TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: NOVEMBER 30, 2016
MEETING DATE: DECEMBER 5, 2016

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER SINCLAIR

SUBJECT: **FIRST READING OF ORDINANCES A, B, C, D, E, F, G, H, & I:** REGARDING ADOPTION OF THE 2016 LDR CLEANUP AMENDMENTS (P16-078) OF VARIOUS SECTIONS THROUGHOUT THE LAND DEVELOPMENT REGULATIONS, TO ADDRESS A VARIETY OF ISSUES IDENTIFIED SINCE ADOPTION OF THE JANUARY 1, 2015 LAND DEVELOPMENT REGULATIONS.

STATEMENT/PURPOSE

First reading of Ordinances A, B, C, D, E, F, G, H, and I: regarding adoption of the 2016 LDR Cleanup Amendments (P16-078) of various sections throughout the Land Development Regulations, to address a variety of issues identified since adoption of the January 1, 2015 LDRs.

BACKGROUND

At its November 21, 2016 regular meeting, Council approved LDR Text Amendment P16-078, the 2016 LDR Cleanup Amendments, dated October 28, 2016, pursuant to the findings of Section 8.7.1.C of the LDRs as recommended by staff, with the following 5 conditions.

1. Clarify that posted notice is not required for continued or postponed meetings. (Amendment #33)
2. Posted notice be required to be 3 ft x 4 ft. (Amendment #34)
3. The Town be required to record a release of a recorded Subdivision Improvement Agreement. (Amendment #40)
4. Clarify that the street setback does not apply to a driveway. (Amendment #48)
5. Remove Amendment #8.

LOCATION

The amendments apply Townwide.

PROJECT DESCRIPTION

The Town's direction through the annual Comprehensive Plan Work Program is to complete these cleanup amendments on a regular basis so that implementation of the LDRs remains consistent with the Comprehensive Plan and the LDRs are as clear as possible. The goals of these amendments are to:

- Make the LDRs more internally consistent;
- Ensure the structure of the County and Town LDRs is consistent;
- Incorporate into the Town LDRs improvements the County has previously adopted; and
- Address issues that reoccur and need to be addressed in a timely manner, rather than wait to address them as part of a larger LDR update effort.

STAFF ANALYSIS

The Ordinances constitute 51 different amendments to the LDRs, which are attached to this report in a table format. The bulk of the rationale and analysis for each amendment can be found in that table, along with staff and Planning Commission recommendations for each amendment. These amendments do not propose any large policy questions or shifts. There are some slight changes to policy to address recurring issues, but the majority of these amendments clarify existing policy and remedy inconsistencies. Planning staff, in collaboration with other departments, and the Planning Commission have reviewed and revised these amendments to improve the function of the LDRs.

At its November 21, 2016 meeting Council discussed the two amendments (#6 and #16) on which the Planning Director and Planning Commission had differing recommendations. In both cases Council approved Staff's recommendation. Please refer to the staff report for that meeting for a full discussion of the issues. Council also discussed Amendment #8 regarding the rezoning of Planned Resort land should the Planned Resort Master Plan expire or be revoked. At the meeting, public concern was expressed about the process for establishing an appropriate zone if the Snow King Master Plan were ever revoked. In lieu of opening up a broader conversation of the Snow King Master Plan as part of these amendments, Council removed Amendment #8 from approval of the 2016 LDR Cleanup, preferring to address the issue at a later date.

The conditions of approval from the November 21 meeting have been incorporated into the attached ordinances. Since the November 21 meeting it has come to staff's attention that Amendment #47 should be clarified. Amendment #47 proposes to codify the practice of allowing a road or driveway to straddle a lot line when the easement it is within straddles the lot line. However the intent is that if a property does not benefit from an easement, the road or driveway within that easement should be set back from the property line the required site development setback. Staff recommends this clarification be a condition of approval on first reading.

STAKEHOLDER ANALYSIS

Departmental Reviews

This application was sent to the following departments for their review. A meeting was held on September 15 to discuss any comments. All comments were incorporated into the October 28 Draft approved with conditions.

- Building
- Legal
- Public Works
- Housing Department

Public Comment

Notice was not sent to neighbors or posted on site because there is no specific site of the proposal. Notice of the Planning Commission hearing was published in the Jackson Hole News and Guide on September 7, and that hearing was postponed at the October 5 meeting. One written public comment was received prior to the Planning Commission hearing. No public comment was given at the November 2 Planning Commission Hearing. Notice of the Town Council hearing was published in the Jackson Hole News and Guide on November 2. Four additional public comments were submitted on the day of the Town Council hearing. Two public comments were given at the November 21 hearing. No comment has been received since the November 21 hearing.

