compliance with these LDRs. Staff may request additional materials during review as needed to determine compliance with these LDRs.

REVIEW

8.2.6. Staff Review and Recommendation

A. Review

Staff shall review a sufficient application for compliance with these LDRs. Staff shall consider:

1. The application and relevant support materials;
2. EA recommendations if applicable;

3. Any specific analyses or plans (such as a visual resource analysis or housing mitigation plan) required by these LDRs;
4. Public comment; and
5. Plan Review Committee comments.

B. Distribution to Reviewers

An application under review shall be distributed to all appropriate staff and review agencies for review and comment.

1. Depending on the magnitude and content of the application, it may be reviewed by any or all of the Plan Review Committee, as well as other Town staff, and state and federal agencies.
2. The applicant shall provide digital or hard copies of the application as required for review. If the copies are not provided within 7 days of an application being declared sufficient, counting of days against required timelines shall be suspended until the copies are provided.

C. Response to Technical Review

Staff shall notify the applicant of all issues and technical errors identified in the review. The applicant shall respond to issues raised and correct all technical errors.

D. Public Comment

All public comment on the application shall be collected by staff, transmitted to the applicant, and included with the application materials to be available for public inspection.

E. Staff Report

Staff shall prepare a staff report that describes the conclusions of the review of whether the application complies with these LDRs.

1. **Recommendation.** The staff report shall include a recommended decision on the application based on the findings for the application and the standards of **Section 8.2.8, All Decisions.** The staff report shall clearly state the factors considered in making the recommendation and the findings for the recommendation.
2. **Distribution.** The staff report shall be provided to the applicant as well as the appropriate advisory body, decision-making body, or Town official making the decision; and made available for public review.

ry body, decision-making body, or Town official making the decision; and made available for public review.

3. **Timing.** The staff report for a public hearing shall be completed and distributed at least 7 days prior to the public hearing.

8.2.7. Planning Commission and Design Review Committee Recommendation

- A. A public hearing shall be held pursuant to **Section 8.2.14, All Public Hearings** for applications subject to a recommendation by the Planning Commission or Design Review Committee as established in **Divisions 8.3-8.8.** At the public hearing, the advisory body shall consider the application, the relevant support materials, staff report, and any public comments.
- B. In the case of a physical development, use, or development option permit application, the Planning Commission or Design Review Committee may confer at the hearing with the applicant on changes deemed advisable to comply with these LDRs.
- C. At the public hearing, the advisory body shall provide a recommended decision on the application based on the findings for the application and the standards of **Section 8.2.8, All Decisions.**
- D. The advisory body's recommendation shall clearly state the factors considered in making the recommendation and the findings for the recommendation.
- E. The advisory body may remand the application to Staff for further review of new information or specified issues or concerns identified by the staff, the public, or advisory body members during review of the application.

DECISION

8.2.8. All Decisions

A. Timing

All decisions shall be made within the timelines established in these LDRs but as promptly as possible in consideration of the public interest.

B. Notification of Decision

Within 14 days of the decision on an application, the applicant shall be notified in writing of the decision, findings for the decision, and expiration of the decision.

A copy of the decision shall be made available at the offices of the Planning Department for review during normal business hours.

C. Conditions of Approval

1. **Authority.** A decision-maker may impose conditions of approval on permits and approvals, as appropriate, to ensure compliance with the standards of these LDRs.
2. **Nexus and Proportionality.** The conditions of approval shall be related in both content and magnitude to the anticipated impacts of the proposal on the public and surrounding lands.
3. **Statement of Conditions.** All conditions of approval imposed on any permit or approval, with the exception of conditions made applicable by the express terms of these LDRs, shall be expressly set forth in the permit or approval.

D. Effect of Approval

1. **General.** Approval of an application in accordance with these LDRs authorizes only the proposed physical development, use, development option, subdivision, interpretation, amendment, or relief as set forth in the permit or approval.
2. **Dependant Applications.** In the event that one permit or approval is a prerequisite to another permit or approval, action shall not be taken until all required approvals are obtained, and approval of one application does not necessarily guarantee approval of any subsequent application.
3. **Additional Permits.** The applicant shall secure all permits and approvals required by other local, state or federal agencies prior to executing a proposed action approved under these LDRs. Approval under these LDRs shall not guarantee or imply approval of other permits.

E. Expiration

Upon expiration of an approval, all unvested and unexercised rights established by the approval shall lapse and the site shall thereafter be subject to the current LDRs. The expiration time period shall not be extended by transfer of ownership.

F. Limitation on Similar Applications

1. **Denied Application.** If an application requiring a public hearing is denied, no substantially similar

application may be submitted within 1 year after the date of the decision unless the decision-making body waives this time limit pursuant to the following:

- a. An authorized person may submit a written request for waiver of the time limit, along with a fee to defray the cost of processing the request, to the Planning Director, who shall transmit the request to the decision-making body.
- b. The decision-making body may grant a waiver of the time limit only on a finding by two-thirds of its membership that the landowner or agent has demonstrated that the new application to be submitted is materially different from the prior application or that the prior denial was based on a material mistake of fact.

2. **Withdrawn Application.** If an application requiring a public hearing is withdrawn after notification of the public hearing is provided, but before a decision on the application, no substantially similar application may be submitted within 6 months after the date of withdrawal.

8.2.9. Planning Director and Town Engineer Decisions

- A. For applications subject to a decision by the Planning Director or Town Engineer as established in **Divisions 8.3-8.8**, the Town official shall consider the application, the relevant support materials, staff report, and any public comments.
- B. Within the timeframe established for the application, the Town official shall decide on the application based on the findings for the application and the standards of **Section 8.2.8, All Decisions**.
- C. If an application that would generally be subject to a decision by a Town official will have significant local and community impacts that warrant public review, the

Town official may require the application be reviewed by the appropriate advisory bodies and decided upon by the appropriate decision-making body.

D. The Town official may mail notice of any application, utilizing the standards of **Section 8.2.14.C, Notice**, if the Town official deems that review of the application would benefit from neighborhood comment or the neighborhood should be alerted to the application.

8.2.10. Board of Adjustment and Town Council Decisions

A. A public hearing shall be held pursuant to **Section 8.2.14**, All Public Hearings for applications subject to a decision by the Board of Adjustment or Town Council as established in **Divisions 8.3-8.8**. At the public hearing, the decision-making body shall consider the application, the relevant support materials, staff report, advisory board recommendations, and any public comments.

B. In the case of a physical development, use, development option or subdivision permit application, the Town Council may confer at the hearing with the applicant on changes deemed advisable to comply with these LDRs.

C. At the public hearing, the decision-making body shall decide on the application based on the findings for the application and the standards of **Section 8.2.8, All Decisions**.

D. The decision shall not be considered final until findings of fact, conclusions of law and an order executing the decision is signed by the decision making body pursuant to the following standards. No action reliant on the decision shall be authorized until the decision is finalized. Procedural requirements and timelines referencing decisions shall be applicable from the date the decision is finalized.

1. Decisions on the following applications do not require findings of fact, conclusions of law, and order executing the decision:
 - a. Legislative amendments to the text of the LDRs or Official Zoning Map, including PUD applications.
 - b. Technical approvals such as subdivision plats.
2. The findings of fact, conclusions of law, and order executing the decision shall be considered in a public hearing at the next regularly scheduled meeting of decision making body following the decision.

3. A draft of the findings of fact, conclusions of law, and order executing the decision shall be provided to the applicant and the decision making body at least 7 days prior to the hearing.

E. The decision-making body may remand the application to Staff or an advisory body for further review of new information or specified issues or concerns identified by the staff, the public, or decision-making body members during review of the application.

POST-DECISION

8.2.11. Performance Bonds and Guarantees

A. Purpose

As a condition for issuing a permit or approval an applicant may be required to post a financial assurance that required construction or installation of improvements, performance of duties, or other financial duty is completed following the issuance.

B. Amount

The financial assurance shall be at least 125% of the cost to complete the improvements, implement the plan, or complete other work approved as part of the permit or approval. The cost shall be identified in the form of an estimate approved by the Planning Director. The Planning Director may require that the estimate be prepared by a professional engineer, landscape architect, or other professional licensed or certified to practice in the State of Wyoming. The amount of the financial assurance required may be reviewed and adjusted from time to time by the Planning Director.

C. Acceptable Types of Financial Assurance

The applicant shall provide one of the following types of financial assurances in a form that is acceptable to the Planning Director:

1. **Surety Bonds.** A deposit with the Town Finance Director of a good and sufficient performance bond in a form made available by the Planning Director or otherwise determined acceptable by the Town Attorney.
2. **Escrow Deposit of Cash or Certified Funds.** A deposit with the Town Treasurer of cash or certified funds.

3. **Irrevocable Letter of Credit.** A deposit with the Town Treasurer of an irrevocable letter of credit in a form made available by the Planning Director or otherwise determined acceptable by the Town Attorney.
4. **Other Types of Security.** An applicant may provide other financial assurance by other methods or instruments as approved by the Town Attorney.

D. Financial Assurance Agreement

Unless exempted by the Planning Director, whenever financial assurance is required, the applicant shall enter into a Financial Assurance Agreement, in a form acceptable to the Town Attorney. In the case of subdivision improvements this agreement may take the form of a Subdivision Improvements Agreement.

E. Warranty

Unless exempted by the Planning Director, all public improvements and required mitigation shall be warranted by the applicant for a period of two 2 years following completion and final inspection of all such improvements or work.

F. Duration

The financial assurance shall remain in effect until the Planning Director has determined the required action has been completed in accordance the financial assurance agreement or other terms of the assurance. If applicable the financial assurance shall remain in effect through the warranty period.

G. Release of Financial Assurance

As the required actions are taken, the applicant may apply for a full or partial release of the financial assurance in accordance with this section and the Financial Assurance Agreement. Upon verification that the required action has been completed in accordance the financial assurance agreement or other terms of the assurance, the Planning Director may authorize the Town Finance Director to release a portion or all of the assurance, provided that the amount retained for financial assurance shall not be less than 125% of the remaining cost to complete the action. The Planning Director may require that a professional engineer, landscape architect, or other professional licensed or certified to practice in the State of Wyoming certify completion of the action.

H. Drawing on Financial Assurance

If the Planning Director determines that the applicant will not complete any or all of the required actions, the Planning Director shall draw and expend from the financial assurance such funds as necessary to complete the required actions. This may include time and expenses incurred by Town employees; in which case, each employee shall be billed at an hourly rate commensurate with the employee's skills and experience in the employee's field. In addition to, and not in-lieu of the foregoing, if an applicant defaults on its obligations under any order by or agreement with the Town, the Town shall be entitled to all remedies available to it by law or in equity, including but not limited to, the remedies described in these LDRs and the Financial Assurance Agreement with the applicant.

8.2.12. Issuance and Filing

A. Permits Issuance

An approved physical development, use, development option, interpretation, or relief shall not commence or be acted upon until the permit is issued.

1. Within 14 days of fulfillment of all conditions of approval that must be met prior to permit issuance, the Planning Director shall issue the permit to the applicant, and make a copy available at the offices of the Planning Department for review during normal business hours.
2. The permit shall include all outstanding conditions of approval.

B. Filing of an Approval

An approved plat, exempt land division, boundary adjustment or amendment shall not take effect until the proper documents enacting the approval are filed with the Town or County Clerk.

8.2.13. Amendment of Permits or Approvals

A. Amendment not Applicable

The following permits or approvals cannot be amended due to the nature of the findings for approval: Interpretations of the LDRs; LDR Text Amendments; Zoning Map Amendments; Relief from the LDRs; Exempt Land

Divisions; and Parcel Boundary Adjustments. A change to one of these approvals shall be achieved through application for a new approval.

B. Physical Development Permit, Use Permit, and Minor Development Plan Amendment

1. **General.** All changes to an approved physical development permit, use permit, or minor development plan not qualifying as minor deviations shall be considered amendments and shall be reviewed subject to the current procedures and standards of these LDRs.
 - a. The threshold for review of the amendment shall be based on the net change of density or intensity, not the gross intensity of the initial approval. However, the Planning Director may elevate the threshold for review in the case of incremental amendments that total a larger change.
 - b. Review of an amendment shall be limited to the proposed change. Unchanging portions of the approval shall only be affected as explicitly required by **Division 1.9, Nonconformities** or another portion of these LDRs.
2. **Minor Deviations.** Authorized minor deviations from an approved physical development permit, use permit, or minor development plan are changes that appear necessary in light of technical or engineering considerations first discovered during development or use that were not reasonably anticipated during the initial approval process. A minor deviation may be approved by the Planning Director pursuant to the process for a Zoning Compliance Verification (**Sec. 8.6.2**) upon finding that it:
 - a. complies with the standards of these LDRs; and
 - b. does not include reductions in the amount of open space set aside or required resource protection; and
 - c. does not include increases in the amount of building floor area.

C. Subdivision Plat Amendment

1. **Applicability.** A recorded plat may be amended through the vacation process as authorized by state statute. Any vacation or amendment to a recorded plat shall be treated as a complete

vacation of the plat and shall be subject to the standards of this subsection. This includes the following corrections:

- a. **Incorrect or Erroneous Survey.** Where the exterior boundaries of the subdivision must be changed due to an incorrect or erroneous survey, or an omission of a strip of land between the subdivision boundary and an aliquot part or right-of-way line an amended plat is required.
- b. **Omission of Easements.** Where the approved plat omits easements for sewer, water, or utility lines, or access easements to the subdivision or to lots of the subdivision, or through the subdivision to adjoining lands, an amended plat is required.
2. **Exemptions.** The following plat amendments shall be exempt from the standards of this section.
 - a. **Boundary Adjustment.** A partial vacation of a plat to achieve a boundary adjustment as defined in **Section 8.5.5** shall be subject to the standards of **Section 8.5.5**.
 - b. **Minor Typographical Errors or Omissions.** In cases of minor typographical errors or omissions on a plat such as a distance or bearing or a necessary signature, the professional land surveyor shall file an affidavit stating the corrections to be made, or reference an additional affidavit to be filed by the person where a signature was omitted. The County Clerk shall mark the changes or corrections, or reference the filed affidavit(s) on the original plat in reproducible pencil. If the corrections or changes required are greater than 5 in number, an amended plat shall be filed and approved in accordance with this section.
3. **Plat Vacation.** Complete vacation of a recorded plat shall be accomplished by the filing of an affidavit with the County Clerk signed by all of the owners of land to be vacated from the plat. The effect of filing such an affidavit shall be to rescind the original plat and merge the lots, thereby reverting the land to its configuration as it existed prior to the subdivision.
4. **Plat Amendment Standards.** A plat amendment is

authorized by State statute as a vacation for the purpose of resubdivision and shall meet the following standards:

- a. An application for a new plat shall be submitted and reviewed pursuant to the standards of **Section 8.5.3, Subdivision Plat**.
- b. The Planning Director may require a new or amended development plan be approved prior to further processing of the application for a new plat if the Planning Director determines that the new plat does not conform to an approved development plan.
- c. The new plat shall carry the name of the original subdivision, followed by "Amended" or "Second Amended", etc;
- d. The certificate of owners on the new plat shall have a clause vacating the original plat, signed by all owners of land contained within the plat.
- e. If there is more than one owner of the vacated plat, instruments shall be recorded conveying ownership of the newly created individual lots or parcels resulting from the replat.

5. **No New Map Required.** Vacation of one or more building envelopes, notes, a lot lone for the purpose of combining one or more lots, or a private road or utility easement does not require a new plat provided the following additional standards are met.

- a. **Instrument Required.** An instrument shall be filed with the County Clerk stating that the partial vacation does not abridge or destroy any rights and privileges of other proprietors in the plat. The instrument shall include:
 - i. Acknowledgment by all parties affected by the vacation.
 - ii. Acknowledgment by the Town Council.
- b. **Annotation.** Pursuant to Wyoming Statutes Section 34-12-110, the County Clerk shall make appropriate annotation on the plat referencing the vacated envelopes, notes, easements or lot lines for the purpose of lot combinations. The County Clerk shall also make a reference

on said plat to the volume and page in which the required instrument of partial vacation is recorded.

- c. **Building Envelope Vacation.** The Town Council may require that a map, prepared by a land surveyor registered in the State of Wyoming, of the vacated building envelopes be filed with the County Clerk concurrently with the required partial vacation instrument. In this event, the partial vacation instrument shall include a reference to said building envelope map.
 - i. **Future Revisions.** Proposed changes to the building envelopes shown on any required building envelope map shall be approved by the Planning Director, provided that any such proposed change does not abridge or destroy any of the rights and privileges of other proprietors in the plat. The proposed change shall be reviewed pursuant to the standards of **Subsection A.2, Minor Deviations**.
- d. **Lot Combination.** If a lot line is to be vacated for the purpose of combining one or more lots, the required partial vacation instrument shall include language stating that the combined lots shall be treated as one for all purposes under these LDRs and cannot be resubdivided without receiving subdivision approval under the LDRs in effect at that time.

D. PUD Amendment

An amendment to an existing PUD or other special project listed in **Section 1.8.2.C** shall be reviewed and approved pursuant to **Section 8.7.3, Planned Unit Development (PUD)**.

1. **PUD Option Available.** An amendment to an existing PUD shall meet the standards for the PUD option found in Division 4.
2. **PUD Option No Longer Available.** An amendment to an existing PUD or other special project for which the original PUD option is no longer available shall:
 - a. Improve the implementation of the desired future character of the area identified in the Jackson/Teton County Comprehensive Plan; and

- b. Be consistent with the underlying base zoning to the maximum extent practicable; and
- c. Achieve the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable; and
- d. Not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMT facilities.

3. **Abandonment.** An existing PUD or other special project may be abandoned through:

- a. An amendment of the zoning on the site to a zone in these LDRs pursuant to [Section 8.7.2, Zoning Map Amendment](#); or
- b. Approval of a PUD option found in Article 4.

GENERAL

8.2.14. All Public Hearings

A. Applicability

The following standards apply to all required public hearings. See [Divisions 8.3-8.9](#) for the steps in the review processes that require a public hearing.

B. Scheduling

A required public hearing to review an application shall be scheduled for a regularly scheduled meeting or a meeting specially called for the review.

1. The initial public hearing on an application, whether it is advisory or for the purposes of making a decision, shall be held within 120 days of the date that the application is determined sufficient.
2. Each additional required public hearings, whether it is advisory or for the purposes of making a decision, shall be held within 60 days of the conclusion of the previous public hearing.
3. The applicant may waive these limits upon written notice to the Planning Director, as long as the public hearing complies with all other requirements of this Section.

C. Notice

The Planning Director shall be responsible for providing the following public notification.

1. **Notice Content.** All required public notice shall contain the following information:
 - a. The type of application;
 - b. A short description of the proposal;
 - c. The address, legal description, and a general description of the location of the land subject to the application;
 - d. The location, address, date, and time of the public hearing;
 - e. Where and when the application may be examined; and
 - f. Contact information for reviewing staff.
2. **Mailed Notice.** Notice of a public hearing on an application shall be mailed at least 15 days prior to the public hearing.
 - a. The notice shall be mailed to:
 - i. The owner(s) of the land subject to the application and designated agent(s); and
 - ii. Neighboring landowners within 200 feet of the land subject to the application.
 - b. The applicant shall pay a fee to the Planning Department for any mailing in excess of 25 notices.
3. **Notice in Newspaper.** Each public hearing on an application shall be advertised in the legal notice section of a newspaper of general circulation in the Town no less than 15 days and no more than 30 days prior to the date of the public hearing.
4. **Posted Notice.** The applicant shall post notice of the public hearing on the land directly subject to the application for at least 10 days prior to the hearing in a form established by the Planning Director. The notice shall be removed within 5 days following the hearing.
5. **Requested Notice.** Any person who makes a written request shall be provided notification of all public hearings upon payment of the costs of the processing and mailing of the notification.

D. Conduct

Required public hearings shall be conducted in accordance with the rules of procedure adopted by the body holding the hearing and the following:

1. **Rights of All Persons.** Any interested person may appear at a public hearing and submit evidence, either individually or as a representative of an organization. Upon request of the Chairperson, anyone representing an organization shall present written evidence of their authority to speak on behalf of the organization in regard to the matter under consideration. Each person who appears at a public hearing shall be identified, state his/her physical address, and if appearing on behalf of an organization, state the name of the organization.
2. **Order of Proceedings.** The order of the proceedings shall be established by the body conducting the hearing
3. **Exclusion of Information.** The Chairperson conducting the public hearing may exclude information that the chairperson finds to be irrelevant, immaterial or unduly repetitious.
4. **Offer of Proof.** In the event any statements or information are excluded as irrelevant, immaterial or unduly repetitious, the person offering such statements or information shall have an opportunity to make an offer of proof in regard to such statements or information for the record. Such offer shall be made at the public hearing.
5. **Continuance of Public Hearing.** The body conducting the public hearing may, on its own motion or at the request of any person, continue the public hearing to a fixed date, time and place.
 - a. An applicant shall have the right to request and be granted 1 continuance. All subsequent continuances shall be granted at the discretion of the body conducting the public hearing only upon good cause shown.
 - b. The running of all established time periods between steps of the review process shall be suspended during any continuance.
 - c. If the body conducting the public hearing continues the hearing on the application so that the applicant can provide additional information, and the applicant fails to respond to the request within 60 days, the application shall be considered withdrawn.
 - d. In the event the applicant demands in writing that action be taken on a continued application, the body that continued the matter shall complete the public hearing and take action within 30 days of receipt of the written demand.

6. **Record**

- a. The body conducting the public hearing shall record the public hearing by any appropriate means, including transcription or audio-recording. A copy of the public hearing record may be acquired by any person upon request and payment of a fee to cover the cost of duplication of the record.
- b. The written or taped record of oral proceedings, including testimony and statements of personal opinions, the minutes of the Secretary, the application, exhibits and papers submitted in any proceeding before the decision-making body, the staff report, the recommendation of any advisory body, the Jackson/Teton County Comprehensive Plan, these LDRs, and the decision of the decision-making body shall constitute the record.

Div. 8.3. Physical Development Permits

Physical development permits provide for the review of potential construction, land disturbance, and other physical development to ensure it complies with the standards of these LDRs. Physical development permits allow a finite amount of development and are valid until that development is complete or the permit has expired. Conditions on physical development permits should not relate to operational characteristics of the physical development. This Division establishes 5 permit types for the review of physical development.

A. Sketch Plan (Sec. 8.3.1)

For the largest and most complex projects, a sketch plan is required prior to review of a development plan.

B. Development Plan (Sec. 8.3.2)

A development plan is required prior to application for a building permit or grading permit for larger projects that require public review.

C. Building Permit (Sec. 8.3.3) or Grading Permit (Sec. 8.3.4)

A building permit and grading permit is required before any physical development occurs. For small projects these are the only permits needed.

D. Sign Permit (Sec. 8.3.5)

A sign permit is required prior to erection of any sign, independent of any other permits or approvals.

8.3.1. Sketch Plan

A. Purpose

The purpose of a sketch plan is to publicly review a large physical development or development option for general consistency with these LDRs at a preliminary, conceptual level of detail before the development is fully designed. The objectives of the sketch plan review are:

1. Identification of the opportunities to achieve the desired future character for the site.
2. Identification of development related issues to be addressed through the public development plan.
3. Discussion of alternative site designs that may better implement these LDRs.
4. Identification of natural and scenic resource protected by these LDRs.

B. Applicability

Physical development that requires a sketch plan is identified in the standards for each zone. See Articles 2-4 for zone standards.

C. Findings for Approval

A sketch plan shall be approved upon finding the application:

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan; and
2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable; and
3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities; and
4. Complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan; and
5. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Effect of Approval

Sketch plan approval permits the submittal of a development plan; it does not permit actual physical development or subdivision of land.

E. Expiration

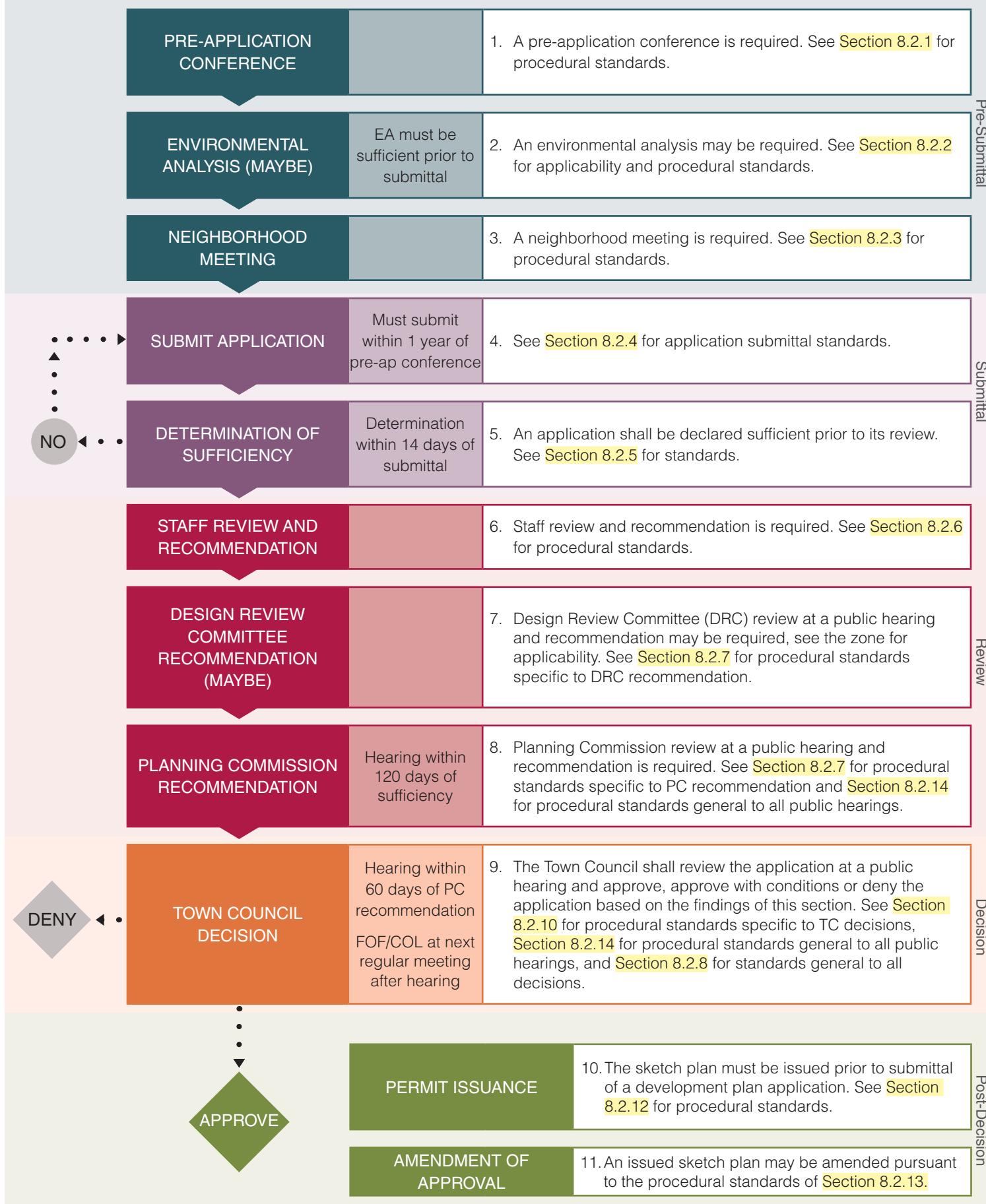
A sketch plan shall expire 2 years after the date of approval except under the following circumstances:

1. A sufficient public development plan application to implement the sketch plan is submitted and approval of the public development plan is being pursued in good faith; or
2. An approved development plan is being implemented; or
3. In the case of a phased development, not more than 2 years have passed since the issuance of a certificate of occupancy for physical development approved by the sketch plan; or
4. An alternate expiration is set through the approval of the sketch plan.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Sketch Plan



8.3.2. Development Plan

A. Purpose

The purpose of a development plan review is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents.

B. Applicability

Physical development and development options that require a development plan are identified in the standards for each zone. See Articles 2-4 for zone standards.

C. Findings for Approval

A development plan shall be approved upon finding the application:

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan; and
2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable; and
3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities; and
4. Complies with the Town of Jackson Design Guidelines, if applicable; and
5. Complies with all relevant standards of these LDRs and other Town Ordinances; and
6. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Effect of Approval

Approval of a development plan permits submittal of a building permit, subdivision plat, or other application to complete the proposed development; it does not permit actual physical development or constitute subdivision of land.

E. Expiration

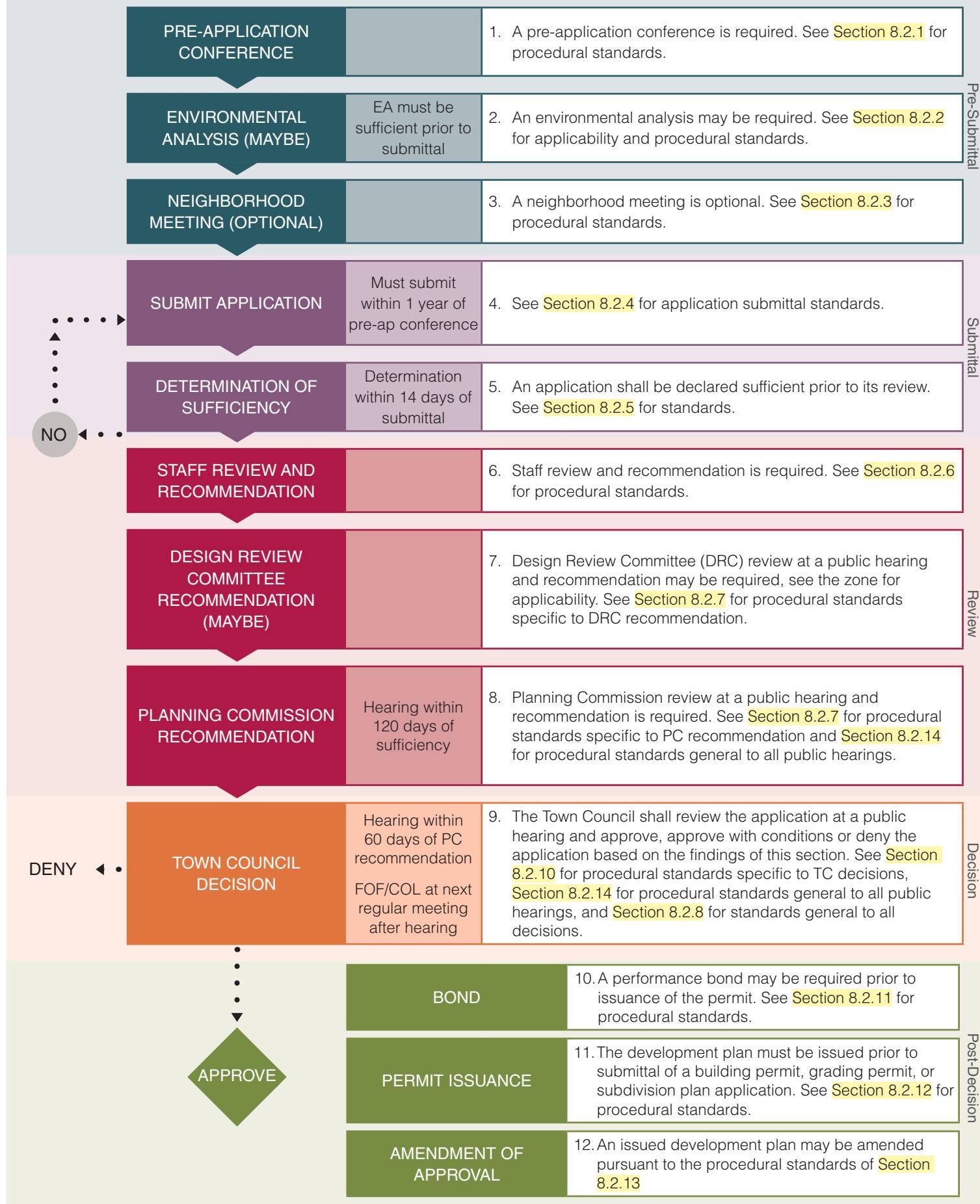
A development plan shall expire 18 months after the date of approval except under the following circumstances. The applicable circumstances shall be established in the notice of decision on the application.

1. In the case of physical development, a building permit for the entire development is issued, and the certificate of occupancy for the building permit is issued within 3 years of issuance of the building permit; or
2. In the case of a subdivision, a subdivision plat has been recorded with the County Clerk; or
3. In the case of a development option requiring open space, the conservation easement has been recorded; or
4. In the case of a phased development, all phases are in compliance with the approved phasing plan, or not more than 18 months has passed since completion of the previous phase and the current phase is in compliance with an applicable above criteria; or
5. An alternate expiration is set through the approval of the development plan.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Development Plan



8.3.3. Building Permit

A. Purpose

The purpose of a building permit review is to ensure that proposed physical development of a structure complies with these LDRs and adopted building codes.

B. Applicability

Physical development that requires a building permit is identified in the standards for each zone, unless exempt by the most recently adopted Building and Fire Codes of the Town. See Articles 2-4 for zone standards.

C. Findings for Approval

A building permit shall be approved upon finding the application:

1. Complies with all relevant standards of these LDRs and all other Town Ordinances; and
2. Complies with the most recently adopted Building and Fire Codes of the Town; and
3. Complies with the Town of Jackson Design Guidelines; and
4. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Effect

Approval of a building permit allows for the construction of a structure. The Planning Director may require a certificate of placement from a land surveyor licensed in the State of Wyoming in order to ensure accurate placement of the permitted structure.

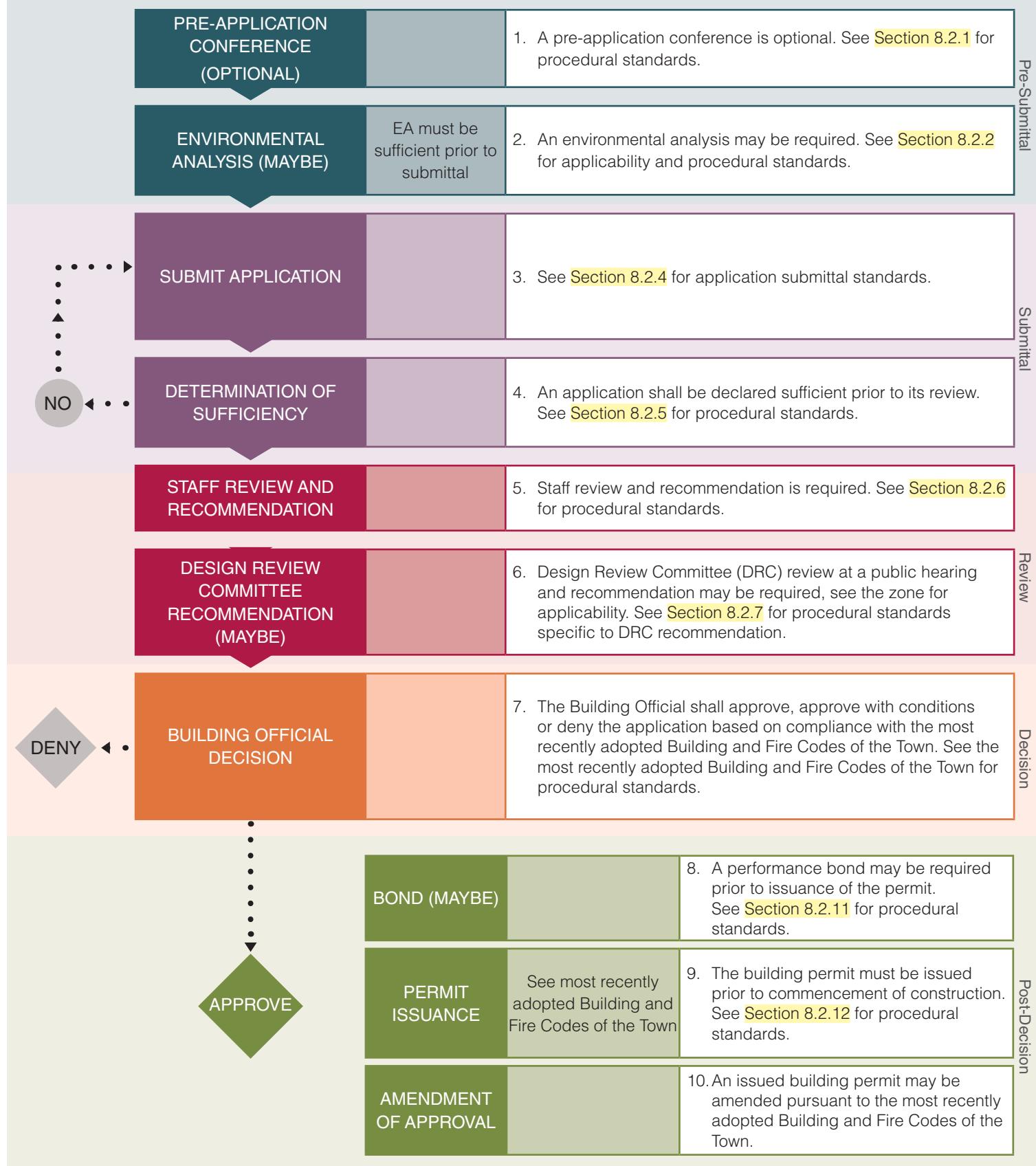
E. Expiration

The expiration of a building permit is established in the most recently adopted Building and Fire Codes of the Town.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Building Permit



8.3.4. Grading Permit

A. Purpose

The purpose of a grading permit is to ensure that proposed land disturbance includes required erosion control and stormwater management and complies with all other standards of these LDRs.

B. Applicability

Physical development that requires a grading permit is identified in [Division 5.7](#).

C. Findings for Approval

A grading permit shall be approved upon finding the application:

1. Complies with the standards of [Division 5.7: Grading, Erosion Control, and Stormwater Management](#); and
2. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and
3. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Permit Conditions

All grading permits shall require the permittee to:

1. Notify the Town Engineer 48 hours prior to the commencing any land disturbing activity;
2. Notify the Town Engineer of completion of erosion control measures within 2 calendar days after their installation;
3. Obtain permission in writing from the Town Engineer prior to modifying the grading and erosion control plan;
4. Install all control measures as identified in the approved grading and erosion control plan;
5. Maintain all road drainage systems, stormwater drainage systems, erosion control measures, and other facilities identified in the grading and erosion control plan;
6. Repair the erosion damage to adjoining surfaces and drainageways resulting from land developing or disturbing activities;

7. Inspect the erosion control measures after each rain and at least once each week and make needed repairs;
8. Allow the Town Engineer to enter the site for the purpose of inspecting compliance with the erosion control plan or for performing any work necessary to bring the site into compliance with the erosion control plan; and
9. Keep a copy of the erosion control plan on the site.

E. Expiration

A grading permit shall expire 1 year after the date of approval except under the following circumstances:

1. The grading permit is associated with a building permit or other construction authorization, in which case, it shall be valid as long as the building permit or other construction authorization is valid; or
2. An alternate expiration is set through the approval of the grading permit.

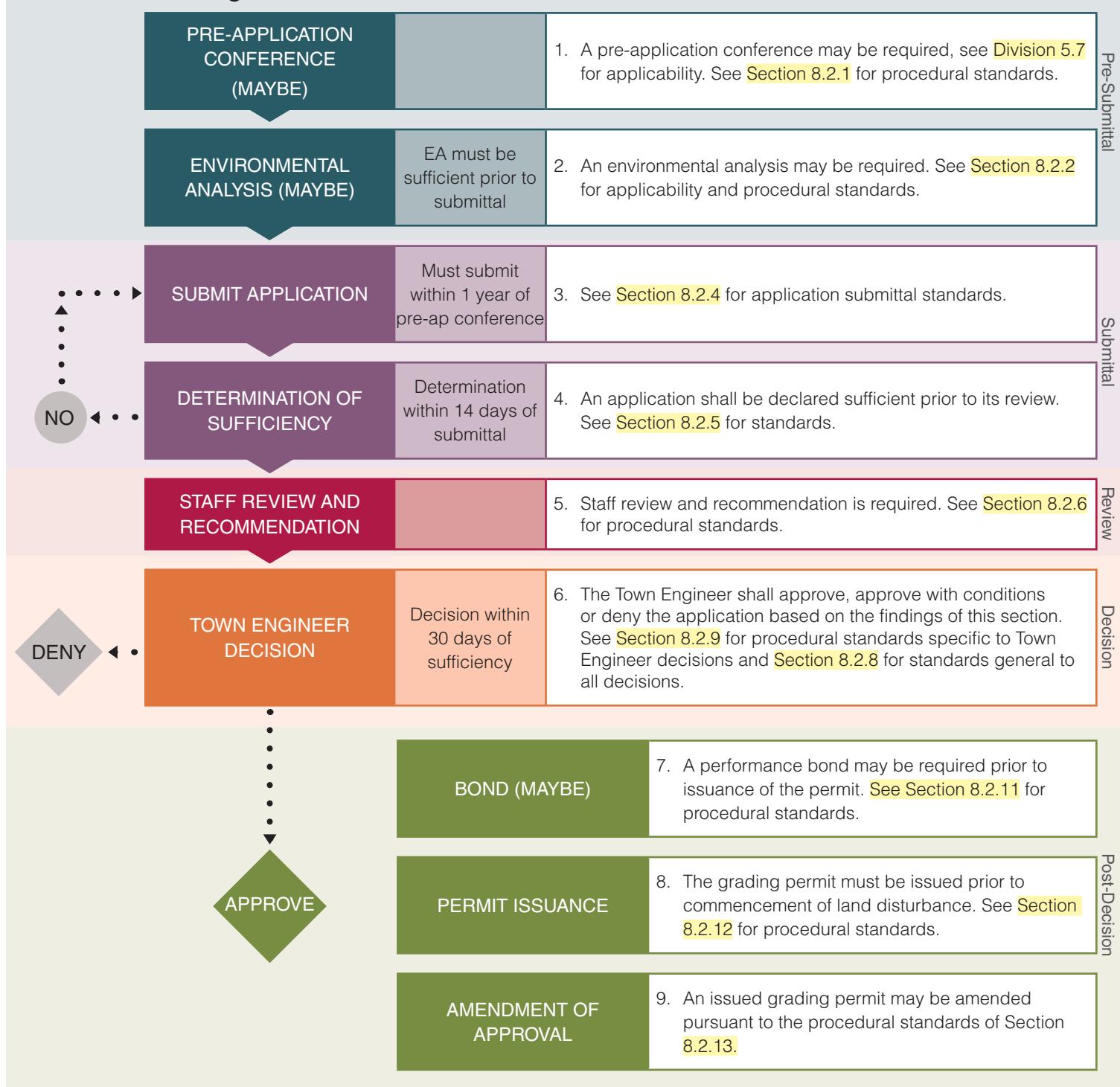
F. Inspection

Grading plans required to be prepared by a professional engineer or landscape architect shall also require inspection and certification of compliance by the same design professional.

G. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Grading Permit



8.3.5. Sign Permit

A. Purpose

The purpose of a sign permit is to ensure that all signs are in compliance with [Division 5.6, Signs](#).

B. Applicability

All signs require a sign permit unless exempted in [Division 5.6](#).

C. Findings for Approval

A sign permit shall be approved upon finding the application:

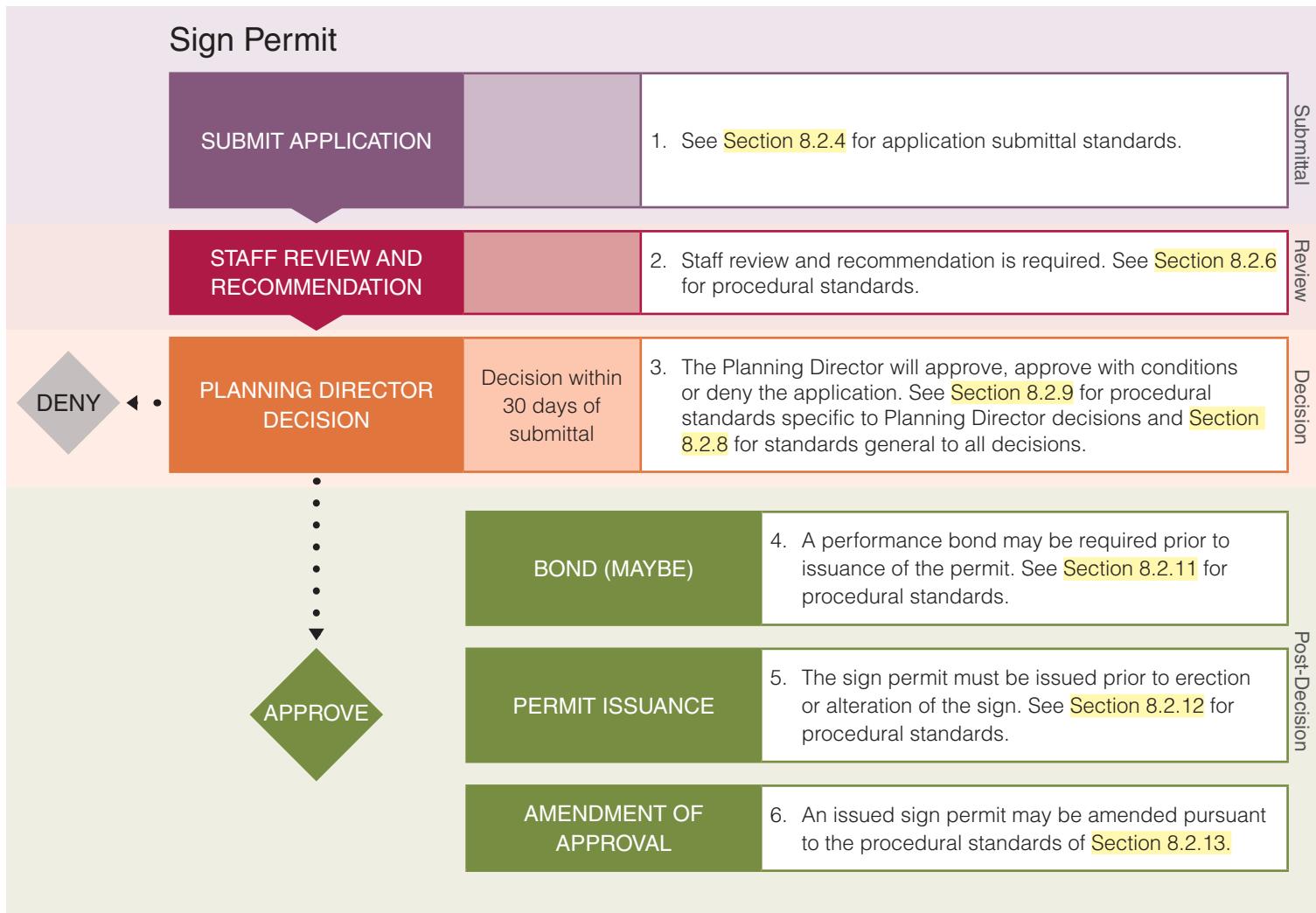
1. Complies with the standards of [Division 5.6: Sign Standards](#); and
2. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and
3. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Permit Expiration

A sign permit shall expire 1 year after the date of approval unless the sign has been erected or altered pursuant to the permit.

E. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.



Div. 8.4. Use Permits

A use permit is a review process to ensure that the use of a property complies with these LDRs and that the impacts of the use are mitigated. Use permits run with a property and are valid as long as the use remains in operation. Conditions on use permits are often ongoing and apply throughout the life of the permit. There are 3 types of use permits in these LDRs.

- A. A basic use permit (BUP) permits uses that can be reviewed administratively against the standards of these LDRs.
- B. A conditional use permit (CUP) permits a use that is generally compatible with the character of a zone, but requires project specific conditions to limit and mitigate potential adverse impacts.
- C. A special use permit (SUP) permits a use that is incompatible with the character of all zones, but is required by the community and must be located somewhere under specific conditions to mitigate adverse impacts.

8.4.1. Basic Use Permit (BUP)

A. Purpose

The purpose of a basic use permit is to ensure compliance with the standards of these LDRs for uses that are compatible with the character of the zone in which they are proposed.

B. Applicability

Uses that require a basic use permit are identified in the standards for each zone. See Articles 2-4 for zone standards.

C. Findings for Approval

A basic use permit shall be approved upon finding the application:

1. Complies with the use specific standards of [Division 6.1: Allowed Uses](#) and the zone; and
2. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and
3. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Permit Expiration

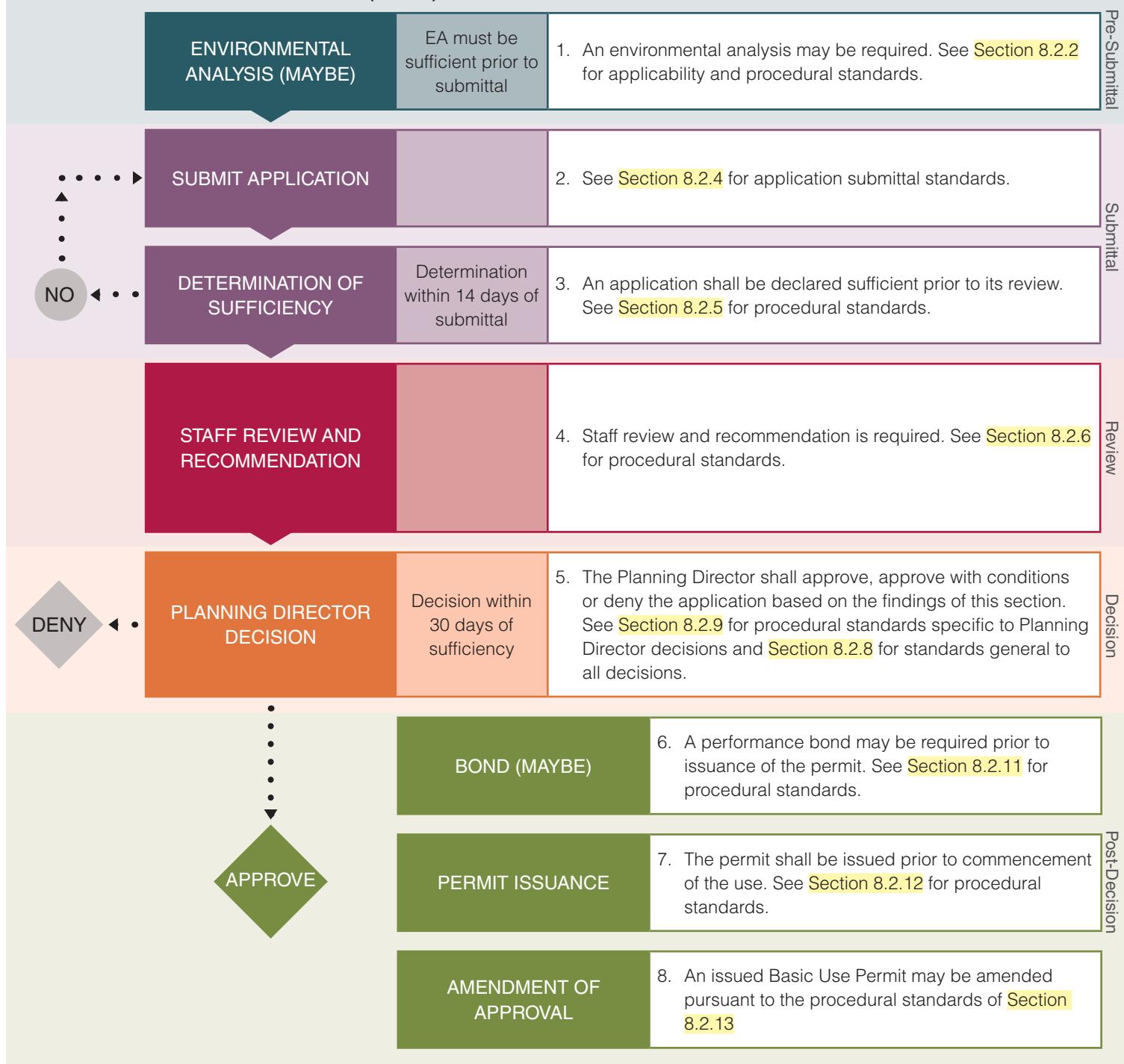
A basic use permit shall expire 1 year after the date of approval except under one of the following circumstances:

1. The use is commenced and has not been operationally discontinued or abandoned for a period of 1 year or more; or
2. An alternate expiration is set through the approval of the grading permit.

E. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Basic Use Permit (BUP)



8.4.2. Conditional Use Permit (CUP)

A. Purpose

The purpose of a conditional use permit is to individually and publicly review the configuration, density, and intensity of a use that is generally compatible with the character of a zone, but requires additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone.

B. Applicability

Uses that require a conditional use permit are identified in the standards for each zone. See Articles 2-4 for zone standards.

C. Findings for Approval

A conditional use permit shall be approved upon finding the application:

1. Is compatible with the desired future character of the area; and
2. Complies with the use specific standards of Division 6.1: Allowed Uses and the zone; and
3. Minimizes adverse visual impacts; and
4. Minimizes adverse environmental impacts; and
5. Minimizes adverse impacts from nuisances; and
6. Minimizes adverse impacts on public facilities; and
7. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and
8. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Expiration

A conditional use permit shall expire 1 year after the date of approval except under one of the following circumstances:

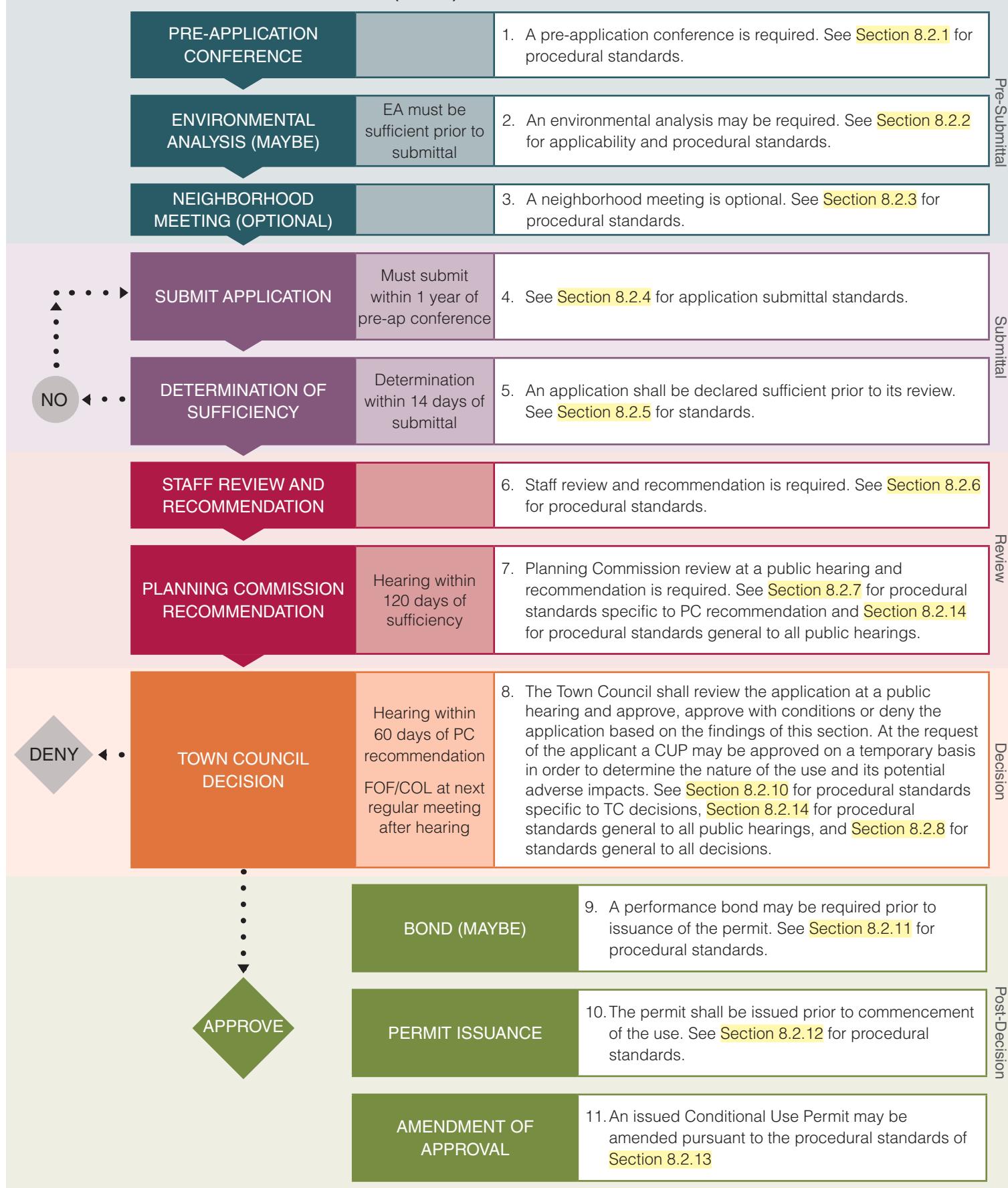
1. The use is commenced and has not been operationally discontinued or abandoned for a period of 1 year or more; or
2. A building permit or grading permit has been issued for physical development needed to commence the use, and the certificate of occupancy for the building permit is issued within 3 years of issuance of the building permit; or

3. An alternate expiration is set through the approval of the grading permit.

E. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Conditional Use Permit (CUP)



8.4.3. Special Use Permit (SUP)

A. Purpose

The purpose of a special use permit is to individually and publicly review the configuration, density, and intensity of a use that is inherently incompatible with the character of all zones, but essential to the community and therefore some provision must be made for its existence and operation. Special uses require additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone.

B. Applicability

Uses that require a special use permit are identified in the standards for each zone. See Articles 2-4 for zone standards.

C. Findings for Approval

A special use permit shall be approved upon finding the application:

1. Is an appropriate site for the use in consideration of a comprehensive community -wide location study for the use; and
2. Will not constitute a substantial physical hazard to a neighboring property; and
3. Will not have a significant adverse effect on publicly-owned land; and
4. Minimizes adverse environmental and visual impacts to the extent possible, considering the nature and essential existence of the use; and
5. Will not damage or contaminate a public, private, residential, or agricultural water supply source; and
6. Complies with all standards imposed on it by all other applicable regulatory agencies.
7. Complies with all relevant standards of these LDRs and other Town Ordinances.
8. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Expiration

A special use permit shall expire 1 year after the date of approval except under one of the following circumstances:

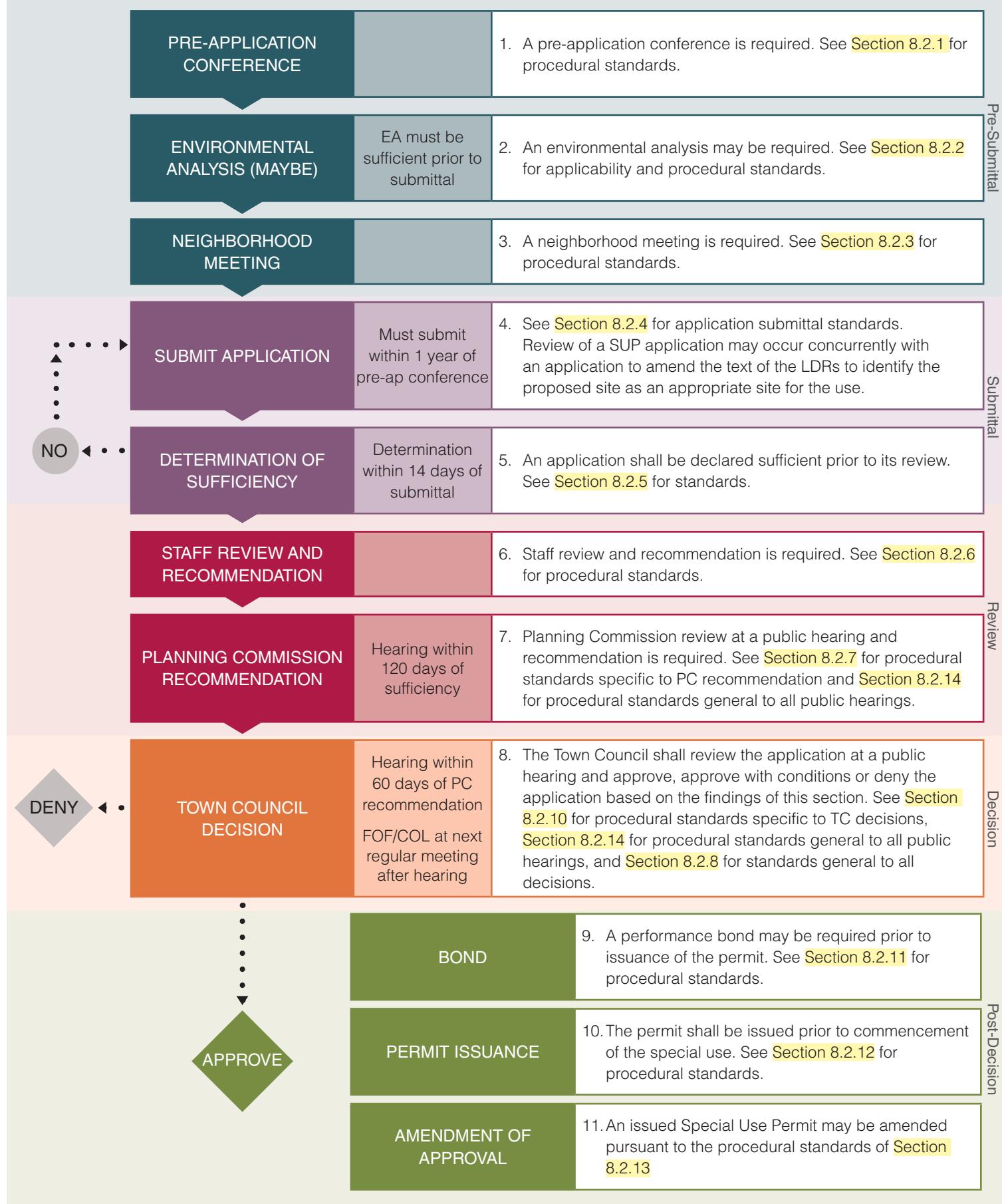
1. The use is commenced and has not been operationally discontinued or abandoned for a period of 1 year or more; or

2. An alternate expiration is set through the approval of the grading permit.

E. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Special Use Permit (SUP)



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Div. 8.5. Development Option and Subdivision Permits

Development option and subdivision permits provide review for compliance with the LDRs for modifications to property configuration and applications for an amount or type of development that is not allowed by the base physical development and use standards. Development option and subdivision permits do not permit actual physical development or change the zoning of a property. Development option and subdivision permits are intended to permit a specific change to the configuration, amount, or type of development otherwise allowed under the base requirements of these LDRs, but requires certain standards to be met. Conditions on development option and subdivision permits should relate to achievement of the development option or subdivision; they should not be on-going and create new standards for a property that have the effect of a LDR text amendment or zoning map amendment that should be processed pursuant to [Division 8.7, Amendments to the LDRs](#).

This Division includes 4 review processes.

A. Minor Development Plan (Sec. 8.5.2)

Minor Development Plan review is for development options that do not require subdivision or public hearing, but do require review of the amount and type of development before physical development and use permits can be reviewed. For larger developments that would benefit from public review, the Development Plan and Sketch Plan processes of [Division 5.3](#) are utilized instead of the Minor Development Plan.

B. Subdivision Plat (Sec. 8.5.3)

Subdivision Plat review is a technical review of all divisions of land or airspace to ensure that property is being properly divided and conveyed. The subdivision plat process relies upon the Development Plan and Sketch Plan processes of [Division 5.3](#) to ensure the configuration of the subdivision complies with these LDRs.

C. Exempt Land Division (Sec. 8.5.4)

The exempt land division procedure is for applicants seeking exemption under Wyo. Stat. § 18-5-303.

D. Boundary Adjustment (Sec. 8.5.5)

The boundary adjustment procedure ensures that the adjustment of property lines results in property configurations that comply with the standards of these LDRs.

8.5.1. Sale or Transfer of Land

No owner or agent of an owner of any land shall transfer, sell, agree to sell, or negotiate a binding agreement to sell any land by reference to, exhibition of, or by the use of a plat or map of subdivision or boundary adjustment before such plat or map has been approved and recorded in the applicable manner prescribed in this division. The description of such lot or parcel by metes and bounds in the instrument of transfer or the documents used in the process of selling or transferring shall not exempt the transaction from the provisions of this division. Notwithstanding the foregoing, in the case of condominium or townhouse type developments, an owner may enter into binding agreements to sell lots or units subsequent to approval of a development plan. Conveyance of individual lots or units, however, shall not occur until approval and recordation of the plat.

8.5.2. Minor Development Plan

A. Purpose

The purpose of a minor development plan is to review a development option that requires a determination of compliance with these LDRs prior to preparation of physical development, use, or subdivision permit applications, but does not require public review.

B. Applicability

Development options that require a minor development plan are identified in the standards for each zone. See Articles 2-4 for zone standards.

C. Findings for Approval

A minor development plan shall be approved upon finding the application:

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan; and
2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable; and
3. Complies with the Town of Jackson Design Guidelines, if applicable; and
4. Complies with all relevant standards of these LDRs and other Town Ordinances; and
5. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Effect of Approval

Approval of a minor development plan permits submittal of a building permit, use permit, subdivision plat, or other application to complete the proposed development; it does not permit actual physical development or constitute subdivision of land.

E. Expiration

A development plan shall expire 18 months after the date of approval except under the following circumstances. The applicable circumstances shall be established in the notice of decision on the application.

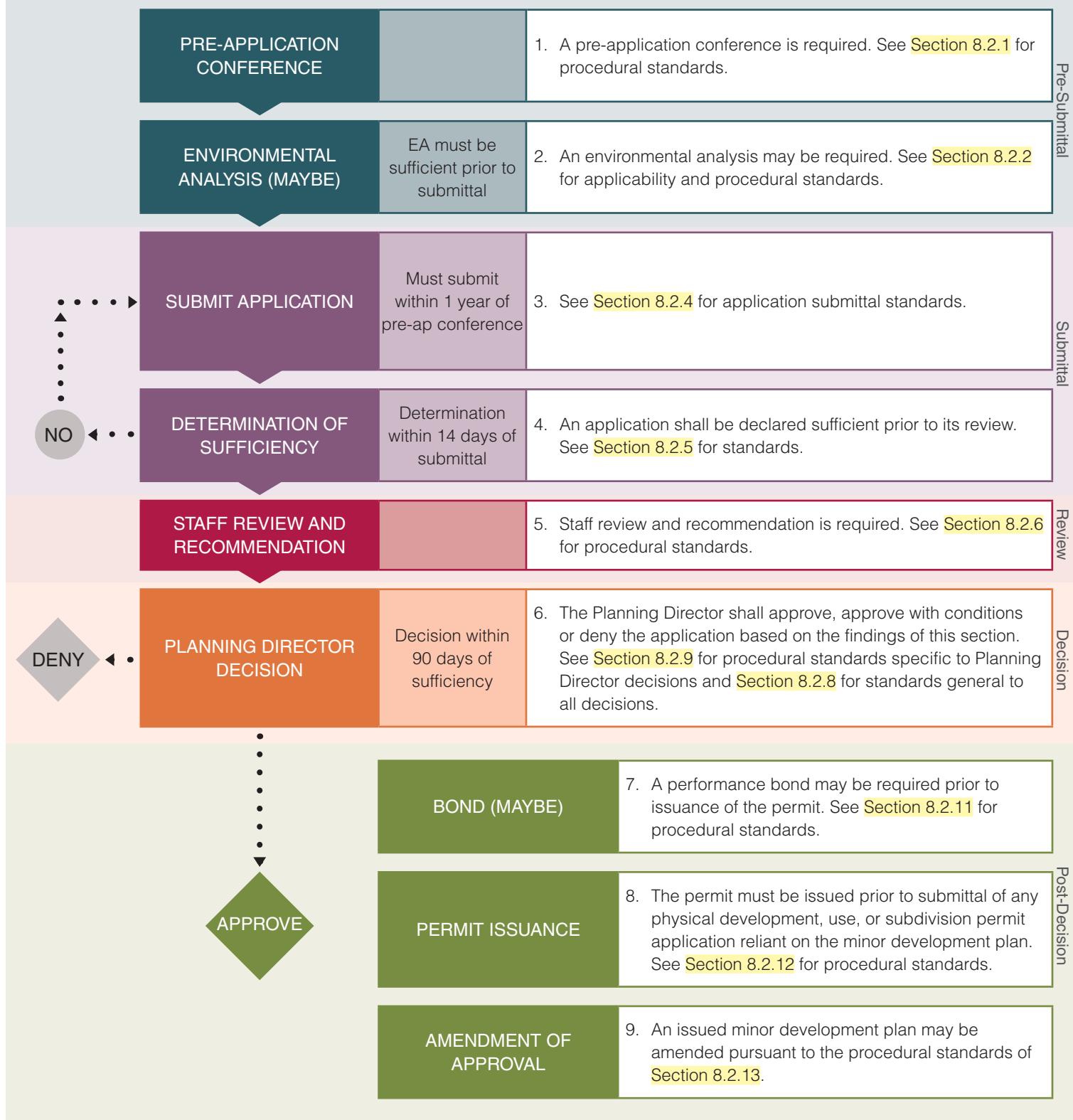
1. In the case of a subdivision, a subdivision plat has been recorded with the County Clerk; or

2. In the case of a development option requiring open space, the conservation easement has been recorded; or
3. An alternate expiration is set through the approval of the development plan.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Minor Development Plan



8.5.3. Subdivision Plat

A. Purpose

The purpose of the subdivision plat procedure is to ensure that the subdivision of land and airspace complies with the purpose and standards of these LDRs and State statute and to ensure:

1. Orderly land records;
2. Proper recordation of land ownership and property owner association records; and
3. Provision of rights-of-way for streets and utility easements.

B. Applicability

All division of land or airspace, including condominium and townhouse subdivisions, shall comply with this section, unless it meets the standards of **Section 8.5.4, Exempt Land Divisions** or **Section 8.5.5, Boundary Adjustment**. In addition, the following divisions of property are not considered division of land or airspace.

1. A division in interest which is created by a lien, mortgage, deed of trust or any other security instrument, easements and rights-of-way;
2. A division in interest which is created by the acquisition of an interest in land in the name of the husband and wife or other persons in joint tenancy or as tenants in common, and the interest shall be deemed for purposes of this subsection as only one interest;
3. The sale or disposition of separate parcels of land that were separate when lawfully created or conveyed and which have not been combined by a recorded instrument of conveyance signed by all of the owners.

C. Subdivision Improvements Agreement

Where financial assurance is required for the installation of required subdivision improvements, the standards of **Section 8.2.11, Performance Bonds and Guarantees** shall apply with the following modifications:

1. **Contract.** The Financial Assurances Agreement required shall be a Subdivision Improvements Agreement contract executed on a form provided by the Planning Director. The standard contract shall, among other things, specify that the required

improvements be installed within the time stated, in accordance with the approved plans and the requirements of the Town Engineer, and, where applicable, the requirements of the Wyoming Department of Environmental Quality. The contract shall be reviewed and approved by the Town Attorney.

2. **Release of Financial Assurance.** A full or partial release of the financial assurance does not constitute certification of compliance with the standards of these LDRs or any applicable code or other requirement or release the responsibility of the subdivider.

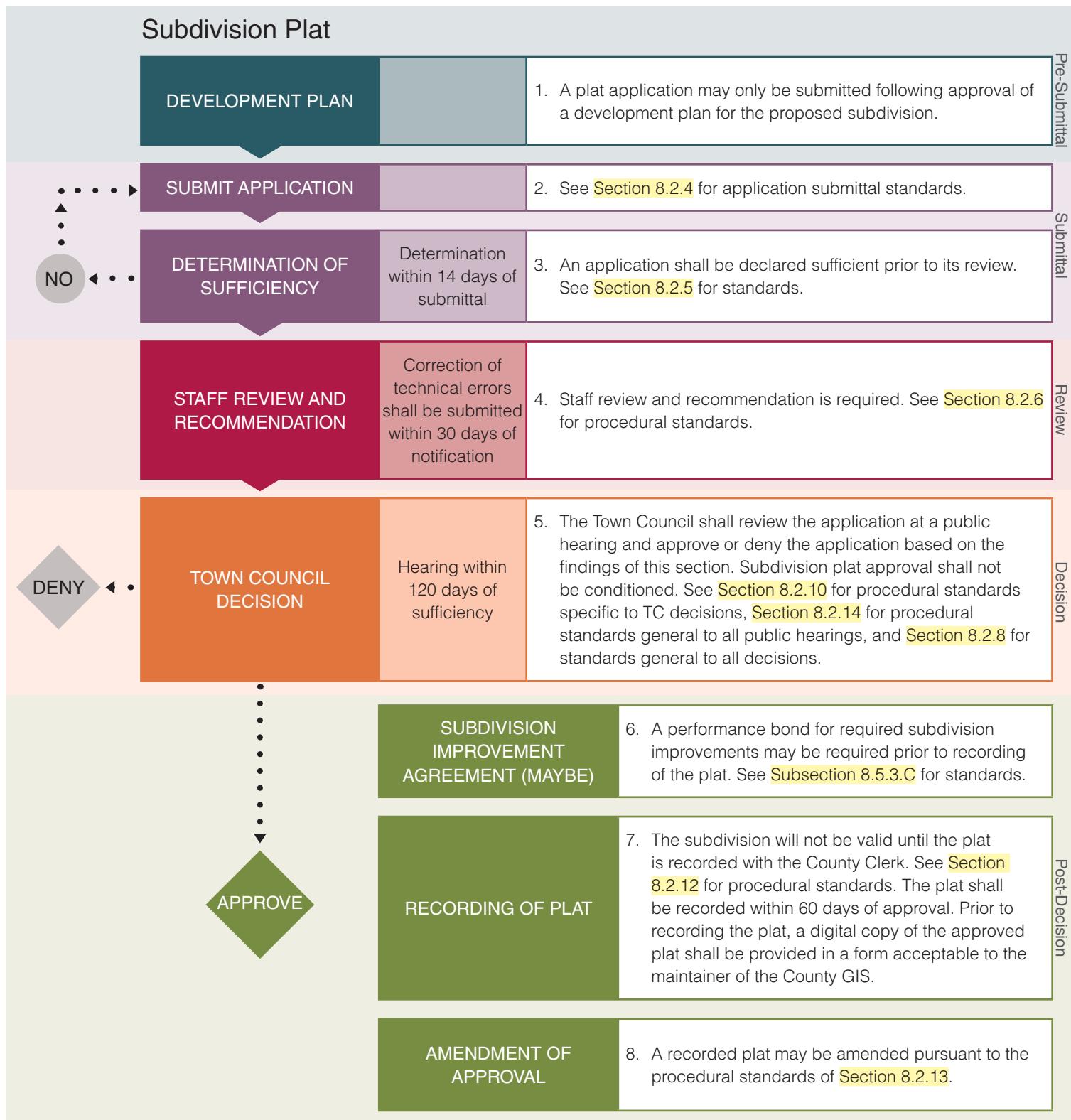
D. Findings

A plat shall be approved upon a finding the proposed plat:

1. Is in conformance with an approved Development Plan or Minor Development Plan; and
2. Complies with the subdivision standards of **Division 7.2**; and
3. Includes all improvement and infrastructure agreements, and other bonds and sureties required by these LDRs; and
4. Complies with all other relevant standards of these LDRs and other Town Ordinances.

E. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.



8.5.4. Exempt Land Division

A. Purpose

The purpose of the exempt land division procedure is for the Planning Director to verify that a claimed exempt land division is compliant with the standards of Wyo. Stat. § 18-5-303 and not intended to evade **Section 8.5.3, Subdivision Plat.**

B. Applicability

The following divisions of land are exempt from the requirements of **Section 8.5.3, Subdivision Plat** by Wyo. Stat. § 18-5-303. However, as authorized by the same statute, they shall comply with the standards of this section prior to recording deeds, records of survey, contracts for deeds, or other types of instruments with County Clerk.