ATTACHMENTS

Ordinance A
Ordinance B

Ordinance C
Ordinance D
Ordinance E
Ordinance F
Ordinance G
Ordinance H
Ordinance I
2016 Town LDR Cleanup (P16-078): October 28, 2016 Draft Including PC Recommendation

FISCAL IMPACT

None.

STAFF IMPACT

Staff estimates that it has spent about 150 hours on these amendments.

LEGAL REVIEW

Complete.

RECOMMENDATION

The Planning Director recommends approval of Ordinances A-I on first reading with one condition (which only applies to Ordinance I).

1. Clarify Section 9.4.8.I that a road or driveway within an easement that does not benefit the neighboring property shall meet the site development setback from the neighboring property line.

SUGGESTED MOTIONS

I move to approve Ordinance A on first reading.

I move to approve Ordinance B on first reading.

I move to approve Ordinance C on first reading.

I move to approve Ordinance D on first reading.

I move to approve Ordinance E on first reading.

I move to approve Ordinance F on first reading.

I move to approve Ordinance G on first reading.

I move to approve Ordinance H on first reading.

I move to approve Ordinance I on first reading subject to the following condition.

1. Clarify Section 9.4.8.I that a road or driveway within an easement that does not benefit the neighboring property shall meet the site development setback from the neighboring property line.

ORDINANCE A

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 1.7.6, 1.8.2.C.1, 1.9.1.F, 1.9.2.B.5, AND 1.9.3.B OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO ARTICLE 1 – GENERAL PROVISIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 1.7.6 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

1.7.6. Change of Jurisdiction (Ordinance A)

When land changes jurisdiction by transfer, trade, or sale from state or federal agencies to a private landowner, the land shall be assigned to an appropriate zone, pursuant to the procedure of Sec. 8.7.2., prior to any physical development, use, development option, or subdivision of the land.

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 1.8.2.C.1 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

1.8.2. Approved Permits and Approvals (Ordinance A)

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; however, references to previous LDRs in a project's approval shall be construed to reference the equivalent standard in these LDRs.

1. Planned Unit Developments (PUDs) with PUD zoning.
    a. The standards of the PUD shall apply except where the PUD is silent, in which case the standards of the underlying zoning shall apply.

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 1.9.1.F, 1.9.2.B.5, and 1.9.3.B of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

1.9.1. General Applicability (Ordinance A)

F. Increase in Nonconformity

Except as authorized by this Division, no person shall engage in activity that increases a nonconformity. Where authorized, the cumulative total of an expansion is the sum of all expansions from the date the physical development, use, development option, or subdivision became nonconforming, including all expansions under prior LDRs if the nonconformity began under prior LDRs and remains nonconforming.

1.9.2. Nonconforming Physical Development (Ordinance A)

B. Maintenance, Alteration, Expansion, and Replacement

5. Required Compliance for Non-Building Nonconformities. In addition to the above standards, a nonconforming physical development that is not a building shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20% of the total floor area or use on a site. Except that, a non-building physical development that is nonconforming with an LDR that protects a public right-of-way shall be brought into compliance will all applicable standards of these LDRs upon cumulative expansion of greater than 5% of the floor area or use on a site.

> **EXAMPLE:** A site has an existing 2,000 sf home that does not meet setbacks and more site development than is permitted. Construction of a 500 sf detached garage on the site would require that the site development be brought into compliance with these LDRs, but the existing home would not have to be relocated.

1.9.3. Nonconforming Uses (Ordinance A)

B. Expansion

1. A nonconforming use may only be expanded a cumulative total of 20% in the floor area and site area occupied and/or the daily and annual duration of operation.
2. An expansion of a nonconforming use shall not create or increase nonconformity with use-based standards such as parking and employee housing.
3. An expansion of a nonconforming use shall comply with all physical development, development option, and subdivision standards of these LDRs.
4. An expansion of a use that is nonconforming because it does not have an approved CUP or SUP requires approval of a CUP or SUP upon 20% cumulative total expansion in the floor area and site area occupied and/or the daily and annual duration of operation.

SECTION IV.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.
PASSED 2ND READING THE _____DAY OF _____, 2016.
PASSED AND APPROVED THE _____DAY OF _____, 201_.