1. A division which creates cemetery lots;
2. A division which is created by the sale or other disposition of land to the state of Wyoming or any political subdivision thereof;
3. A division which affects railroad rights-of-way;
4. A division of land creating a parcel 5 acres or less for the purpose of establishing unmanned communication facilities, compressor stations, metering stations, fiber optic booster stations or similar unmanned facilities.

C. Effect

This section shall exempt applicable divisions of land from the procedural standards of **Section 8.5.3, Subdivision Plat**. However, the resultant parcels shall not be exempt from the other standards of these LDRs.

D. Recorded Documents

Prior to recording deeds, records of survey, contracts for deeds, or other types of instruments with County Clerk, the following documents shall be recorded with the County Clerk:

1. A certificate of survey that includes:
 - a. A certificate acknowledged by all owners of record stating the division is exempted from review as a subdivision under Wyo. Stat. § 18-5-303.

- b. A certificate acknowledged by the Planning Director that states that the division is exempt pursuant to Wyo. Stat. § 18-5-303 and this section.
2. If applicable, an instrument acceptable to Planning Director that limits the use of the property to those purposes allowed under Wyo. Stat. § 18-5-303 for the claimed exemption.

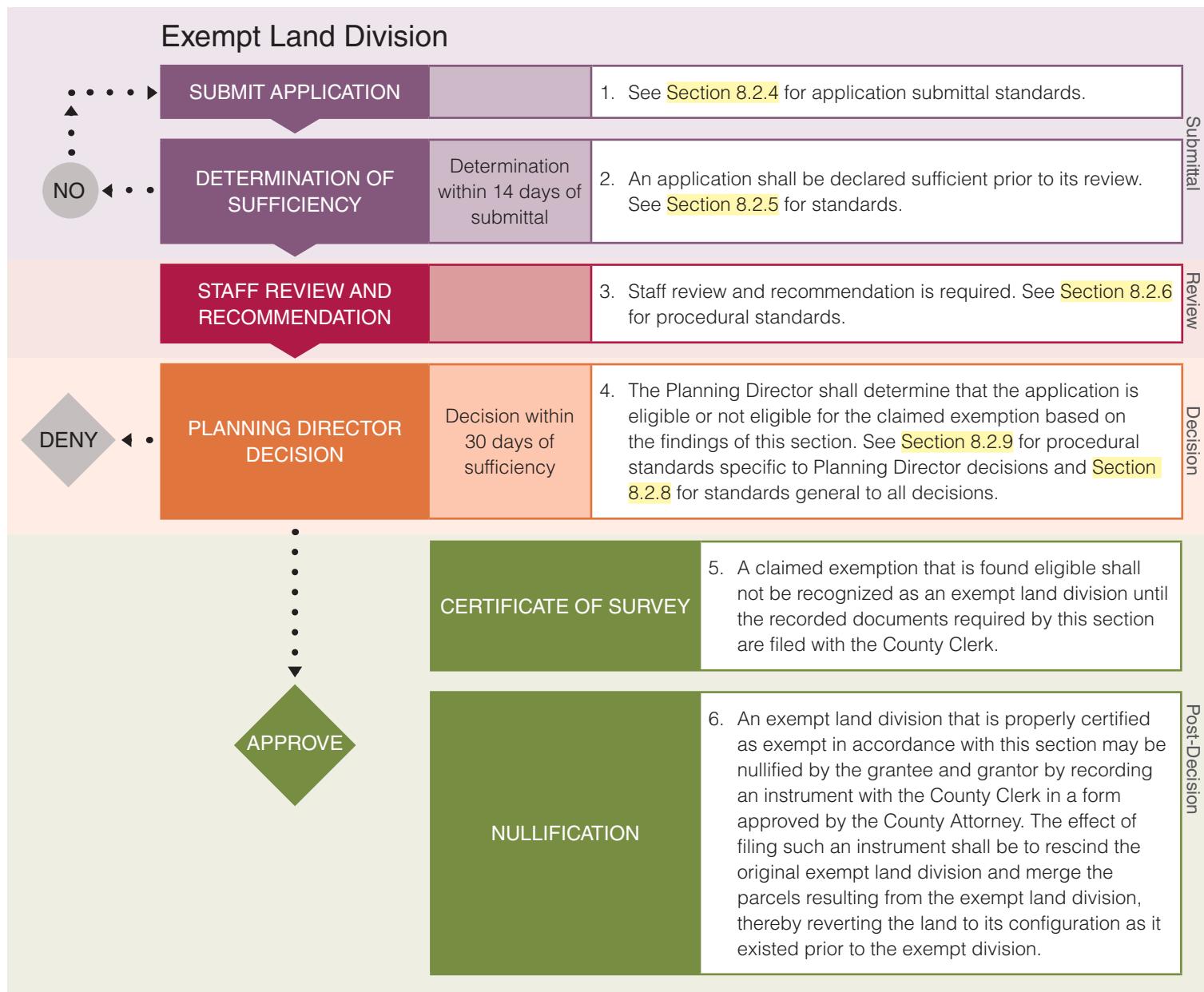
E. Findings

A claimed exempt land division shall be found eligible if:

1. The application meets the applicability standards of this section; and
2. The required documents to be recorded are acceptable; and
3. The application is not intended to evade **Section 8.5.3, Subdivision Plat.**

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.



8.5.5. Boundary Adjustment

A. Purpose

The purpose of the boundary adjustment process is to ensure that the adjustment of property lines results in property configurations that comply with the standards of these LDRs.

B. Applicability

The adjustment of boundaries between lots, parcels, or tracts that involves the division of a portion of one property so that the divided portion can be completely merged into an adjacent property shall be exempt from the standards of **Section 8.5.3, Subdivision Plat**, but shall comply with the standards of this section. Specifically this section shall be applicable in the following situations:

1. The conveyance of a parcel from a public agency to a private party that owns land contiguous to the conveyed public land shall be treated as a boundary adjustment to the contiguous private land and not as the creation of a separate, legal, buildable lot or parcel.
2. The remedying of an encroachment, setback violation, bona fide boundary dispute, or similar circumstance through boundary adjustment shall comply with the standards of this section.
3. A change in the lot configuration and/or roadway location in a limited part of a platted subdivision that does not abridge or destroy any of the rights and privileges of other landowners or others who have an interest in the plat shall be reviewed as a boundary adjustment; otherwise the change in configuration of a platted subdivision shall comply with the standards of **Section 8.2.13.C, Subdivision Plat Amendment**.

C. Recorded Documents

Adjustment of the boundaries between unplatte lots requires the recordation of different documents from the adjustment of the boundaries between platted lots.

1. **Unplatted Parcels.** In order to adjust the boundaries between unplatte parcels the following documents shall be recorded with the County Clerk:

- a. **Map of Survey.** A map of survey of the new configuration of the parcels shall be recorded. The map of survey shall meet the following standards:
 - i. Complies with State statute
 - ii. Contains a certificate of Surveyor, Certificate of Owners, and Certificate of Acceptance of Mortgagees signed by an holders of mortgages of the properties being adjusted. Each of the certificates shall be appropriately acknowledged and comply with the applicable sections of State statute.
- b. **Conveyance of Parcels.** An acceptable instrument, which shall totally merge the divided portions with and combine them into the adjoining parcels so that no additional parcels are created, and the resulting parcels shall be established as single parcels for all purposes.
2. **Platted Lots.** In order to adjust the boundaries between platted lots or a platted lot and an unplatte parcel the following documents shall be recorded with the County Clerk:
 - a. **Plat.** A new plat shall be recorded for the lots with adjusted boundaries. The new plat shall meet the following standards:
 - i. Complies with the standards of **Section 8.5.3, Subdivision Plat**, except that where this section is applicable no amendment to the approved development plan is required.
 - ii. Complies with State statute
 - iii. The Certificate of Owners on the new plat shall have a clause vacating the area to be reconfigured that is signed by all owners of record of the lots involved
 - iv. All mortgagees shall acknowledge the replat
 - v. If only one subdivision is involved, the name shall be the name of the original subdivision, followed by a numerical designation. The resulting (new) lots shall be numbered consecutively with numbers different from the original subdivision. If 2 or more neighboring subdivisions are

involved, the new plat shall have a name materially different than any of the original plats.

- vi. An adjusted unplatted parcel is not required to become a part of the subdivision, however the new configuration of the unplatted parcel shall be shown on the plat, to the satisfaction of the Town Surveyor.
- b. **Conveyance of Platted Lots.** If there is more than one owner of the vacated portion of the plat, instruments shall be recorded conveying ownership of the individual lots or parcels resulting from the replat.
- c. **Conveyance of Unplatted Parcels.** An instrument acceptable to the Town Attorney and the Town Surveyor shall be recorded to establish a newly adjusted unplatted parcel.

D. Findings

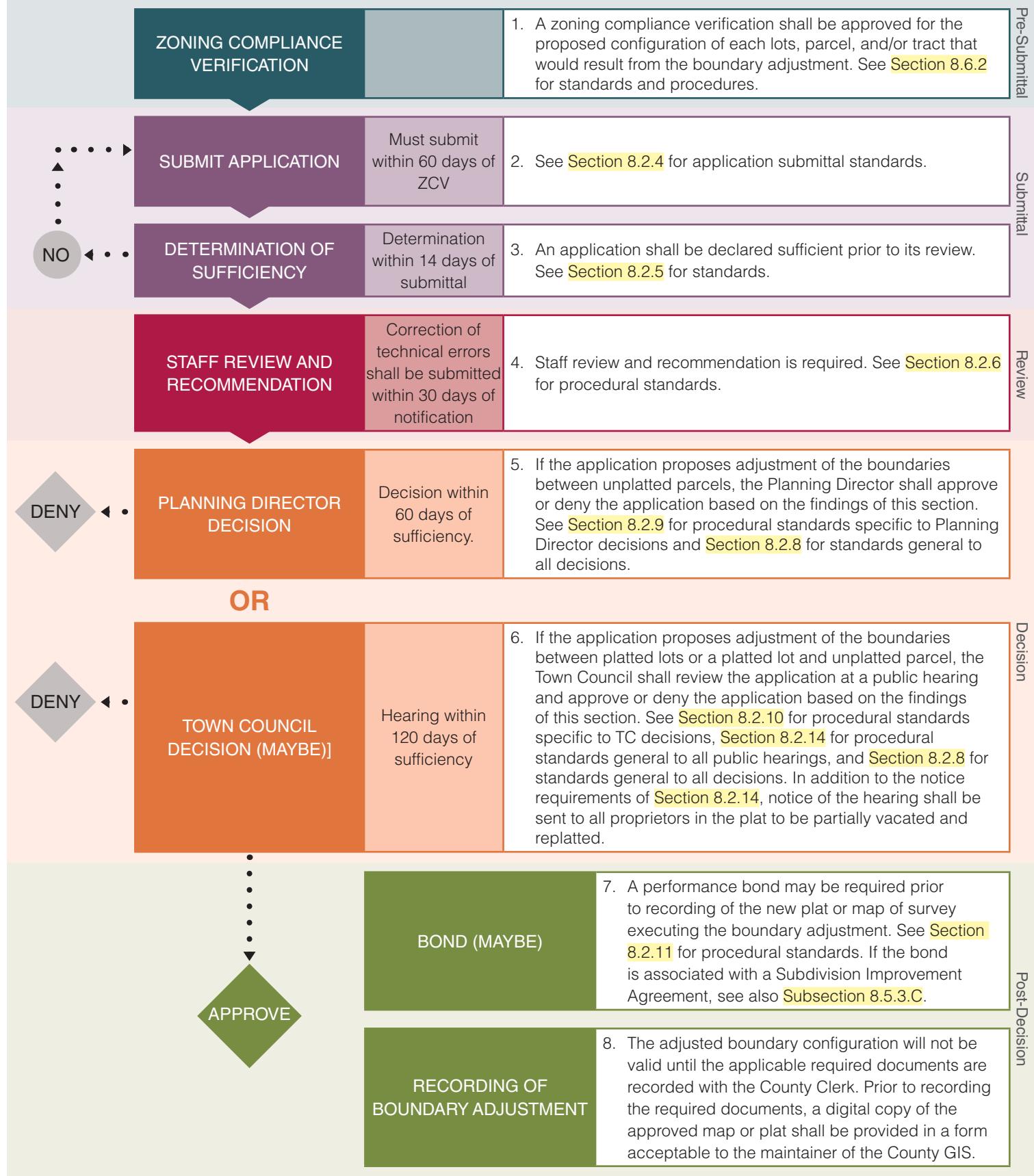
A boundary adjustment shall be approved upon finding that:

1. No additional lots or parcels are created; and
2. Each of the resulting lots or parcels complies with the zone in which it is located as approved through a zoning compliance verification; and
3. The applicability and required document provisions of this section are met; and
4. The application complies with all other relevant standards of these LDRs and other Town Ordinances; and
5. The application complies with all standards or conditions of any prior applicable permits or approvals.

E. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Boundary Adjustments



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Div. 8.6. Interpretations of the LDRs

Interpretations of the LDRs are made throughout the review of all permit applications. The interpretations are incorporated and finalized through the processes described in other Divisions of this Article and do not require a separate process. However, there are times when a clarification on the meaning of the LDRs is needed independent of an application. This division outlines the process for 2 types of interpretations:

- A. A formal interpretation provides a written answer to a specific question of how a provision of these LDRs is applied;
- B. A zoning compliance verification is a moment-in-time analysis of the compliance of a specific property with all or certain provisions of these LDRs.

8.6.1. Formal Interpretations

A. Purpose

The purpose of a formal interpretation is to provide a written answer to a specific question on the application of a provision of these LDRs or the boundaries or classifications of the Official Zoning Map independent from any other review procedure.

B. Applicability

Interpretations of the regulations through the course of review or execution of an application do not require a formal interpretation. A formal interpretation may be requested to interpret any provision of these LDRs or boundary or classification of the zoning map except that an interpretation that would provide for any of the following is prohibited:

1. An increase in the maximum density of a use or development option.
2. An increase in the floor area of a physical development or development option (e.g. FAR, maximum scale of development).
3. Allowance of a not previously permitted physical development, use, or development option, except under a similar use determination.
4. Enlargement of a nonconformity beyond its allowed expansion
5. Reduction of a requirement where an option for independent calculation of the requirement exists (e.g. housing, development exactions).

C. Findings

In making a formal interpretation the Planning Director shall consider the following:

1. The Jackson/Teton County Comprehensive Plan;
2. The purposes for which the regulation was initially adopted, the Planning Director's judgment should not be substituted for the legislative intent of the Town Council;
3. Flexibility to achieve the desired future character within the established protections of these LDRs is to be encouraged, while flexibility around the protections provided by the standards in these LDRs shall be prohibited.

D. Effect

A formal interpretation is a written clarification of the applicability of certain LDRs to certain circumstances. A formal interpretation does not permit any physical development, use, development option or subdivision, nor does it guarantee approval of any application.

E. Expiration

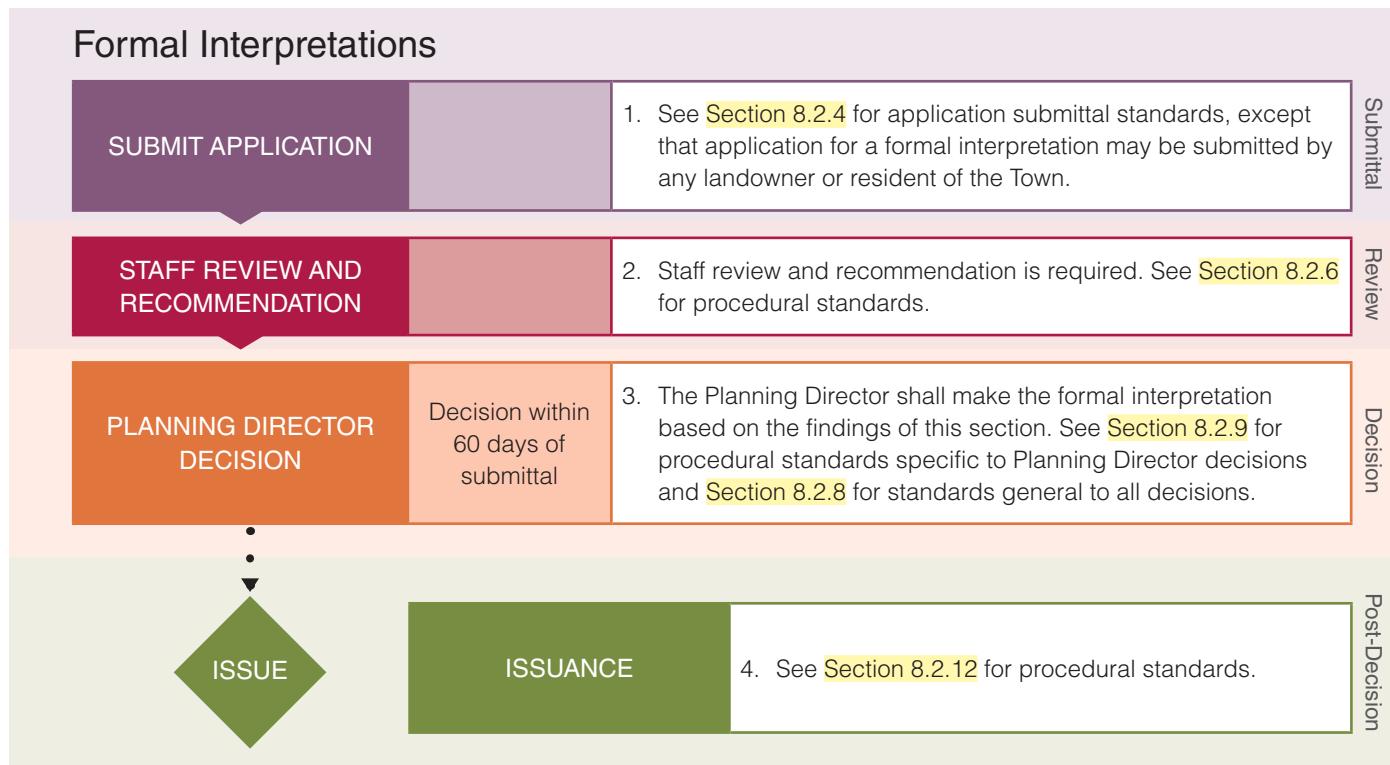
A formal interpretation shall apply to the circumstances evaluated and any similar circumstances that may arise until such time as another interpretation of the applicability of the LDRs to those circumstances is issued or any of the interpreted LDRs are amended pursuant to Section 8.7.1, LDR Text Amendment.

F. Official Record

The Planning Director shall maintain a record of all formal interpretations rendered pursuant to this section. This record shall be available for public inspection in the Planning Department during normal business hours.

G. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.



8.6.2. Zoning Compliance Verification

A. Purpose

The purpose of a zoning compliance verification is to determine if all or a portion of a property is in compliance with these LDRs at a specific point in time.

B. Applicability

A zoning compliance verification may be requested for any property, portion of a property, or attribute of a property's physical development, use, development options, or subdivision. Examples of zoning compliance verification requests include, but are not limited to: a determination of the current development potential on a site, identification of any apparent nonconformities on a site, review of a wetland delineation or Environmental Analysis exemption prior to application submittal, and visual resource analysis that informs application submittal but is not dependent upon application information for review. Staff may also choose to do a zoning compliance verification as a part of their review of an application.

C. Findings

In order to issue a zoning compliance verification the Planning Director shall find that the property, portion of the property, or attribute of the property in question:

1. Complies with all relevant standards of these LDRs and other Town Ordinances; and
2. Complies with all standards or conditions of any prior applicable permits or approvals.

D. Effect

A zoning compliance verification shall only apply to the circumstances reviewed and will only be as detailed as the information provided in the request. A zoning compliance verification does not permit any physical development, use, development option or subdivision, nor does it guarantee approval of any application.

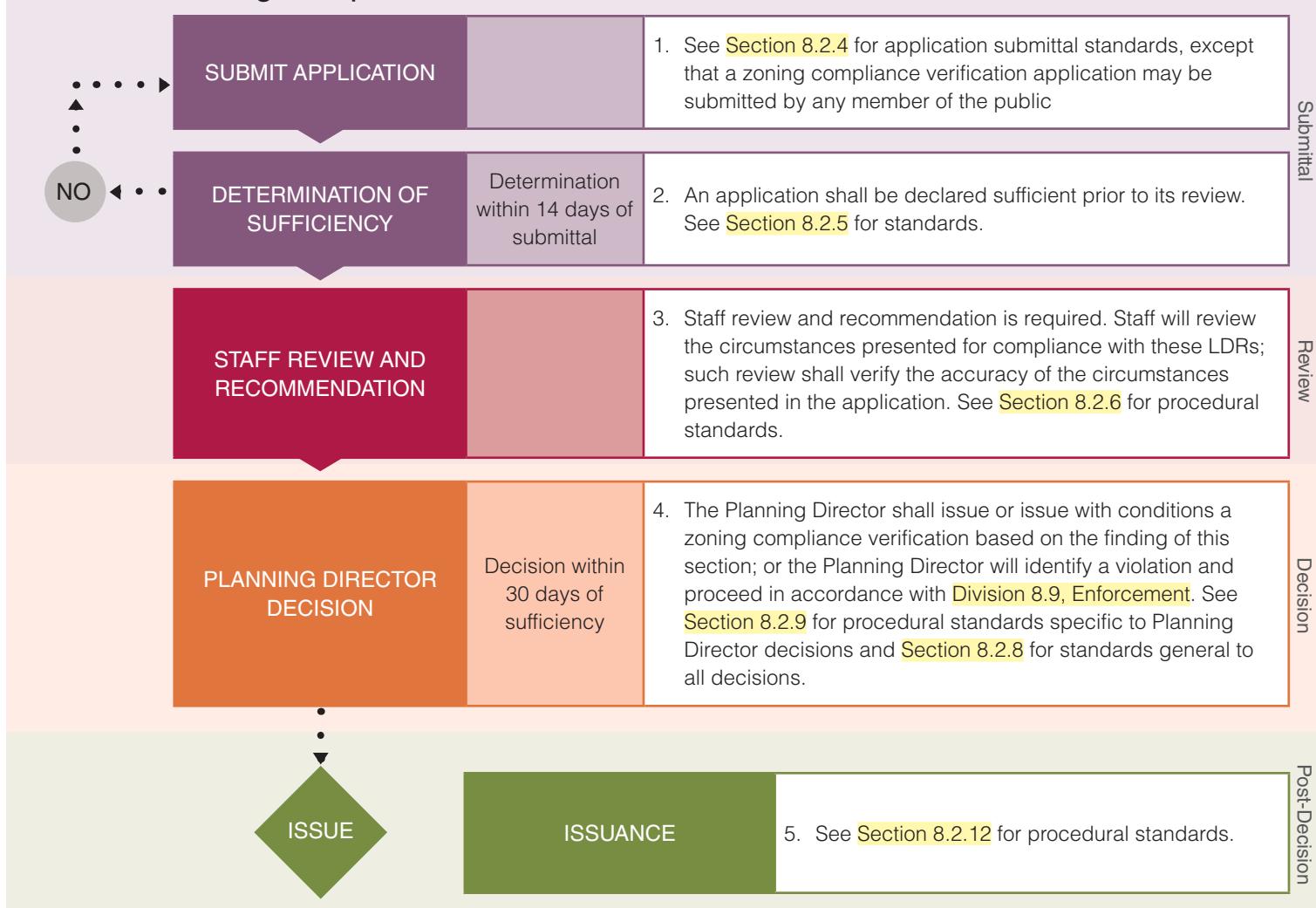
E. Expiration

A zoning compliance verification shall only verify zoning compliance at the time it is issued.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Zoning Compliance Verification



Amending the LDRs is a matter committed to the legislative discretion of the Town Council. There are 3 types of amendments to the LDRs:

- A. LDR Text Amendments that change the language in the LDRs;
- B. Zoning Map Amendments that change the zoning classification of a property and therefore the applicable LDRs; and
- C. Planned Unit Developments that establish a development-specific zoning classification and standards for a site.

8.7.1. LDR Text Amendment

A. Purpose

The purpose of an LDR text amendment is to publicly review a change to these LDRs to ensure that it improves implementation of the Jackson/Teton County Comprehensive Plan.

B. Applicability

All LDR text amendments shall be reviewed pursuant to this Section.

C. Findings

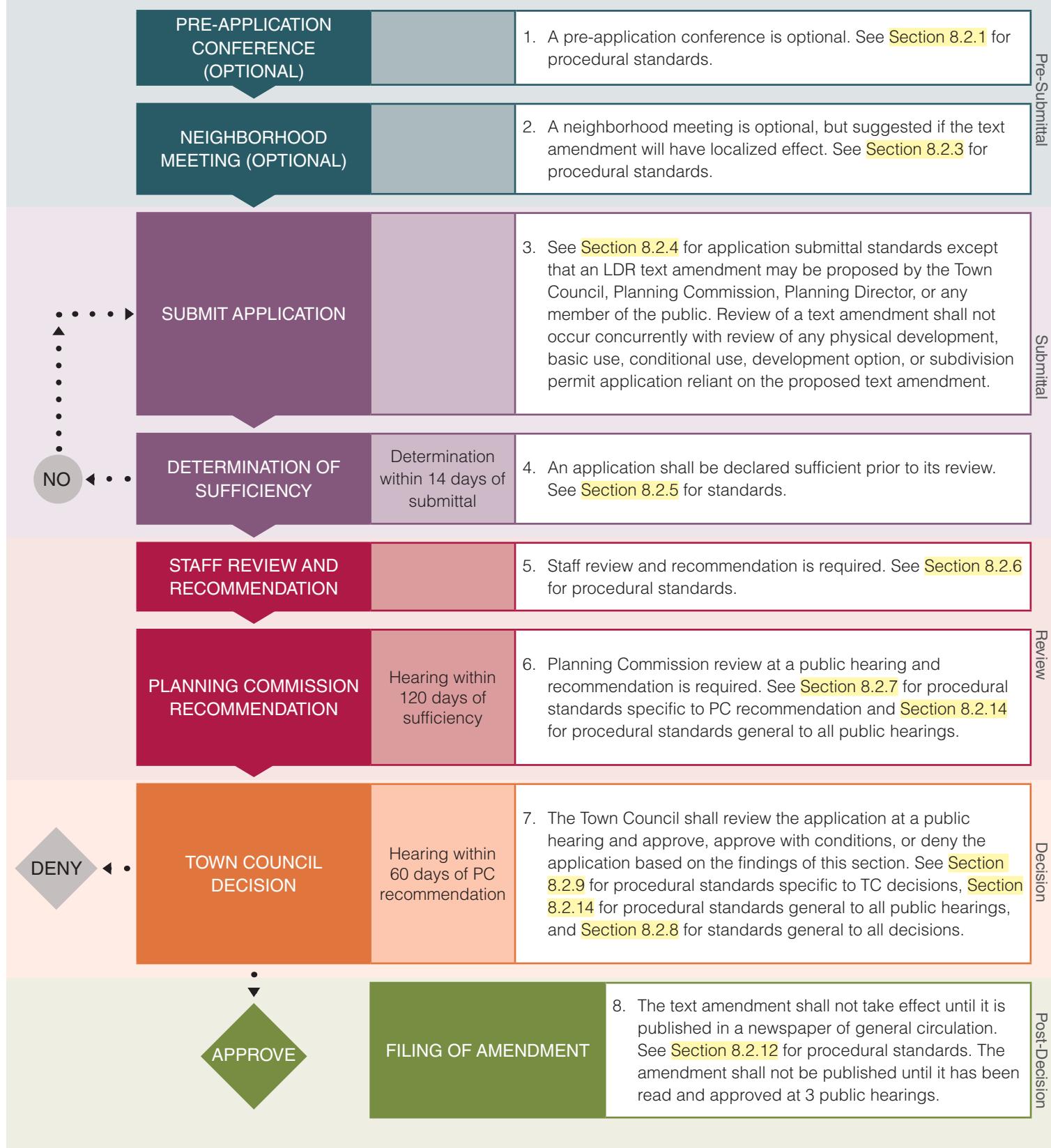
The advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs.
2. Improves the consistency of the LDRs with other provisions of the LDRs.
3. Provides flexibility for landowners within standards that clearly define desired character.
4. Is necessary to address changing conditions, public necessity, and/or State or Federal legislation.
5. Improves implementation of the Comprehensive Plan.
6. Is consistent with other adopted Town Ordinances.

D. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

LDR Text Amendment



8.7.2. Zoning Map Amendment

A. Purpose

The purpose of zoning map amendment is to publicly review a change to the Official Zoning Map to ensure that it improves implementation of the Jackson/Teton County Comprehensive Plan.

B. Applicability

All zoning map amendments shall be reviewed pursuant to this Section.

C. Findings for Approval

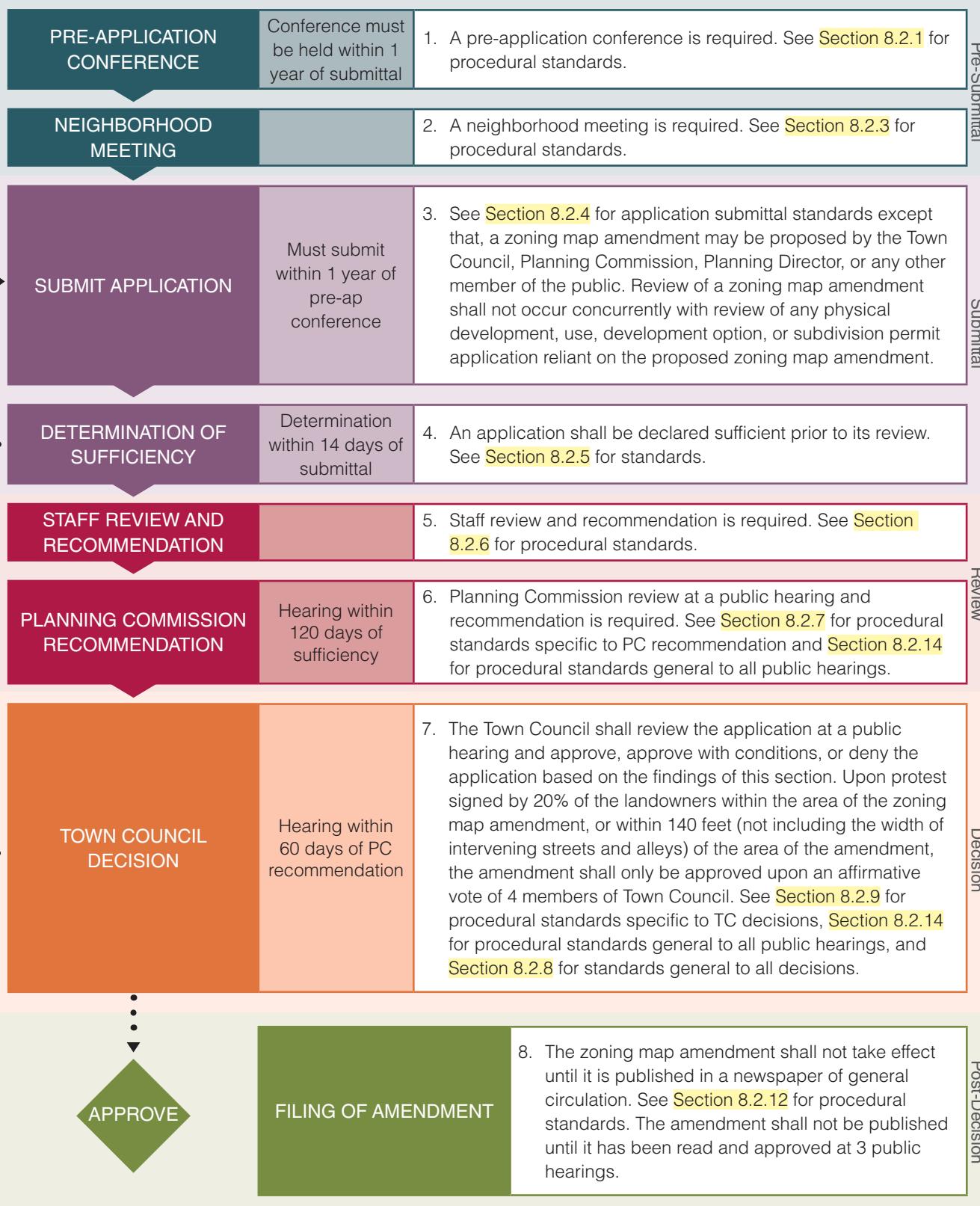
The advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs
2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.
3. Is necessary to address changing conditions or a public necessity.
4. Is consistent with the other adopted Town Ordinances.

D. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Zoning Map Amendment



8.7.3. Planned Unit Development (PUD)

A. Purpose

A planned unit development is established by a zoning map amendment to rezone land to a planned unit development zoning classification that is defined by a master plan and certificate of standards. The purpose of the planned unit development process is to publicly review the proposed master plan and certificate of standards to ensure that they enhance the implementation of the desired future character for the land of the proposal beyond what could be achieved by base zoning.

B. Applicability

Development options that require planned unit development review and approval are identified in the standards for each zone. See Articles 2-4 for zone standards. PUDs shall be reviewed pursuant to the standards of this section.

C. Consolidation of Applications

A PUD shall be reviewed concurrently with the initial physical development permit application required for the proposal. For example, if the density or intensity of the project requires a sketch plan, the PUD application shall be reviewed concurrently with the sketch plan application.

D. Findings for Approval

The advisability of amending the Official Zoning Map to include a planned unit development classification is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed planned unit development the Town Council shall consider:

1. The extent to which the PUD enhances the implementation of the desired future character for the land of the proposal beyond what could be achieved by base zoning.
2. The findings for the applicable planned unit development option found in [Article 4, Special Purpose Zones](#).
3. The findings of [Section 8.7.1, LDR Text Amendment](#); and
4. The findings of [Section 8.7.2, Zoning Map Amendment](#).

E. Effect

Approval of a PUD constitutes a zoning map amendment that has the effect of applying the master plan and certificate of standards as the zone specific standards for the site. Approval of a PUD does not permit actual physical development or use of the site, nor does it constitute subdivision of land.

F. Certificate of Standards

The certificate of standards shall be in the form of an affidavit and shall detail the PUD conditions of approval and the development standards to be applied within the PUD, as well as any other standards, conditions, or agreements pertaining to future development or responsibilities of landowners within the PUD. The Planning Director shall prepare the affidavit in a form acceptable to the Town Attorney.

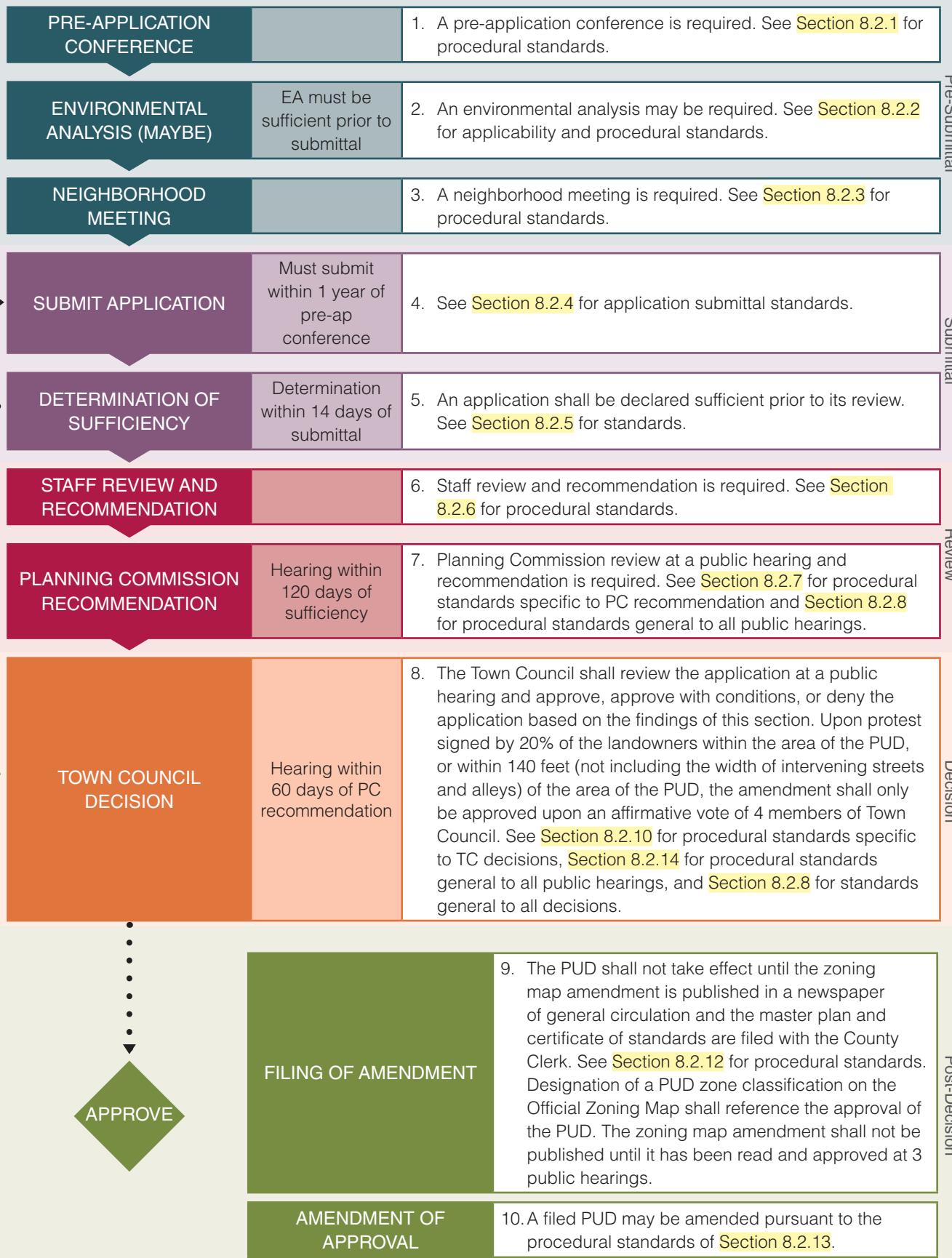
G. Expiration

1. **Expiration.** A PUD shall expire if the physical development permit with which it was approved expires except under the following circumstances:
 - a. The PUD option in [Division 4, Special Purpose Zones](#) established an alternative expiration; or
 - b. An alternate expiration is set through the approval of the PUD.
2. **Effect of Expiration.** Upon expiration, all rights established by the master plan and certificate of standards shall become null and void. The Town shall amend the Official Zoning Map pursuant to [Section 8.7.2, Zoning Map Amendment](#) from PUD to the zone that existed on the property prior to the PUD approval. If the prior zone no longer exists, the Planning Director shall propose the appropriate zone in which to place the property.

H. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Planned Unit Development (PUD)



Div. 8.8. Relief from the LDRs

At times the strict application of these LDRs to a specific property inadvertently impedes the applicant's ability to realize the community's desired future character for the property. In such instances relief may be sought from the strict application. There are 4 types of relief processes in this division:

- A. An Administrative Adjustment allows for minor relief from the LDRs where a public review is not necessary to determine that the protection afforded the community is upheld.
- B. A variance is a larger relief from the LDRs that is a public review of the balance between the protections afforded the community by the LDRs and the hardship they place on the applicant.
- C. An appeal allows for the challenge of an administrative decision.
- D. A Beneficial Use Determination is a non-judicial forum for a landowner to seek relief when the landowner believes economically beneficial use of the landowner's land has been deprived.

8.8.1. Administrative Adjustment

A. Purpose

The purpose of administrative adjustment is to provide the Planning Director the ability to allow minor variations to certain requirements and numerical standards in these LDRs when public review is not needed to ensure the protection afforded the community is upheld.

B. Applicability

An application may be made for administrative adjustment of the following standards of the LDRs, however the Planning Director may elevate any administrative adjustment to be reviewed as a variance application.

1. Any numerical standard in these LDRs may be varied up to 20% by administrative adjustment unless excluded below.
2. Non-numerical standards in these LDRs may be varied by administrative adjustment only if allowed by the text of the standard.
3. The standards of these LDRs shall not be varied by administrative adjustment such that the adjustment would :

- a. Increase maximum intensity (e.g. density, FAR, maximum scale of development).
- b. Reduce a natural resource or scenic resource protection (e.g. minimum resource setback, maximum exterior lighting).
- c. Allow a prohibited sign.
- d. Allow a prohibited use by reducing use standards or allow additional expansion of a nonconforming use.
- e. Reduce the limitations of an operational standard (e.g. noise, vibration).
- f. Reduce the requirements of a development option (e.g. required open space, minimum lot size, unit type mix).
- g. Reduce a requirement where an option for independent calculation of the requirement exists (e.g. housing, development exactions).
- h. Reduce the required utilities.
- i. Reduce the threshold for review of an application.

C. Findings

An administrative adjustment shall be approved upon finding the application:

1. Complies with the applicability standards of this section.
2. Is consistent with the desired future character for the area.
3. Either:
 - a. Is required to compensate for unique circumstances that do not apply to other properties in the zone; or
 - b. Better supports the purpose of the zone.
4. Will not pose a danger to the public health or safety.
5. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this section.

D. Effect

Issuance of an administrative adjustment shall not ensure the approval of any other application. The decision on an administrative adjustment cannot be reversed

by the Town Council through review of an associated permit application. The decision on an administrative adjustment can only be reversed through:

1. A variance pursuant to [Section 8.8.2](#); or
2. An appeal pursuant to [Section 8.8.3](#).

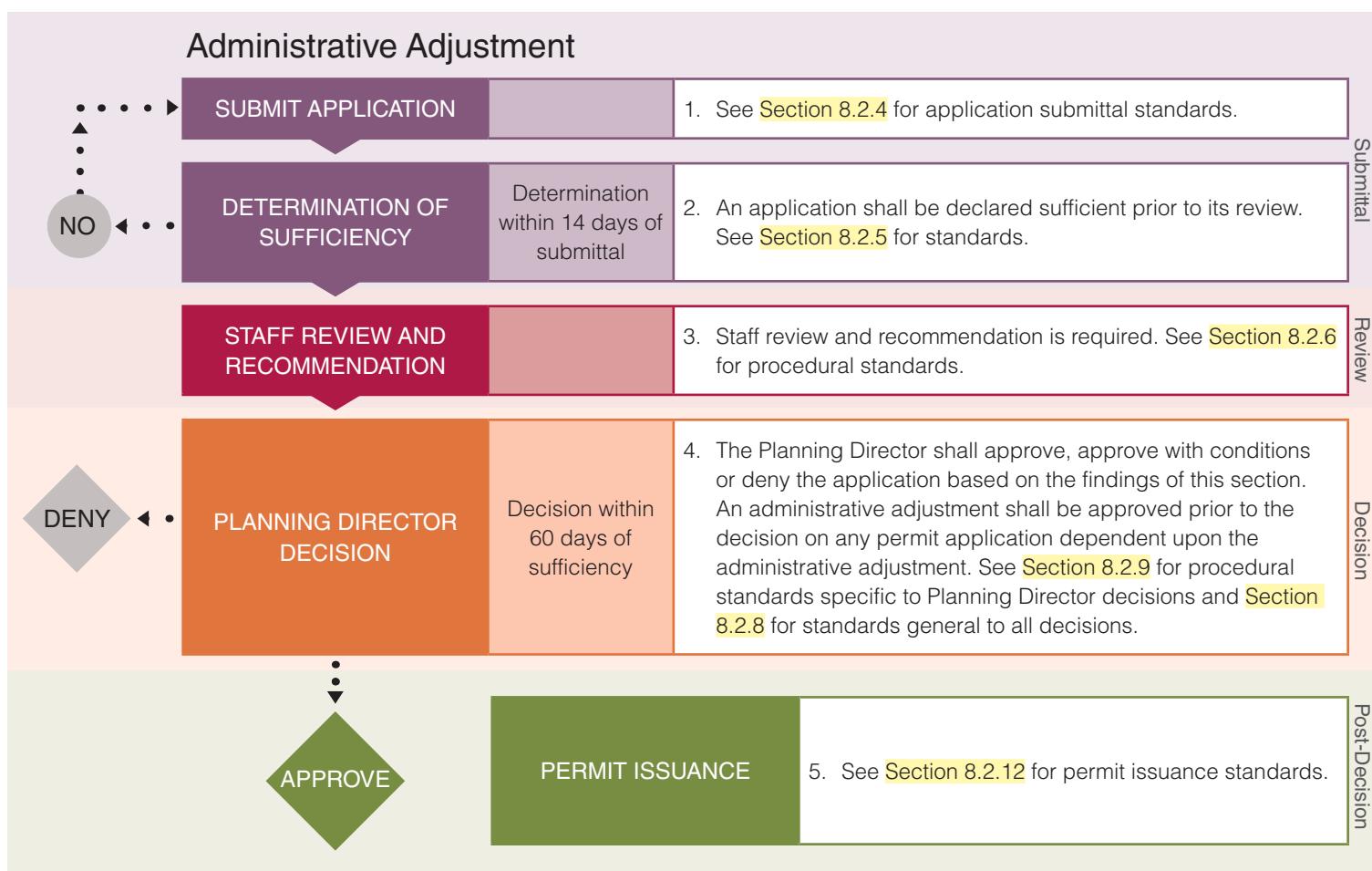
E. Expiration

An administrative adjustment shall expire 1 year after the date of approval except under the following circumstances:

1. The physical development, use, development option or subdivision enabled by the administrative adjustment is in review or implementation; or
2. An alternate expiration is set through the approval of the administrative adjustment.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.



8.8.2. Variance

A. Purpose

The purpose of a variance is to allow a specific deviation from these regulations that is not contrary to the desired future character for the site when, due to special circumstances of the land, strict application of these regulations would result in undue and unique hardship.

B. Applicability

A variance may be sought for any standard of these LDRs unless the variance would:

1. Increase maximum density, FAR, or maximum scale of development;
2. Allow a prohibited sign;
3. Allow a prohibited use or allow additional expansion of a nonconforming use;
4. Reduce the requirements of a development option (e.g. required open space, minimum lot size, unit type mix);
5. Reduce a requirement where an option for independent calculation of the requirement exists (e.g. housing, development exactions); and
6. Reduce the threshold for review of an application.

C. Findings for Approval

A variance shall be approved upon finding:

1. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood; and
2. The special circumstances and conditions have not resulted from any willful modification of the land or building; and
3. The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community; and
4. The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant; and

5. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare; and
6. The granting of the variance is consistent with the general purpose and intent of these LDRs.

D. Effect

Issuance of a variance shall not ensure the approval of any other application. A variance is unique to the special circumstances identified in the findings and does not create precedent.

E. Expiration

A variance shall expire 1 year after the date of approval except under the following circumstances:

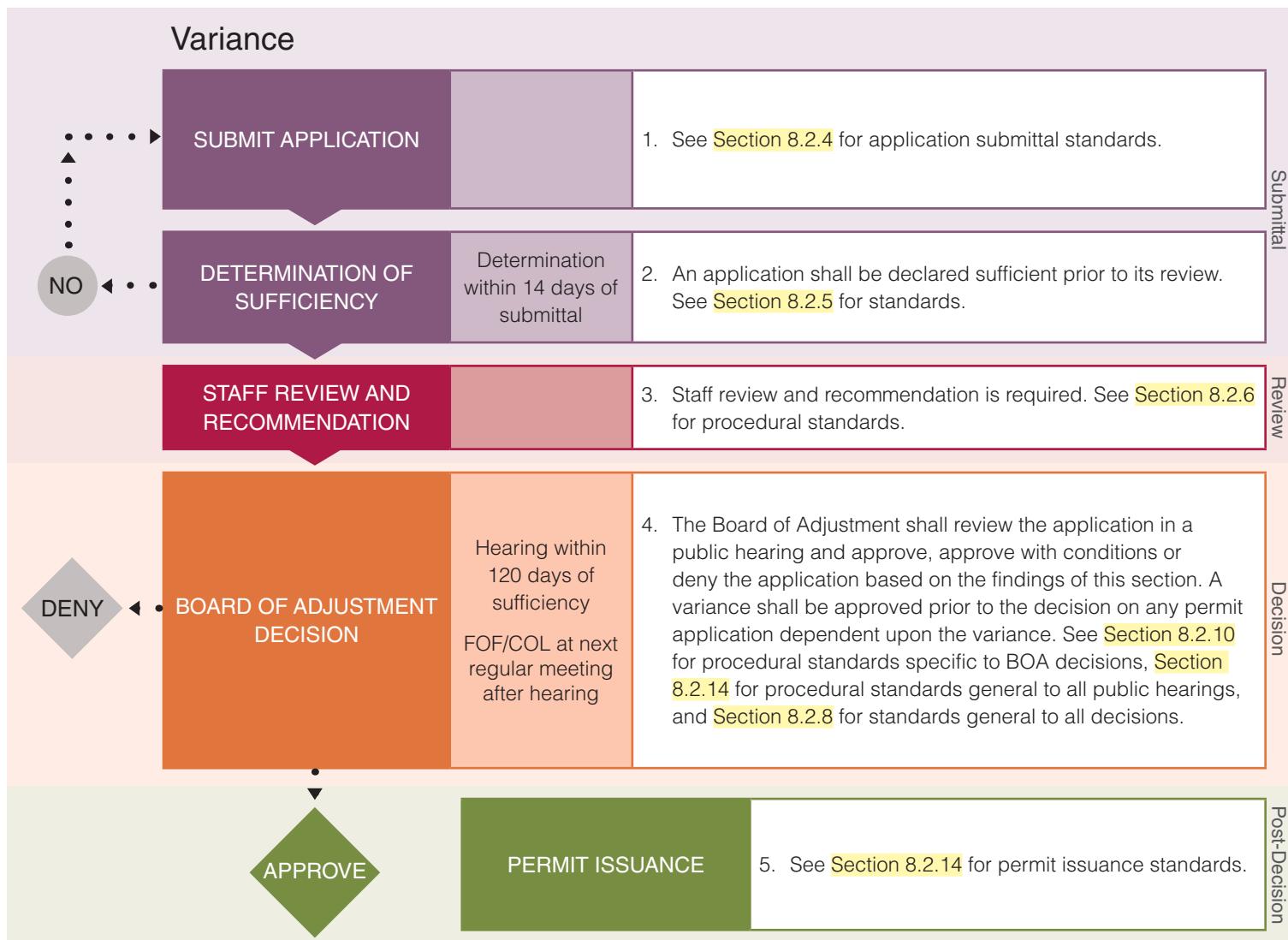
1. The use, physical development, development option, or subdivision permit enabled by the variance is under review or implementation; or
2. Another expiration has been set through the approval of the variance.

F. Rules of Procedure

A variance shall be governed by the Wyoming Administrative Procedures Act.

G. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.



8.8.3. Appeal of an Administrative Decision

A. Purpose

The purpose of an appeal is to allow for an aggrieved person affected by any decision or interpretation by the Planning Director or Town Engineer to appeal the decision or interpretation to the Board of Adjustment for a review of whether the decision or interpretation complies with the requirements of these LDRs.

B. Applicability

An appeal may be filed for any decision or interpretation of the Planning Director or Town Engineer. The appealed decision or interpretation may be only part of a larger decision, but the appealed decision or interpretation must be formally documented (e.g. a permit approval, formal interpretation).

C. Effect

An appeal shall stay all further action related to the subject appeal, unless a stay would cause imminent peril to life or land.

D. Standards

An appeal shall be reviewed under the following standards:

1. The decision or interpretation under appeal is presumed correct.
2. The determination on an appeal shall address whether the decision or interpretation under appeal is reasonable, not whether the body hearing the appeal could have or would have made a different decision or interpretation.
3. Where conflicting evidence exists, the appeal is limited to determining what evidence or testimony bears the greatest credibility in terms of documentation and qualifications.
4. The determination on an appeal shall not be based on hardships or special conditions. (Such matters shall be considered through an application for a variance.).

E. Findings

The Board of Adjustment shall determine whether the decision or interpretation under appeal is reasonable by making one of the following findings:

1. The decision-maker made no error and/or reasonably applied the standards of these LDRs in making the decision or interpretation; or
2. The record indicates that the decision-maker made an error in determining whether a standard was met; or
3. The decision-maker made the decision based on a standard not contained or referenced in these LDRs; or
4. The decision-maker unreasonably applied a standard contained or referenced in these LDRs; or
5. The decision-maker unreasonably interpreted a standard contained or referenced in these LDRs.

F. Effect

The final determination on the appeal shall not permit any physical development, use, development option, or subdivision that has not been approved pursuant to these LDRs and shall not ensure approval of any future application.

G. Rules of Procedure

Appeals shall be governed by the contested case rules outlined in the Wyoming Administrative Procedures Act.

H. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Appeal of an Administrative Decision

SUBMIT APPLICATION	Must submit within 30 days of decision or interpretation being appealed	1. See Section 8.2.4 for application submittal standards except that an appeal shall be submitted by an aggrieved person. An aggrieved person is either: <ol style="list-style-type: none"> The applicant of the application for which the decision or interpretation being appealed was made; or A person who has a legally recognizable interest affected by the decision or interpretation. The interest shall be definite and tangible, and exceed the general interest in the community good shared by all persons. Generally, it must be substantial, immediate, and pecuniary.
DECISION ON CONDUCT OF HEARING	Decision within 45 days of submittal	2. Upon notification of the appeal by the Planning Director, the Town Council shall make a decision about whether the initial hearing on the appeal shall be conducted by a Hearing Officer or the Board of Adjustment.
TRANSMIT OF RECORD		3. The Planning Director shall transmit to the Hearing Officer or Board of Adjustment as appropriate the appeal and the record of the decision or interpretation being appealed. The record on appeal shall include, but is not limited to: <ol style="list-style-type: none"> The application and support materials; Staff report; Other plans, documents, reports, and studies considered in making the decision; Any minutes, transcripts, or record of the meetings held to consider and make the decision; The Jackson/Teton County Comprehensive Plan; These LDRs; and Other relevant Town ordinances County resolutions, documents, and records.
HEARING	Hearing within 120 days after submittal	4. The Hearing Officer or Board of Adjustment shall schedule the hearing and provide notice of the hearing to the appellant, applicant for the decision or interpretation under appeal, and owner of the land subject to the decision or interpretation under appeal. <p>The Hearing Officer or Board of Adjustment shall establish the rules of procedure for the conduct of the hearing, consistent with state law. The applicant shall present the applicant's case and the Town Attorney shall represent the decision-maker. All evidence presented shall be under oath, and the parties involved shall be permitted to cross-examine witnesses. The sworn testimony and evidence shall be based on the record on appeal and pertain to the findings established in this Section.</p>

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Appeal of an Administrative Decision (continued)

HEARING OFFICER RECOMMENDATION (MAYBE)	Recommendation within 30 day of hearing	<ol style="list-style-type: none"> 5. If the initial hearing on the appeal is to be conducted by a Hearing Officer, the Hearing Officer shall provide a written recommendation to the Board of Adjustment on the appeal that is based solely on: <ol style="list-style-type: none"> a. The standards and findings for the appeal established in this section; b. The record on appeal; c. Briefs submitted by representatives of the appellant, applicant for the decision or interpretation under appeal, owner of the land subject to the decision or interpretation under appeal, and the County; and d. The arguments made at the hearing.
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BOARD OF ADJUSTMENT DECISION	Decision within 60 days of HO recommendation or Decision within 60 days of hearing if no HO	<ol style="list-style-type: none"> 6. If the initial hearing is conducted by a Hearing Officer, the Board of Adjustment shall conduct an additional public hearing to review the appeal. Presentations at the additional hearing shall be limited to: <ol style="list-style-type: none"> a. Arguments on the record of the appeal and the recommendation of the Hearing Officer as it relates to the grounds for appeal specified in the appeal; and b. The findings for an appeal established in this section. 7. The Board of Adjustment shall affirm, modify, or reverse all or part of the decision or interpretation under appeal based solely on: <ol style="list-style-type: none"> a. The standards and findings for an appeal established in this section; b. The record on appeal; c. The recommendation of the hearing officer (if applicable); d. Briefs submitted by representatives of the appellant, applicant for the decision or interpretation under appeal, owner of the land subject to the decision or interpretation under appeal, and the County; e. The arguments made at the hearing; and f. Presentations at the additional hearing (if applicable). g. The standards general to all decisions of Section 8.2.8 shall apply to the final determination.
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FILING OF DECISION	8. ?	
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8.8.4. Beneficial Use Determination

A. Purpose

The intent of the Town is that every landowner in the Town enjoy an economically beneficial use of their land. The procedures set forth in this section are intended to permit landowners who believe they have been deprived of economically beneficial use of their land to apply to the Town for relief from application of these LDRs sufficient to provide an economically beneficial use of the land.

B. Applicability

If a landowner is of the opinion that the decisions on the appropriate physical development, use, development option, or subdivision applications has denied economically beneficial use of that landowner's land, then the procedures of this section shall be used prior to seeking relief from the courts in order that any denial of economically beneficial use of land may be remedied through a non-judicial forum.

C. Findings

In determining if a landowner is deprived of an economically beneficial use of land, the following factors shall be taken into account:

1. **Economically Beneficial Use.** The uses of the land as provided by these LDRs, and the uses of land in relation to the uses provided similarly situated lands. For the purposes of this section, "economically beneficial use" means the opportunity to make a return equivalent to that which would have been received from a conservative financial investment. Transitory economic issues shall not be relevant to this determination.
2. **Diminution in Value.** The market value of the land, as established by the comparable sales approach, prior to adoption of the regulations that caused the landowner to apply for relief shall be compared to the market value of the land, as established by the comparable sales approach, with the regulations as applied. Market value of the land prior to the adoption of the regulations that caused the landowner to apply for relief shall constitute its highest and best use one day prior to the effective date of the regulations that caused the landowner to apply for relief, or the date of purchase of the land, whichever is later; and any other land value/

appraisal information that the applicant would like considered. All appraisals shall be proposed by qualified licensed appraisers, and shall follow the best professional practices as established by the profession. A mere diminution in market value is not sufficient to support a determination of denial of economically beneficial use.

3. **External Costs.** The amount or nature of any subsidy that may be required by the Town, neighbors, purchasers, tenants, or the public at large if the uses allowed under these LDRs are modified; and any other adverse effects on the Town and its residents.
4. **Current State of the Law.** The state of the law established by the United States Supreme Court, the 10th Circuit Federal Court of Appeals, and the Wyoming Supreme Court relevant to these standards.

D. Granting of Relief

If the finding is that a landowner has been deprived economically beneficial use of land or is otherwise entitled to relief in accordance with the standards of this section, relief shall be granted.

1. **General.** In granting relief, any legally available incentive or measure reasonably necessary to offset any substantial economic hardship may be adopted, and such incentives may be conditioned upon approval of specific development plans. If there is a finding that the denial of the application would create a substantial economic hardship, additional relief to provide an appropriate increase in market value or other benefit or return to the applicant sufficient to offset the substantial economic hardship may be considered. The types of incentives include, but are not limited to:
 - a. An amendment of the Official Character Zone Map to a more appropriate classification, issuance of an administrative adjustment, issuance of a conditional use permit, issuance of a variance, approval of a development plan (public or administrative), or other appropriate land-use regulatory action that will enable the applicant to realize a reasonable return on the land;
 - b. An opportunity to cluster development on other land;
 - c. A waiver of permit fees;

- d. Development finance assistance;
- e. Approval of development on some portion of the land; or
- f. Acquisition of all or a portion of the land at market value.

2. **Minimum Increase.** In granting relief, the landowner shall be given the minimum increase in use, intensity, or other possible concessions from these LDRs in order to permit an economically viable use of the land, or a use that is determined to be required by law. The highest use, or even an average or generally reasonable expectation, is not required or intended as the appropriate remedy. The following guidelines shall be used for determining the minimum economically viable use of land and, therefore, the amount of relief to be granted a landowner in order to reach that minimum.

- a. **No Governmental Subsidy.** A minimum economically viable use of the land should be one that does not have any governmental subsidy attached to the long-term safe occupation of the land. If such a subsidy is needed, then that should be reflected by lowering the use or intensity that is considered a minimum economically viable use on a market valuation basis.
- b. **Common Use.** A use common to the Town, although it may not involve further development of the land, is considered an economically viable use. Attention shall also be given to land uses that are considered to be the lowest intensity in the Town but which uses still provide for occupation and living within the Town. These land uses, as well, shall be considered economically viable uses.
- c. **Actual Condition of Land Considered.** The actual condition of the land shall be considered. The reality of limited development potential, given the natural condition of the land, shall not be attributed to the regulations applied to the land. If the land is such that it cannot safely accommodate development with normal grading and clearing practices, this fact shall lower the intensity of use that is considered a minimum economically viable use.

- d. **Potential for Damages.** The potential for damages to either residents or land shall be assessed in determining economically viable use. The need for a governmental subsidy to future landowners shall be considered, and the cost of such subsidies shall be deducted from the otherwise established minimum economically viable use.
- e. **Only Investment Backed Expectations Considered.** Expectations shall, in general, not be considered. Only reasonable expectations backed by investments as recognized by the current state of the law shall be considered.
- f. **Current State of the Law.** The current state of law established by the United States Supreme Court, the 10th Circuit Federal Court of Appeals, and the Wyoming Supreme Court, relevant to the granting of relief.

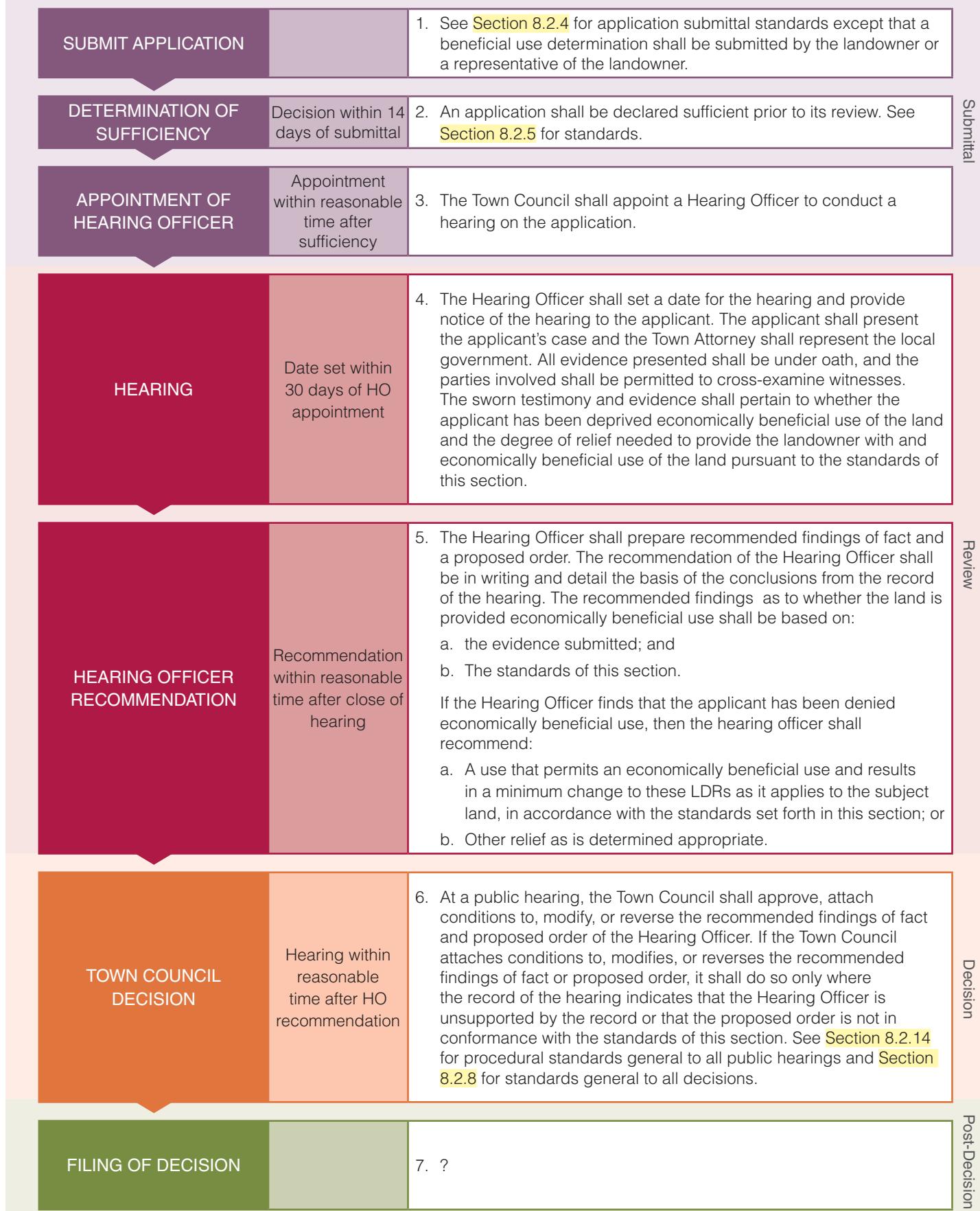
E. Effect

The beneficial use determination shall not permit any physical development, use, development option, or subdivision that has not been approved pursuant to these LDRs and shall not ensure approval of any future application.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.

Beneficial Use Determination



Submittal

Review

Decision

Post-Decision

Div. 8.9. Enforcement

This division establishes procedures by which the Town seeks to ensure compliance with the provisions of these LDRs and obtain corrections for LDR violations. It also sets forth the remedies and penalties that apply to violations of these LDRs. The provisions of this section are intended to encourage the voluntary correction of violations, where possible.

8.9.1. General

A. Authority

The provisions of these LDRs shall be enforced by the Town Council through its authority to request the imposition of fines, abate, enjoin and restrain any person violating these LDRs in accordance with state law.

B. Code Enforcement Officers

Code Enforcement Officers of the Planning and Building Department, appointed as Special Municipal Officers by the Town of Jackson, have specific authority to issue citations for violations of these LDRs as set forth by W.S. § 7-2-103(e) and W.S. § 15-1-103(a)(xlx).

8.9.2. Violations

A. Compliance Required

Compliance with all provisions of these LDRs is required by all persons owning, developing, dividing, managing, using, or occupying land or structures. Failure to comply with a standard, requirement, prohibition, or limitation imposed by these LDRs, or the terms or conditions of any permit, approval, or authorization granted in accordance with these LDRs, shall constitute a violation of these LDRs punishable as provided in this division.

B. Inspection

The Planning Director shall have the authority to enter onto land within the Town to inspect for violations of these LDRs.

C. Responsible Persons

The owner, tenant, or occupant of any land or structure, and an architect, engineer, builder, contractor, agent, or any other person who participates in, assists, directs, creates, or maintains a situation that constitutes a violation of these LDRs may be held responsible for the violation and be subject to the remedies and penalties set forth in this section.

D. Failure to Obtain a Permit

1. If a person commences a physical development, use, development option, or subdivision for which a permit or approval is required without having first obtained the required permit or approval, such person shall pay twice the fee for the permit or approval.
2. The payment of such fees shall not relieve the person from fully complying with the requirements of these LDRs, nor does it guarantee approval of the permit or application, or preclude enforcement of a violation.
3. The provisions of this section do not apply to emergency work if there is, or would have been, an unreasonable delay in obtaining the permit.

E. Separate Offenses

Any person violating any provisions of these LDRs is guilty of a separate offense for each and every day during any portion of which any violation of any provision of these LDRs is committed, continued or permitted by any such person and shall be punished by a fine of not more than \$750 for each offense.

F. Violations

Activities that constitute a violation include, but are not limited to the following:

1. Development of land or a structure without first obtaining all appropriate permits or development approvals, and complying with their terms and conditions.
2. Occupation or use of land or a structure without first obtaining all appropriate permits or development approvals, and complying with their terms and conditions.
3. Subdivision of land without first obtaining all appropriate permits or development approvals required to engage in subdivision (or an exemption), and complying with their terms and conditions.
4. Excavation, grading, cutting, clearing, or undertaking any land disturbing activity without first obtaining all appropriate permits and development approvals, and complying with their terms and conditions.

5. Disturbing any protected wildlife habitat or scenic views in violation of these LDRs.
6. Disturbing any landscaped area or vegetation required to be protected or maintained by these LDRs.
7. Installing, creating, erecting, altering, or maintaining any sign without first obtaining the appropriate permits or development approvals, and complying with their terms and conditions.
8. Failing to remove any sign installed, created, erected, or maintained in violation of these LDRs, or for which the permit has expired.
9. Creating, expanding, replacing, or changing any nonconformity except in compliance with these LDRs.
10. Reducing or diminishing the requirements for development, design, or dimensional standards below the minimum required by these LDRs.
11. Increasing the intensity or density of development, except in accordance with the standards of these LDRs.
12. Through any act or omission, failing to comply with any other provisions, procedures, or standards as required by these LDRs.

8.9.3. Revocation or Suspension of Permit

A. Purpose

The purpose of revoking or suspending a permit or approval is to remove a previously granted permit or approval where the terms of the approval are not being met.

B. Applicability

Revocation or suspension of any permit or approval issued in accordance with these LDRs shall be made under the procedures and standards of this section.

C. Findings

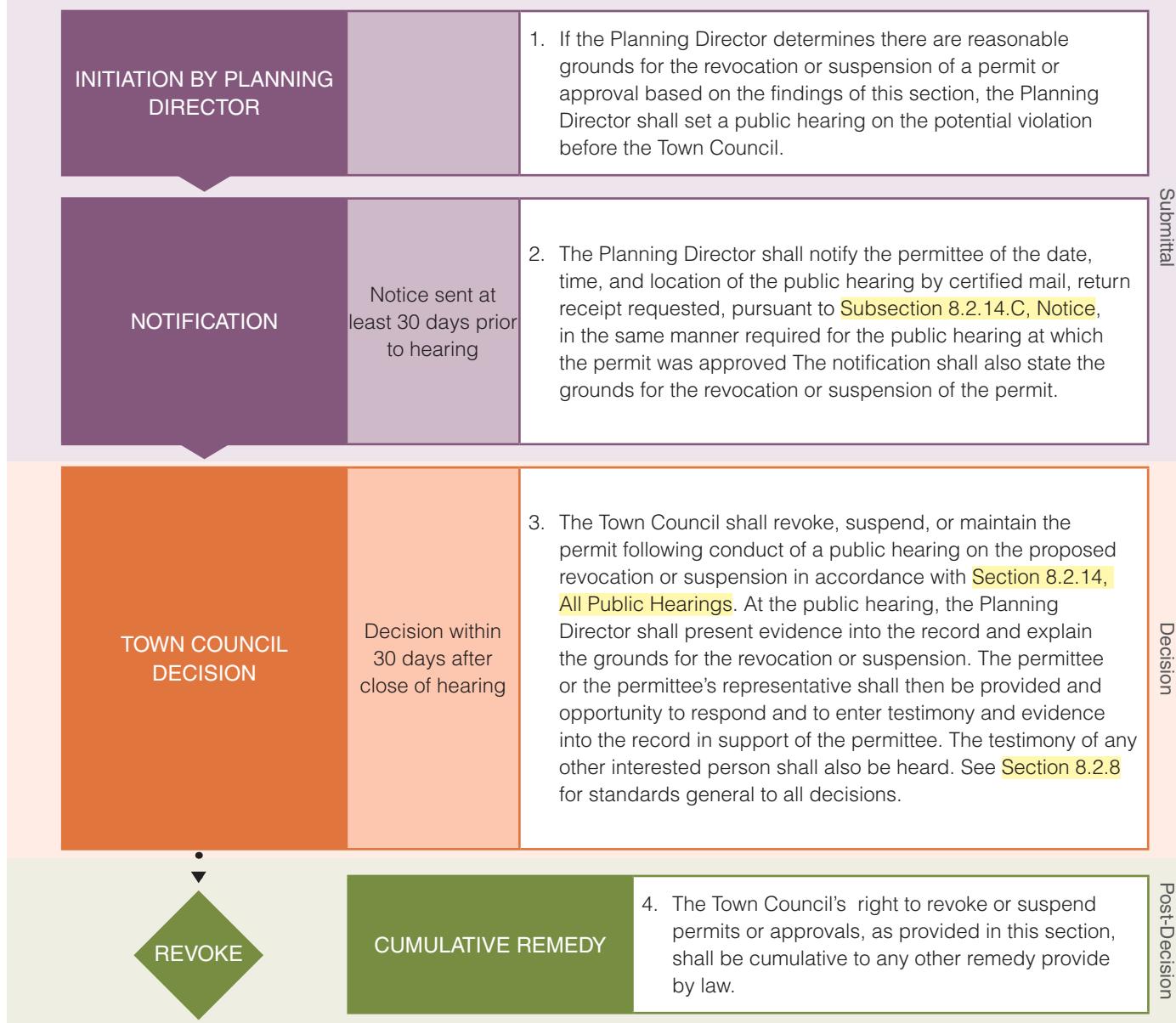
A permit or approval shall be revoked or suspended if any of the following findings is made:

1. The permit or approval was issued on the basis of erroneous or misleading information or misrepresentation; or
2. The physical development, use, development option, subdivision, violates the terms or conditions of the permit or approval.

D. Process

All steps and deadlines in the following chart are required unless noted otherwise. A step must be completed before moving to the step below.

Revocation or Suspension of Permit



8.9.4. Abatement of Violations

A. Purpose

Violations of these LDRs may be abated under the election of the Planning Director. This procedure shall not be the sole remedy available, and the Town may enforce these LDRs in any manner provided by law.

B. Applicability

Abatements of violations of these LDRs shall be made under the procedures and standards of this section.

C. Findings

An Order to Abate shall be issued if there is:

1. competent, substantial evidence that a violation of these LDRs does exist; and
2. sufficient cause to evict or relocate an illegal use or rehabilitate, demolish, remove or repair an illegal development.

D. Effect

If an Order to Abate is issued it shall mean that the land or development is in violation of these LDRs, and the illegal activity shall be discontinued and rehabilitated, repaired, removed, or demolished in the manner and means specifically set forth in the Order to Abate.

E. Process

All steps and deadlines in the following chart are required unless noted otherwise. A step must be completed before moving to the step below.

Abatement of Violations

NOTICE TO ABATE

1. If the Planning Director identifies a violation of these LDRs, the Planning Director may mail a Notice to Abate to the landowner, stating the provisions of these LDRs being violated, and setting forth a reasonable period of time for the landowner to abate and correct the violation.

APPOINTMENT OF HEARING OFFICER

2. In the event the landowner fails to comply with the Notice to Abate, the Town Council shall appoint a Hearing Officer to conduct a Hearing to Abate.

HEARING TO ABATE

Date set within 30 days of HO appointment

3. The Hearing Officer shall set a date for the hearing.

The Planning Director shall provide notice of the Hearing to Abate to the landowner by certified mail, return receipt requested, at least 14 days prior to the date of the hearing. The notice shall be substantially in the format set forth in the [Administrative Manual](#).

At the hearing, the Hearing Officer shall hear and consider all relevant evidence, objections, or protests; and shall hear testimony under oath of the alleged violator and all other persons having an interest in the hearing.

The Hearing Officer may continue the hearing from time to time, for good cause.

Submittal

Review

HEARING OFFICER RECOMMENDATION

Recommendation within 30 days of hearing

4. If, after the conclusion of the hearing, the Hearing Officer finds that an Order to Abate shall be issued, the Hearing Officer shall prepare a recommended Order to Abate outlining findings and specifying the nature of the violation, the method of abatement and the time within which the abatement shall be commenced and completed. The Hearing Officer shall provide the landowner a copy of the recommended Order to Abate, by mail, on the day the recommended order is forwarded to the Town Council for a final decision.

TOWN COUNCIL DECISION

Hearing within 30 days of HO recommendation.
Decision within 30 days after close of hearing

5. The Town Council shall make a final decision on whether to issue an Order to Abate following conduct of a public hearing.

The Planning Director shall provide the landowner notice of the hearing by certified mail, return receipt requested, a minimum of 14 calendar days prior to the date of the hearing. Notice shall also be published in a newspaper of general circulation in the Town substantially in the format set forth in the [Administrative Manual](#) for the Hearing to Abate.

At the hearing, the Town Council shall provide the landowner or the landowner's representative and the Planning Director an opportunity to make statements about the record established in the Hearing to Abate and the recommended Order to Abate. The Town Council shall then review the record and recommended Order to Abate.

Continuances of the hearing may be granted by the Town Council on request of the landowner, for good cause shown.

See [Section 8.2.8](#) for standards general to all decisions.

Decision

ABATE

CUMULATIVE REMEDY

6. The Town's right to abate a violation of these LDRs, as provided in this section, shall be cumulative to any other remedy provided by law.

Post-Decision

8.9.5. Other Remedies

A. Civil Remedies

The Town shall have the right to enforce the provisions of these LDRs under any remedy provided under Wyoming law, including by injunction.

Article 9. Definitions

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Div. 9.1. Purpose

The purpose of this Article is to provide rules of construction and definitions for words, terms, and phrases important to the application of these Land Development Regulations and that require clarification beyond the definitions in a common dictionary.

Div. 9.2. Rules of Construction

9.2.1. Purpose

The purpose of this Division is to provide clear and consistent rules of construction for words, terms, and phrases necessary for the application of these Land Development Regulations.

9.2.2. Word Usage

The provisions and rules of this Division shall be observed and applied when interpreting these Land Development Regulations, except when the context clearly requires otherwise.

- A. The words "shall" or "must" are mandatory, which means that the referenced action or standard is required.
- B. The word "may" is permissive, which means that the referenced action or standard is optional.
- C. The word "should" is permissive but directory, which means that the referenced action or standard is strongly encouraged.
- D. Words used or defined in one tense or form shall include other tenses and derivative forms.
- E. Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
- F. The masculine gender shall include the feminine, and the feminine gender shall include the masculine.
- G. The word "person" includes individuals, firms, corporations, associations, trusts, and any other similar entities.
- H. The word "Town" shall mean Town of Jackson, Wyoming.

- I. The word "County" shall mean Teton County, Wyoming.
- J. The phrase "Comprehensive Plan" shall mean the Jackson/Teton County Comprehensive Plan. It includes all text and all accompanying maps, charts, and explanatory materials adopted as part of the Jackson/Teton County Comprehensive Plan and any amendments thereto.
- K. The word "Attorney" or "Town Attorney" shall mean the Town of Jackson Attorney.
- L. The words "Building Code" shall mean the Town of Jackson Building Codes.
- M. The words "Building Division" shall mean the Town of Jackson Building Division.
- N. The word "Council" or "Town Council" shall mean the Town of Jackson Town Council.
- O. The words "Planning and Zoning Commission" or "Planning Commission" or "Board of Adjustment" shall mean the Town of Jackson Planning and Zoning Commission/Board of Adjustment.
- P. The words "Planning Department" or "Town Planning Department" shall mean the Town of Jackson Planning Department.
- Q. The words "County Clerk" shall mean the Teton County Clerk.
- R. The word "State" shall mean the State of Wyoming.
- S. The words "County Board" or the phrase "Board of County Commissioners" shall mean the Teton County Board of County Commissioners.
- T. The words "Planning Director" or "Town Planning Director" shall mean the Town of Jackson Planning Director or designee.
- U. The word "Staff" shall mean the staff of the Town of Jackson Planning Department.
- V. The words "Town Engineer" shall mean the Town of Jackson Engineer or designee.
- W. The words "Building Official" shall mean the Town of Jackson Building official or designee.
- X. The words "Town Administrator" or word "Administrator" shall mean the Town of Jackson Administrator.

Div. 9.3. Abbreviations

9.3.1. Purpose

The purpose of this Division is to provide abbreviations for terms and phrases that are commonly used in these Land Development Regulations.

9.3.2. Common Abbreviations

The abbreviations provided below have the following meanings:

ac	Acre
ARU	Accessory Residential Unit
BUP	Basic Use Permit
CUP	Conditional Use Permit
du	Dwelling Unit
FA	Floor area
FAA	Federal Aviation Administration
FAR	Floor Area Ratio
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
ft	Feet
HUD	Department of Urban Housing and Development (Federal)
LDRs	Land Development Regulations
LO	Lodging Overlay
lu	Lodging unit
LSR	Landscape Surface Ratio
max	Maximum
min	Minimum
NRO	Natural Resources Overlay
OSR	Open Space Ratio
PRD	Planned Residential Development
SRO	Scenic Resources Overlay
sq. ft. or sf	Square Feet
SUP	Special Use Permit
UCD	Urban Cluster Development
WDEQ	Wyoming Department of Environmental Quality
WDOT	Wyoming Department of Transportation

Div. 9.4. Rules of Measurement

9.4.1. Purpose

The purpose of this Division is to provide clear and consistent rules of measurement for development requirements and standards in these Land Development Regulations.

9.4.2. Timing

A. Counting Days

The time within which an act is to be done shall be computed by excluding the first and including the last day; if the last day is a Saturday, Sunday or legal holiday observed by the Town, that day shall be excluded. The end of a day shall be 5:00 P.M., local time.

1. The word "day" shall mean one calendar day, unless otherwise stated in these LDRs.
2. The word "week" shall mean 7 days.
3. The word "month" shall mean a calendar month.
4. The word "year" shall mean a calendar year.

B. Construction, Start of

Start of construction means the excavation of land or installation of foundations, footings, or grading.

C. Substantial and Continuous Progress

Substantial and continuous progress means the commencement and continuation of development activity including but not limited to demolition, grading and erosion control activities, installation of utilities and infrastructure, building construction, landscaping, and site restoration. Further, development activity shall occur in a logical sequence within a reasonable time frame or in accordance with an approved phasing plan. The application for development and building permits shall not be considered development activity; however, substantial and continuous progress shall begin with the issuance of the building permit and measured by the frequency of building inspections thereafter. [This is more of a standard than definition]

9.4.3. Calculations

A. Rounding

Calculations shall not be rounded. Fractional results of calculations shall be interpreted as set forth in this section, unless otherwise provided in these LDRs.

B. Maximums

Unless stated otherwise for a specific provision of these LDRs, maximum limits shall be rounded down to the whole number result of a calculation. For example a calculation of maximum density yielding 3.8 dwelling units shall permit a maximum of 3 dwelling units.

C. Requirements

Unless stated otherwise for a specific provision of these LDRs, Minimum requirements shall be rounded up to the next whole number. For example a parking requirement of 7.8 spaces shall require 8 spaces.

9.4.4. Site Area

A. Gross Site Area

Gross site area is the area of the lot, parcel, or site as determined by a certified boundary survey.

1. **Noncontiguous Parcels.** The gross site area may equal the total area of 2 or more noncontiguous parcels provided the following standards are met:
 - a. The location of development that results from the transfer of density/intensity from one noncontiguous parcel to another shall be consistent with areas designated for development in the Comprehensive Plan;
 - b. Infrastructure shall be available, or can be constructed, to sufficiently serve the proposed development, and;
 - c. Open space that results from the transfer of density/intensity from one noncontiguous parcel to another shall accomplish the objectives of open space preservation described in these LDRs and the Comprehensive Plan.

B. Base Site Area

Base site area is used to calculate many of the fundamental requirements of the LDRs, such as density, landscape surface ratio, and floor area ratio. Base site area is equal to gross site area minus the following:

1. All land within existing road easements and public road rights-of-way;
2. All land between levees or banks of rivers and streams, and all lakes or ponds greater than 1 acre;
3. All land which has been previously committed as permanent open space in accordance with the standards of these or prior LDRs;
4. 50% of land with natural slopes greater than 25%.

C. Adjusted Site Area

Adjusted site area is used to calculate maximum site development and lot coverage. Adjusted site area is gross site area minus the following:

1. All land within existing vehicular access easements;
2. All land between levees or banks of rivers and streams;
3. All land within lakes or ponds, when the sum of the surface area of the ponds and/or lakes exceeds 1 acre.

D. Minimum Site Area

Minimum site area is the minimum gross site area or minimum base site area, as specified, required to permit a use or development option. On sites in more than one zone, the entire site may be used to meet minimum site area requirements in either zone. On sites with multiple uses or development options, the entire site may be used to meet minimum site area requirements for each use or development option.

9.4.5. Density/Intensity

The following standards shall apply to the calculation of maximum density, maximum floor area, minimum landscape surface area, and required open space.

A. General

1. **Split Zoning.** On sites in multiple zones, calculations shall be based on the base site area in each zone.
2. **Mixed Use.** On sites with multiple uses, the base site area shall be prorated to each use. For example on a base site area of 30,000 square feet with an FAR of 0.3 for a single family unit, a 3,000 square foot single family unit would occupy 10,000 square feet of the base site area ($3,000/.3 = 10,000$), leaving 20,000 square feet of base site area left to calculate the remaining maximum floor area for other uses on the property.

B. Maximum Density

Unless stated otherwise for a specific provision of these LDRs, density is calculated by dividing the number of units by the base site area. For example 3 units on 35 acres of base site area is a density of 0.086 units/acre ($3/35 = .086$).

C. Floor Area Ratio (FAR)/Maximum Floor Area

The floor area ratio (FAR) is calculated by dividing the habitable floor area above grade by the base site area. For example on a base site area of 24,000 square feet a building with 8,000 square feet of habitable floor area where 2,000 square feet was in the basement would have an FAR of .25 ($(8,000-2,000)/24,000 = .25$). Alternatively, unless otherwise defined in these LDRs, the maximum allowed floor area is calculated by multiplying the allowed FAR by the base site area (see Section 9.5.F for definition of Floor Area).

D. Open Space Ratio (OSR)/Minimum Required Open Space

The open space ratio (OSR) is calculated by dividing the area of the open space by the base site area. For example, a property that has 28 acres of open space with a base site area of 35 acres has an OSR of .8 ($28/35 = .8$). Alternatively, unless otherwise defined in these LDRs, the minimum required amount of open space is calculated by multiplying the required OSR by the base site area (see Section 9.5.O for definition of Open Space, Required).

E. Landscape Surface Ratio (LSR)/Minimum Landscape Surface Area

The landscape surface ratio (LSR) is calculated by dividing the landscape surface area by the base site area. For example, a property that has 6,000 square feet of landscape surface area and a base site area of 24,000 square feet has an LSR of .25 ($6,000/24,000 = .25$). Alternatively, unless otherwise defined in these LDRs, the minimum required amount of landscape surface area is calculated by multiplying the required LSR by the base site area (see Section 9.5.L for definition of Landscape Surface Area).

F. Lot Coverage

Lot coverage is calculated by dividing the building footprint by the adjusted site area. For example a single-family unit with a building footprint of 1,500 square feet on an adjusted site area of 7,500 sf would have a lot coverage of .2 ($1,500/7,500 = .2$). Alternatively, unless otherwise defined in these LDRs, the maximum building footprint is calculated by multiplying the maximum lot coverage by the adjusted site area (see Section 9.5.F for definition of Footprint, Building). Sites with residential and non-residential use shall be exempt from any lot coverage requirement.

9.4.6. Maximum Scale of Development

A. Use

Calculation of the maximum scale of an individual instance of a use shall include basement floor area unless otherwise stated for a specific provision of these LDRs.

B. Building

Calculation of the maximum scale of an individual building shall exclude basement floor area unless otherwise stated for a specific provision of these LDRs.

9.4.7. Setback

A setback is a measure of the horizontal distance between a physical development or use and the feature from which it is being set back. Alternatively, unless otherwise defined in these LDRs, the minimum distance between a physical

development or use and a certain feature shall be the minimum setback applied parallel to the length of the feature.

A. Street Setback

A street setback shall be measured from a structure to any road right-of-way; roadway; vehicular access easement; additional width required for right-of-way purpose as established in the Master Plan for Street Improvements; and property line from which access is taken.

- Multiple Street Frontages.** On sites with multiple street frontages, the street setback shall be applied to the street frontage, or frontages, with the most predominate pattern of street setbacks as determined by the Planning Director. After the street setback is determined, the landowner shall choose the lot line that shall receive a rear setback and the remaining lot lines shall receive side setbacks.
- Driveway Setback.** The minimum setback from a structure to a driveway easement shall be the street setback or 25 feet, whichever is less.

B. Side Setback

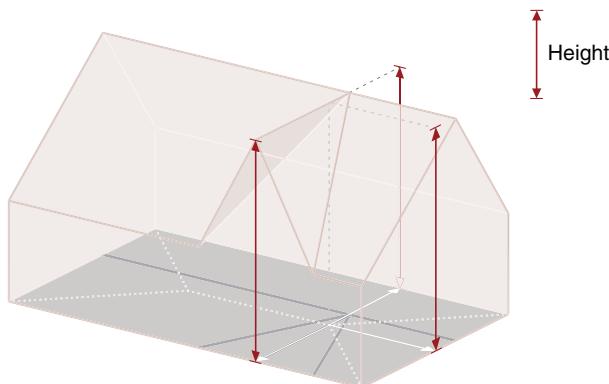
A side setback shall be measured from a structure to any side lot line.

C. Rear Setback

A rear setback shall be measured from a structure to any rear lot line.

9.4.8. Height

The height of a building or structure is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade. For example, in the diagram below roof ridgelines are depicted by dark lines, the nearest point of finished grade along each ridgeline is indicated by the white arrows. Note that one point on the dormer ridgeline is equidistant from finish grade on three sides; that point would have to be in compliance with the maximum allowable height as measured to all three points of finish grade.



A. Overall Height

In addition, on a sloped site where the height of the structure is stepped up the slope, the vertical dimension measured from the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure shall not exceed 110% of the maximum allowable height.

B. Exceptions

No part of any building or structure may exceed the maximum allowable height except for the following:

- Chimneys, vents, and roof-top mechanical equipment such HVAC systems, provided that the maximum height is not exceeded by more than 4 feet;
- Antenna used for the reception of television broadcast signals; or
- Clock towers, church steeples, belfries, cupolas and domes not intended for human occupancy.

Div. 9.5. Defined Terms

When used in these Land Development Regulations, the following terms shall have the following meanings:

A

Abutting. See "Contiguous."

Access. Access means a method of approach to provide physical entrance to or exit from a property, street, or highway.

Accessory Residential Unit. See Section 6.1.11.B.

Accessory Structure. An accessory structure is a separate structure that is secondary and subordinate to another structure on the same property.

Accessory Use. See Section 6.1.11

Adjoining. See "Contiguous."

Affordable. A term used in conjunction with or with reference to a sale or rental price for a dwelling unit. Affordable housing means a dwelling unit that a household earning 120% or less of the Teton County median family income can purchase, with a mortgage payment that does not exceed 30% of its gross household income, or rent, with the gross rent and utility payments not exceeding 30% of its the gross household income.

Agriculture. See Section 6.1.3.B.

Airport. See Section 6.1.10.F.

Alley. A **vehicular** service way, no more than 30 feet wide, which provides a secondary means of **vehicular** public access to abutting property that is not intended for general traffic circulation.

Alter or Alteration. Alter or alteration means any change, addition, or modification in construction or occupancy.

Amusement Use. See Section 6.1.7.B.

Antenna. Any apparatus used for the transmission and/or reception of radio frequency energy, including, but not limited to omni-directional antenna (whip), directional

antenna (panel), microcell, and parabolic antenna (dish). Antenna does not include support structures, utility structures, or towers.

Apartment. See Section 6.1.4.D.

Arterial Road. See, "Road, Arterial."

Assembly. See Section 6.1.8.B.

Attached Single-Family Unit. See Section 6.1.4.C.

Awning. Awning means a roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

B

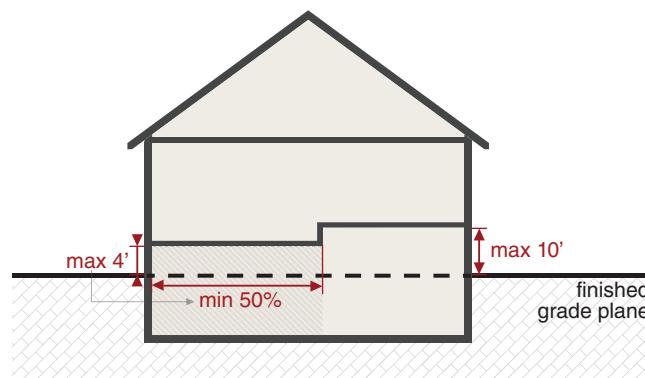
Background Area. The entire area of a sign on which lettering and/or graphics can be placed.

Balloon Operation. See Section 6.1.7.F.

Bank (Stream/River). Bank means the natural or man-made slope immediately bordering the channel of a river, stream, or creek containing and/or confining the normal water flow. The elevation of the bank shall be determined by the observed high water mark, or 1 foot above the maximum discharge elevation of an outlet control structure that controls the water elevation of a body of water.

Bar. See Section 6.1.6.E.

Basement. A basement is any story for which the finish floor of the story above is: less than 4 feet above finished grade for at least 50% of the perimeter of the story; and at no point greater than 10 feet above finished grade. [need diagram]



Bed and Breakfast. See Section 6.1.11.C.

Bedroom. Bedroom means a room, including a den or unfinished room, in a dwelling unit that is marketed, and designed for sleeping, or otherwise has potential to function primarily for sleeping.

Berm. Berm means a man-made landform, typically built as an earth mound, located so as to screen a structure or property from view and/or to provide sound relief from a nearby road.

Buffer (Natural Resource). The area between a natural resource and the minimum natural resource setback extending the full length of the natural resource.

Building Envelope. A building envelope means the area of a lot within which all physical development shall occur.

Building Face. Building face means all window and wall areas of a building in one plane, facade, or elevation.

Building Footprint. The building footprint is the area of the foundation; eaves, overhangs, decks, cantilevers and other projections are not included.

Building Frontage. Building frontage is the linear width of the building elevation, parallel to the street lot line.

Building, Historic. Historic building means a building which: (a) is listed on or nominated by the State Historical Society for listing on the National Register of Historic Places; or (b) is included in a district which is listed on or nominated by the State historical society for listing on the National Register of Historic Places; or (c) is included on a certified Town list of historic property.

Building. Building means any structure having a roof supported by columns or walls; any enclosed structure, including tarpaulin structures, designed or used for the housing or enclosure of persons, animals, chattels, or property of any kind; or any attached appurtenance thereto, but not including an advertising sign board, fence, tepee, tent, or similar type of temporary structure.

Bulk. Bulk is a spatial dimension of magnitude and refers to the scale, height, floor area and footprint of a building.

C

Caliper. The diameter of a tree trunk measured 4.5 feet above the natural grade at the base of the tree.

Canopy Tree. Canopy tree means a deciduous shade or specimen tree, such as aspen, cottonwood, golden willow, or ash.

Canopy. Canopy means the uppermost spreading branchy layer of trees. Canopy also means an ornamental roof-like structure, cantilevered or supported by posts or pillars and having open sides.

Changeable Copy Sign (Manual). See "Sign, Changeable Copy."

Christmas Tree Sales. See Section 6.1.12.B.

Collector Road. See, "Road, Collector."

Commercial Air Tour. A commercial air tour is any flight conducted for compensation or hire in a powered aircraft where the purpose of the flight is sightseeing.

Commercial Wireless Telecommunication Services.

Commercial wireless telecommunication services means licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Commercial. See Section 6.1.6.

Common Open Space. See "Open Space, Common."

Condominium. Condominium means an estate in real property consisting of an undivided interest in common in a portion of a lot, parcel, or tract of real property together with a separate interest in space in a building on such real property.

Conservation Easement. A conservation easement is an agreement between a landowner and a land trust or government that invests in the land trust or government the power to constrain the landowner's rights to use and develop the land in order to achieve identified conservation purposes such as preservation of habitat, scenery, or agriculture. A conservation easement is a permanent interest in real property that runs with the land.

Construction Sign. See, "Sign, Construction."

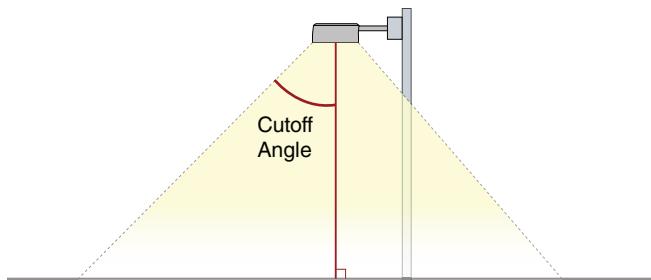
Contiguous. Contiguous means having a common border with.

Conventional Camping Unit. Conventional Camping Units include recreational vehicles, campers, trailers, motorhomes or other vehicles which are: built on a single chassis; 400 square feet or less when measured at the largest horizontal projections; self-propelled or permanently towable by a light duty truck; and designed primarily not to be used as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. Conventional Camping Unit does not include Mobile/Manufactured homes or Recreational Park Trailers.

Conventional Lodging. See Section 6.1.5.B.

Cut Slope. Cut slope means any slope surface in soil or bedrock material created by man by the removal of soil or bedrock materials below the natural land surface.

Cutoff Angle. Cutoff angle means the angle, formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source, above which no light is emitted. [need diagram]



D

Daycare/Education. See Section 6.1.8.C.

Dedication. Dedication means the transfer of property interests by the owner to another person. The transfer may be of fee simple interest or of a less than fee simple interest, including an easement. Dedication is not complete unless the party to which the interest is dedicated accepts the dedication.

Detached Single-Family Unit. See Section 6.1.4.B.

Detention Basin. A detention basin is a covered or uncovered reservoir designed to hold an excessive accumulation of stormwater or snowmelt so as to reduce peak flow in a stormwater or snowmelt drainage system.

Developed Recreation. See Section 6.1.7.D.

Developer. Developer means a recognized legal or beneficial owner of a lot or parcel of any land proposed for inclusion in a development or use, including a lessee, optionee, or contract purchaser.

Development, Option. A development option is any division of a lot or parcel into two or more lots or parcels; adjustment of the boundaries of lots or parcels; entitlement of uses or densities not allowed through approval of only a physical development permit and/or use permit; and any other approval that changes the allowed physical development or use of a site.

Development, Physical. Physical development means any of the following activities that alter the natural character of the land and for which a permit may be required pursuant to the LDRs: the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings, structures, or accessory structures; any grading, clearing, excavation, dredging, filling or other movement of land; any mining, paving, or drilling operations; or the storage, deposition, or excavation of materials. Physical development does not include the use of land that does not involve any of the above listed activities.

Development. Development means any physical development or development option. Development does not mean use if the use does not require any physical development or development option.

Disposal. See Section 6.1.9.D.

Ditch, Irrigation. See, "Irrigation Ditch."

Dormitory. See Section 6.1.4.F.

Downhill Ski Area. See Section 6.1.3.C.

Drainage. Drainage means the removal of surface water or groundwater from land by drains, grading, or other means. Drainage, sometimes referred to in terms of stormwater management, also includes the control of runoff to minimize erosion and sedimentation during and after development, and includes the means necessary for water supply preservation or prevention or alleviation of flooding.

Article 9. Definitions

Div. 9.5. Defined Terms

Drainageway. A drainageway is a watercourse identified by the presence of an intermittent flow, or a swale whose drainage area is a minimum of 5 acres.

Drive-In Facility. See Section 6.11.1.F.

Driveway. Driveway means a private access way serving 2 or fewer single-family units or deeded lots.

Dwelling Unit. A dwelling unit is a unit used residentially and is also known as a residential unit. See Section 6.1.4 for a definition of residential use.

E

Earth Sheltered Design. Earth sheltered design means a building whose mass is built fully or partly below the land surface or which sits above natural grade but has been covered with earth so that at least 50% of the perimeter of the building is concealed from view.

Easement. Easement means a less than fee interest in land, which provides a person other than the owner of the land certain rights over that land, or any designated part of that land, for the purposes specified.

Employee Housing/Employee Housing Unit. A dwelling unit that is restricted to occupation by a person, and that person's family, employed within Teton County, Wyoming through deed, lease, covenant, or other means.

Erosion. Erosion means the detachment and movement of soil, sediment, or rock fragments by water, wind, ice, and/or gravity.

Essential Service. Essential service means facilities owned or maintained by utility companies or public agencies, located in public ways or in easements provided for that purpose, or on a customer's premises not requiring a private right-of-way, that is reasonably necessary for the furnishing of adequate water, sewer, gas, electric, communication, or similar services to adjacent customers. Essential services do not include any cross-country line on towers in a private right-of-way.

Excavation. Excavation means any act by which organic matter, earth, sand, gravel, rock, or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed, as well as the resulting conditions.

Existing Use or Development. Existing use or development means any use or development of a site, which is located on the site at a given point in time, whether or not the use or development conforms with the provisions of these LDRs.

F

Facade. The exterior wall and related roof elements of a building.

Face, Building. See, "Building Face."

Family. Family means one or more individuals related by blood, marriage, adoption, or guardianship, or not more than 3 6 individuals not so related, occupying a dwelling unit and living as a single housekeeping unit.

Farm Stand. See Section 6.1.12.E.

Fascia. Fascia means a band located at the top edge of a building, but below the actual roofline and above the building wall. Fascia material is typically of a different type than either the actual roof or the building wall.

Fault Line. Fault line means all geologic faults indicated on the Geological Quadrangle Maps covering Teton County, published by the U.S. Geological Survey.

Fence. Fence means a barrier of posts, wire, rails, boards, or other material which is a barrier and used as a boundary or means of protection or confinement. Fence shall not include a freestanding wall.

Fill Slope. Fill slope means the surface of the outward margins or sides of a fill.

Fill. Fill means rock, soil, sand, gravel, or other earth material deposited by man, whether submerged or not, which is commonly used for leveling, back-filling, or otherwise preparing a site for development or construction.

Finished Grade. See, "Grade, Finished."

Flag. Flag means a device generally made of flexible materials, such as cloth, paper, or plastic, displayed individually on poles or as groups on poles, strings, or wires.

Flashing Sign. See "Sign, Flashing."

Flood. See Chapter 15.30, Flood Damage Prevention, Municipal Code of the Town of Jackson.

Floodplain. See Chapter 15.30, Flood Damage Prevention, Municipal Code of the Town of Jackson.

Floor Area. Floor area is the area of all floors interior to an enclosed building that have at least 5 feet of clearance between floor and ceiling. Floor area shall be measured to the exterior face of the structural members of the wall. Roofed architectural recesses and open covered porches are not considered interior to the building. A building with at least 50% of its perimeter open to the outside shall not be considered enclosed.

Floor Area, Gross. Gross floor area is the total of all habitable and non-habitable floor area in a structure on all levels. Gross floor area includes basements, and partial levels such as lofts, mezzanines, and interior balconies. It also includes foyers, hallways, restrooms, storage, and other common areas within a building.

Floor Area, Habitable. Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.

Footcandle. Footcandle means a unit of illumination produced on a surface, all points of which are 1 foot from a uniform point source of 1 candle.

Front Lot Line. See, "Lot Line, Front."

Front Yard. See, "Yard, Street."

G

Garage. Garage means a building or floor area within a building intended to be used for the parking or storage of motor vehicles.

Glare. Glare means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Grade, Finished. Finished grade means the final elevation of the ground surface after physical development that has been permitted pursuant to these LDRs. The term "finished grade" may also mean natural grade when no terrain

alteration is proposed, or where otherwise applicable. Fill which is not necessary to achieve positive drainage or slope stabilization, or which is otherwise proposed clearly to manipulate the measurement of another standards of these LDRs, shall not be considered finished grade.

Grade, Natural. Natural grade means the elevation of the ground surface in its natural state before physical development.

Gradient. Gradient means the steepness, in terms of angle from the horizontal or in terms of percent, of a slope measured in a prescribed direction up or down the slope. For a road, the gradient is measured as the steepness along the centerline.

Gravel Extraction and Processing, Temporary. See Section 6.1.12.F.

Gross Floor Area. See, "Floor Area, Gross."

Groundwater. Groundwater means any water, including hot water and geothermal steam, under the surface of the land.

Group Home. See Section 6.1.4.G.

H

Habitable Floor Area. See "Floor Area, Habitable."

Heavy Industry. See Section 6.1.9.C.

Heavy Retail/Service. See Section 6.1.6.F.

Heliport. See Section 6.1.10.E.

Home Business. See Section 6.1.11.E.

Home Occupation. See Section 6.1.11.D.

I

Impervious surface. Impervious surfaces mean a surface which does not absorb water. Examples of impervious surfaces include, but are not limited to: buildings (including roofed areas but excluding eaves that over-hang a pervious surface), structures, parking areas, loading

areas, driveways, roads, sidewalks, and any areas of concrete, asphalt, or significantly compacted material which prevents water absorption.

Industrial Use. See Section 6.1.9.

Industry, Heavy. See Section 6.1.9.B.

Industry, Light. See Section 6.1.9.C.

Incidental Use. An incidental use is a use that is commonly integrated into the operation of a principal use, even if the incidental use would be classified as a different use if it were separated. For example, a cabinet contractor may have an office to run the business within its shop without the office being considered a separate use. As another example, a golf course may sell golf equipment as part of its operation without the pro shop being considered a separate retail use.

Infrastructure. Infrastructure means public facilities necessary to serve development, including, but not limited to roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities and cable television facilities.

Institutional Use. See Section 6.1.8.

Irrigation Ditch. An irrigation ditch is a man-made ditch constructed for the purpose of land irrigation. Irrigation ditches shall not include naturally formed drainageways.

K

Kitchen Facility. Kitchen Facility means a room or portion of a room devoted to the preparation or cooking of food for a person or a family living independently of any other family which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hook-up. A wet bar, consisting of no more than a refrigerator, sink, and microwave, or similar facility that is a homeowner convenience and is not intended to function as the cooking facility for a separate dwelling unit shall not be considered a kitchen facility.

L

Land Disturbing Activity. A land disturbing activity is any manmade change to the land surface, including removing vegetative cover, excavating, filling, and grading. The tending of gardens and agricultural activities are not land disturbing activity.

Land. Land means all land or water surfaces, whether public or private, including lots, parcels, or other ownership categories and all rights – surface, subsurface, or air – that may be attached or detached from the land.

Landing Strip. See Section 6.1.10.G.

Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape. Any area of a site meeting the definition of site development is not landscape surface area.

Landscaping, Required. Required landscaping includes required landscape surface area and required plant units.

Light Industry. See Section 6.1.9.B.

Live/Work Unit. See Section 6.1.4.H.

Loading Area or Space. The portion of a site developed for the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and related landscaped areas.

Local Road. See, "Road, Local."

Lodging. See Section 6.1.5.

Lot Area. Lot area means the gross site area of a lot of record.

Lot Frontage. The length of the street lot line.

Lot Line, Front. Front lot line means the street lot line unless no street lot line exists in which case it means the lot line across which access is taken.

Lot Line, Rear. Rear lot line means a lot line opposite a street or front lot line. A non-rectangular lot or parcel or parcel with multiple street lot lines may not have a rear lot line or may have multiple rear lot lines.

Lot Line, Side. Side lot line means any lot line other than a street, front, or rear lot line.

Lot Line, Street. Street lot line means a lot line contiguous with a road right-of-way or roadway.

Lot Line. A line bounding a lot of record which divides 1 lot of record from another lot of record or from a street.

Lot of Record. Any validly recorded platted lot, parcel, or tract of land for which the deed is on record with the Teton County Clerk and which complies with all applicable laws, ordinances, and regulations.

Lot Size, Minimum. Minimum lot size means the required minimum gross site area of a newly created lot of record, including remnant lots.

Lot. An area of land that is shown on a duly approved and recorded subdivision map.

Luminaire. Luminaire means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

M

Maintenance, Sign. Sign maintenance means the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not change or alter the basic copy design, or structure of the sign.

Maximum Permitted Illumination. Maximum permitted illumination means the maximum illumination measured in footcandles at the street, side, and rear setbacks [is this right?] at ground level.

Mean High Water. Mean high water means the average of the elevation achieved each year by the water level of a water course during the month of June. Mean high water should not to be construed as a flood elevation.

Mini-Storage Warehouse. See Section 6.1.6.G.

Mobile Home Park. See Section 7.1.4.

Mobile Home. See Section 6.1.4.E.

N

Native Species. Native species means vegetation which is indigenous to, and is commonly found in landscapes in the Town of Jackson and Teton County which have never been disturbed. A list of native species is available at the Planning Department.

Natural Grade. See "Grade, Natural."

Natural Topographic Break. Natural topographic break means any naturally occurring change in relief on land such as a mound, knoll, hill, bank, ridge or terrace, or an area sloping away from a flat grade, which creates a recessed area capable of screening development.

Neon Sign. See, "Sign, Neon."

Nonconforming or Nonconformity. See Division 1.9.

Nursery. See Section 6.1.6.H.

O

Office. See Section 6.1.6.B.

Off-Premise Sign. A sign identifying or advertising a business, person, activity, goods, products or services, which is not located on the premises where the business or commercial activity is conducted.

Off-Site. Located neither on the land that is the subject of the application nor on a contiguous portion of a street or other right-of-way.

On-Site. Located on the land that is the subject of the application.

Open Space Use. See Section 6.1.3.

Open Space, Common. Common open space means land within or related to a development which is designed or intended for the common active or passive use and enjoyment of the residents of the development. Common open space shall include: (a) land which is not individually owned and is not dedicated for public use for streets and other similar common facilities, or (b) land which is individually owned, provided it is located outside of an identified building envelope and has been located adjacent to and made a part of other common open space areas,

Article 9. Definitions

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to the maximum extent possible, to form a continuous area of open space. Common open space may include such complimentary structures and improvements as are necessary and appropriate for its intended use, provided that fences shall not be installed so as to divide individual and common open space areas from one another.

Open Space, Required. Required open space is undeveloped area that is required in order to receive approval of a development or use. Unless otherwise noted for a specific development or use, the standards for required open space are in Division 7.3.

Outdoor Recreation. See Section 6.1.7.C.

Outfitter. See Section 6.1.7.E.

P

Parcel. Parcel means unplatted property that is described by metes and bounds, or any public land surveys, or aliquot parts, or lot or tract designations not recognized as lawfully platted.

Parking (Use). See Section 6.1.10.B.

Parking Lot. Parking lot means 4 or more adjacent parking spaces.

Pathway. Pathway means a facility designed for non-motorized travel intended for the use of bicyclists, pedestrians, equestrians, and cross-country skiers.

Pedestrian Facility. Pedestrian facility means a sidewalk or other walkway intended primarily for the use of pedestrians.

Performance Bond. Performance bond means a financial guarantee to ensure that all improvements, facilities, or work required by these LDRs will be completed in compliance with these LDRs, and the approved plans and specifications of a development.

Person. Person means an individual or group of individuals, corporation, partnership, association, municipality, or state agency.

Personal wireless service facilities. Personal wireless service facilities means facilities for the provision of personal wireless services. Personal wireless services

means commercial wireless telecommunication services, unlicensed wire-less services, and common carrier wireless exchange access services.

Planned Residential Development. See Section 7.1.2.

Plat. Plat means the legally recorded drawing depicting the subdivision of land into 2 or more lots.

Profane Language on Signs. Any signs that can be viewed by the public that involves the use of profane or vulgar language, words, epithets, or expressions.

Public Sanitary Sewer. See "Wastewater Treatment System, Public."

Public Water Supply. See "Water Supply, Public."

R

Ranch Compound. Ranch compound means a cluster of structures built in traditional ranch forms commonly found on ranches in Teton County.

Real Estate Sales Office. See Section 6.1.12.C.

Rear Lot Line. See, "Lot Line, Rear."

Rear Yard. See, "Yard, Rear."

Recorded. Recorded means formally indexed and abstracted in the official records of the Teton County Clerk. Recorded does not include documents that are merely filed.

Recreational Park Trailers (RPT). An RPT or park model, is a trailer type that is primarily designed to provide temporary living quarters for recreational, camping, travel or seasonal use that meets the following criteria: (1) built on a single chassis; (2) mounted on wheels having a gross trailer area not exceeding 400 square feet in the set-up mode; and (3) certified by the manufacturer as complying with current ANSI A119.5, which specifies standards for operating systems and construction requirements. RPTs do not include Mobile and Manufactured homes or Conventional Camping Units. Gross Trailer Area is the gross square footage of a Recreational Park Trailer measured to the maximum horizontal projections of exterior walls including all siding, corner trims, moldings, storage areas enclosed by windows, but not the roof overhangs. Unenclosed porches are not included in the gross trailer area.

Required Open Space. See, "Open Space, Required."

Residential Street. Residential street means a local road serving residential uses.

Residential. See Section 6.1.4.

Restaurant. See Section 6.1.6.E.

Retail (Use). See Section 6.1.6.C.

River. See Section 5.1.1.

Road, Arterial. Arterial road means a road, which is intended to provide for high-speed travel between or within communities or to and from collector roads. Access is controlled so that only significant land uses may take direct access to these streets. For the purposes of these LDRs, arterial roads are identified as arterials on the **Official Town County Highway Map**.

Road, Collector. Collector road means a road, which is intended to connect local roads to arterial roads.

Road, Local. Local road means a road, which is intended to provide access to contiguous lands.

Runoff. Runoff means the rainfall, snowmelt, or irrigation water flowing over the ground surface.

S

Sedimentation. Sedimentation means the deposition of soil that has been transported from its site of origin by water, ice, wind, gravity, or other natural means as a result of erosion.

Service. See Section 6.1.6.D.

Sexually Explicit Nudity on Signs. Means the depiction of uncovered human genitals, pubic area, buttocks, or the human female breast on a sign that can be viewed by the public.

Shelter, Temporary. See Section 6.1.12.D.

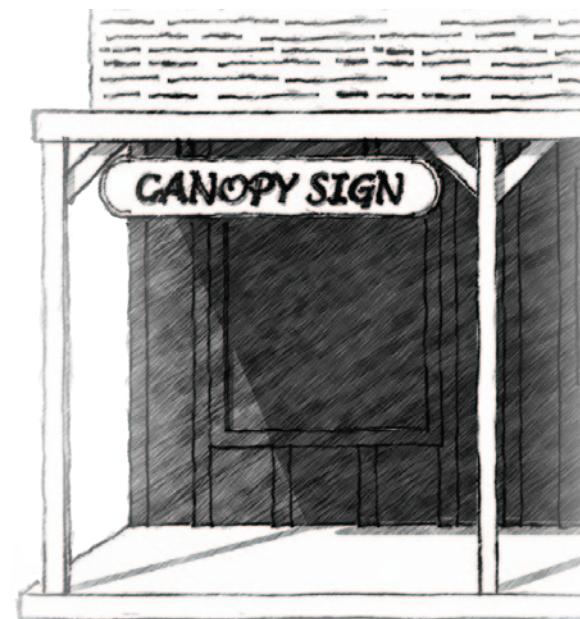
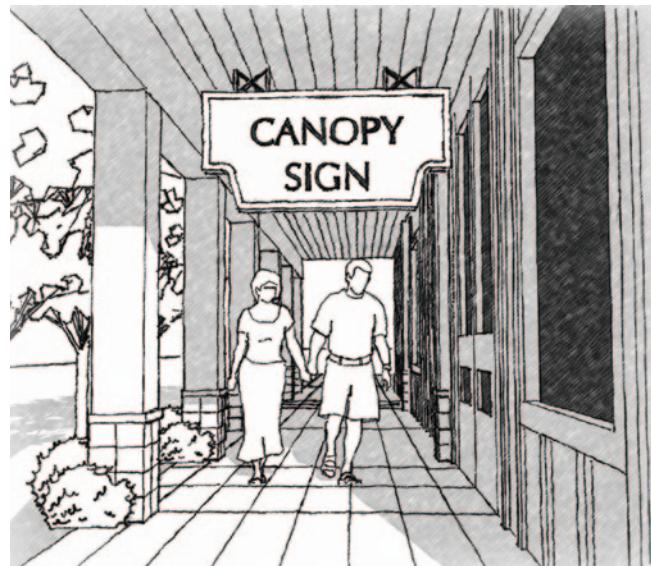
Short-Term Rental Unit. See Section 6.1.5.C.

Side Lot Line. See, "Lot Line, Side."

Side Yard. See, "Yard, Side."

Sign, Banner. An advertising sign intended to be hung either with or without a frame possessing characters, letters or ornamentations applied to paper, plastic or fabric.

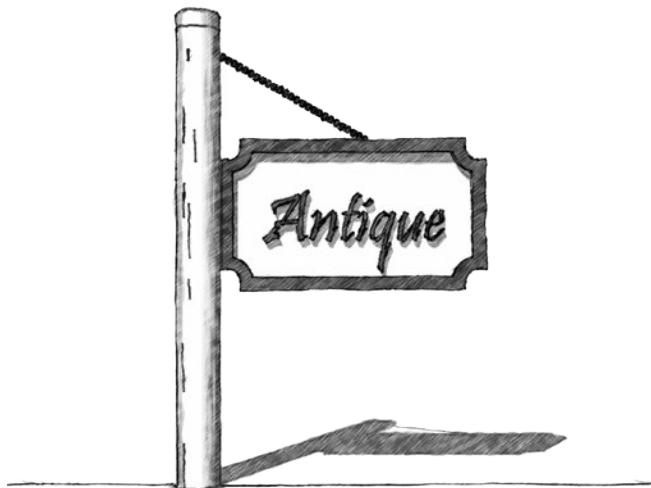
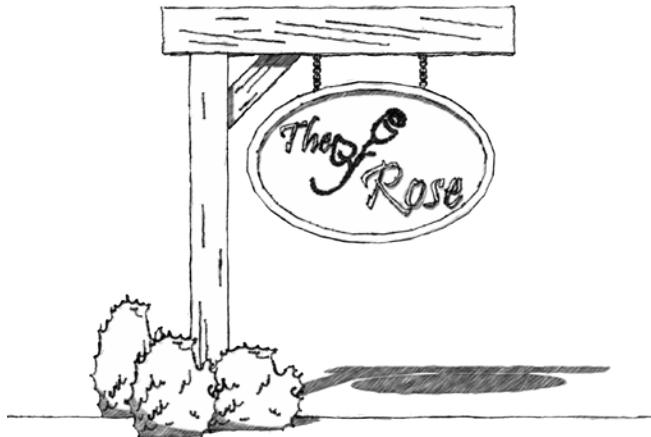
Sign, Canopy or Marquee. A sign attached to or constructed in or on a canopy or marquee (see example below).



Sign, Changeable Copy. A sign on which copy or sign panels can be manually changed, such as boards with changeable letters or changeable pictorial panels.

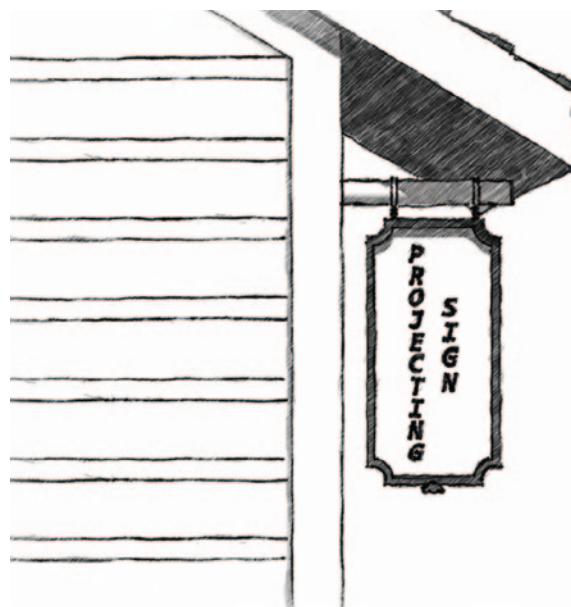
Sign, Flashing. Any sign containing an intermittent or flashing light source, or includes the illusion of intermittent or flashing light by means of animation, or an externally-mounted intermittent light source.

Sign, Freestanding. A sign erected on a freestanding frame, mast or pole, not attached to a building (see examples below). A freestanding sign is considered a structure and shall follow the definition of height.



Sign, Neon. Any sign or portion of a building illuminated or outlined by tubes using electrically stimulated neon or other gas.

Sign, Projecting. A sign, other than a wall sign, which is attached to and projects from a structure or building face (see example below).



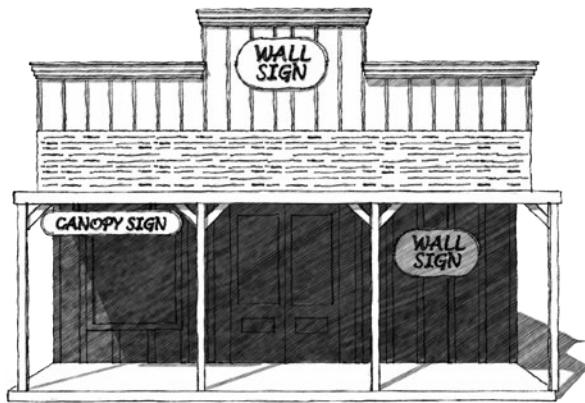
Sign, Roof. Any sign placed or painted above the roof or parapet wall of a structure (see example below).



Sign, Temporary or Portable. Any sign that is not permanently attached to the ground or a building. This shall include, but not be limited to, all devices such as banners, pennants, flags (not intended to include flags of any nation),

search-lights, twirling or sandwich board signs, sidewalk or curb signs, balloons, air or gas filled figures, and signs on wheels.

Sign, Wall. Any sign attached to, painted on, or installed upon a wall of a building, with the exposed face parallel to the building wall and/or parapet (see examples below).



Sign. Sign means any object, device, display, structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, religious group, product service, event, or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, or score boards located on athletic fields. See Division 5.6 for standards applicable to Signs.

Site Development. Site development is the area of the site that is physically developed; it is generally the inverse of landscape surface area. Site development includes the area of the site that is covered by buildings, structures, impervious surfaces, porches, decks, terraces, patios, driveways, walkways, parking areas, and regularly disturbed areas such as corrals, outdoor storage, and stockpiles.

Site. Site means the entire area included in the legal description of the land on which a use or development is existing or proposed.

Skyline. Skyline means the visual line at which the earth or vegetation and the sky appears to meet. It is typically viewed as the top, crest, or peak of a ridge, hillside, or butte.

Slope, Manmade. Manmade slopes refer to finished grades that resulted from permitted and/or allowed development activity commenced prior to November 9, 1994.

Slope, Natural. See, "Grade, Natural."

Slope. Slope means the relationship of the change in the vertical measurement to the change in the horizontal measurement, usually written as a ratio or a percentage.

Small Wastewater Treatment System. See "Wastewater Treatment System, Small."

Stream. See Section 5.1.1.

Street Lot Line. See, "Lot Line, Street."

Street Yard. See, "Yard, Street."

Structure. Structure means any building, bridge, fence, pole, tower, deck, liquid storage tank, gazebo, pier, dam, culvert, satellite dish, personal wireless telecommunication facilities, or other construction or erection greater than 4 feet in height.

Subdivision Improvement. Subdivision improvement means any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for the needs of the subdivision such as: streets, alleys, pedestrian walks or paths, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, utility and energy services.

Subdivision. Subdivision means any division of a building, plat, tract, parcel, or lot of land into 2 or more parts by means of platting in accordance with the procedures and standards of Section 8.5.3. Subdivision includes a division of a building, tract, parcel or lot of land for purposes of creating condominiums or townhomes.

Swale. Swale means a linear depression in the land's surface in which sheet runoff would collect and form a temporary watercourse. A swale with a drainage area of 5 acres or more is considered a drainageway.

T

Temporary Gravel Extraction and Processing. See Section 6.1.12.F.

Temporary Shelter. See Section 6.1.12.D.

Temporary Use. See Section 6.1.11.

Thread Channel. A line running through the low point of a river or stream with running water.

Time-Share Ownership. Time-share ownership means ownership of a unit in which purchase is for interval ownership with ownership conveyed by deed/license.

Tour Operator. See Section 6.1.7.E.

Tower (Communications). A structure that is built for the sole or primary purpose of supporting equipment for the transmission and/or reception of radio frequency signals or other wireless communications or meteorological device, and usually consisting of an antenna or antenna array, transmission cables, equipment cabinets, and their associated facilities, including, but not limited to, monopoles, lattice towers, guyed towers, and self-supporting towers.

Townhouse. Townhouse means a single-family attached unit, including the ground beneath the unit, with a single unit going from ground to roof.

U

Unlicensed Wireless Services. Unlicensed wireless service means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services.

Unstable Soil. Unstable soil means soil subject to slippage, creep, landslide, avalanche, bedrock slump, talus, rockfall, colluvium, and lacustrine deposits, either at the surface or overlain by other deposits, or subject to other movements as indicated by the Land Stability Maps of Teton County, site specific geotechnical reconnaissance studies, or any other technically competent source.

Urban Cluster Development. See Section 7.1.3.

Use, Accessory. See Section 6.1.11.

Use, Conditional. See Section 6.1.1.

Use, Incidental. See Section 9.5, Section I

Use, Primary. See Section 6.1.11.

Use, Principal. See Section 6.1.2.

Use, Special. See Section 6.1.1.

Use, Temporary. See Section 6.1.12.

Use. See Section 6.1.2.

Utility Facility. See Section 6.1.10.C.

V

Voluntary Affordable Housing Unit. A dwelling unit with a restricted sale price in order to be affordable to people or housekeeping units with incomes between 120% of the Teton County family median income and the income needed to afford the Teton County median priced dwelling unit at the time of initial sale. Such units have been voluntarily restricted by a developer or owner in order to obtain a reduction in the number of required affordable housing units.

W

Wastewater Treatment System, Community. Community wastewater treatment system means a privately owned and operated system, other than a municipal sewage treatment plant, for the collection and treatment of wastewater generated by the dwelling units and accessory uses in a development.

Wastewater Treatment System, Public. Public wastewater treatment system (or sanitary sewer) means a wastewater disposal system, other than small wastewater treatment system, approved by the State, County, or Town, and maintained by a public or private agency authorized to operate such system.

Wastewater Treatment System, Small. Small wastewater treatment system means a sewage system, disposal system, or treatment works having simple hydrologic and

engineering needs which is intended for wastes originating from a single residential unit serving no more than 4 families, or which distributes 2,000 gallons or less of domestic sewage per day.

Water Supply, Public. Public water supply means a water supply being distributed by 20 or more service connections used to furnish water for human consumption either in preparing foods or beverages for inhabitants of residences or for the use of business establishments. A public water supply includes the source, treatment system, distribution system, service connections, finished water storage, and pumping stations.

Window Surface. All glass and glass surfaces within same vertical plane or wall of a structure.

Wireless Communication Facilities. See Section 6.1.10.D.

Y

Yard, Front. See, "Yard, Street."

Yard, Rear. Rear yard means the area between the rear lot line and the minimum rear setback extending the length of the rear lot line. The rear yard may overlap with a street or side yard.

Yard, Side. Side yard means the area between the side lot line and the minimum side setback extending the length of the side lot line. The side yard may overlap with a street or rear yard.

Yard, Street. Street yard means the area between a road right-of-way, roadway, vehicular access easement, additional width required for right-of-way purpose as established in the Master Plan for Street Improvements Transportation Master Plan, or lot line from which access is taken and the minimum street setback extending the full length of the right-of-way, roadway, easement, or lot line. The street yard may overlap with a side or rear yard.