TOWN OF JACKSON

BY: _____
_____, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 201_.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Town Clerk

ORDINANCE B

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 2.2.2.C.1, 2.2.3.C.1, 2.2.4.C.1, 2.2.5.C.1, 2.3.1.B.4, 2.3.1.B.10, 2.3.1.C.1, 2.3.1.D.4, 2.3.2.B.4, 2.3.2.B.10, 2.3.2.C.1, 2.3.2.D.4, 2.3.4.B.4, 2.3.4.B.10, 2.3.4.C.1, 2.3.4.D.4, 2.3.5.B.4, 2.3.5.B.10, 2.3.5.C.1, 2.3.5.D.4, 2.3.6.B.4, 2.3.6.B.10, 2.3.6.C.1, 2.3.6.D.4, 2.3.9.B.4, 2.3.9.B.10, 2.3.9.C.1, 2.3.9.D.4, 2.3.10.B.4, 2.3.10.B.10, 2.3.10.C.1, 2.3.10.D.4, 2.3.11.B.4, 2.3.11.B.10, 2.3.11.C.1, 2.3.11.D.4, 2.3.11.E, 2.3.12.B.4, 2.3.12.B.10, 2.3.12.C.1, 2.3.12.D.4, 2.3.13.B.4, 2.3.13.C.1, 2.3.13.D.4, 2.3.14.B.1, 2.3.14.B.4, 2.3.14.B.10, 2.3.14.C.1, 2.3.14.D.4, 2.3.15.B.4, 2.3.15.B.10, 2.3.15.C.1, 2.3.15.D.4, 2.3.16.B.4, 2.3.16.B.10, 2.3.16.C.1, AND 2.3.16.D.4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO COMPLETE NEIGHBORHOOD ZONES, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.2.2.C.1, 2.2.3.C.1, 2.2.4.C.1, and 2.2.5.C.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.2.2. DC: Downtown Core (Ordinance B)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.251/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B		n/a	1.5/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/110 sf dining area + 1/60 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/60 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	n/a	n/a	2.25/1,000 s	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt

Y = Use allowed, no use 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	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	independent calculation
Utility Facility (6.1.10.C.	C	n/a	n/a	0.5/employee + 0.5/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle	independent calculation
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	n/a
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.5/employee + 0.5 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.5/1,000 sf outdoor display area + 0.5/ employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	2.5/1,000 sf display area	exempt

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(LO) = Lodging Overlay Only

2.2.3. CR-1: Commercial Residential-1 (Ordinance B)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	6,000 sf excluding basement storage	n/a	3.37/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/73 sf dining area + 1/40 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt

Y = Use allowed, no use 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	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	independent calculation
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	independent calculation
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/ employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
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2.2.4. CR-2: Commercial Residential-2 (Ordinance B)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Live-Work Unit (6.1.4.H.)	B	750 sf min, 2,000 sf max habitable	n/a	1.5 /DU or 1.5/1,000 sf	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	6,000 sf excluding basement storage	n/a	3.37/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/73 sf dining area + 1/40 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	independent calculation
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	independent calculation
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/ employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

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

2.2.5. OR: Office Residential (Ordinance B)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Live-Work Unit (6.1.4.H.)	B	750 sf min, 2,000 sf max habitable	n/a	1.5 /DU or 1.5/1,000 sf	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.) (E.3.)	B	2,000 sf excluding basement storage	E.3..	exempt	156 sf/1,000 sf
Service (6.1.6.D.) (E.3.)	B		E.3.	exempt	56 sf/1,000 sf
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	independent calculation
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt

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

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.1.B.4, 2.3.1.B.10, 2.3.1.C.1, and 2.3.1.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.1. Town Square (TS) (Ordinance B)

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	2 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	2.5 sf per ft of street facade width up to 125 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.2.)	Employee Housing Area (min) (Div. 6.3.)
Lodging					
Conventional Lodging (6.1.5.B.)	C(LO)	0 sf	n/a	0.75/LU + 1 per 150 sf assembly area	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	C(LO)	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Commercial Uses					
Office (6.1.6.B.)	B	0 sf	n/a	1.65/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	0 sf	n/a	2.25/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B	0 sf	n/a	1.5/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B	0 sf	n/a	1/110 sf dining area + 1/60 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	C	0 sf	n/a	1/60 sf seating area or independent calculation	independent calculation
Transportation/Infrastructure					
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	n/a

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lots		X	X		X
Condominium/Townhouse					X

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.2.B.4, 2.3.2.B.10, 2.3.2.C.1, and 2.3.2.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.2. Urban Commercial (UC) (Ordinance B)

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

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 Uses					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Attached Single-Family Unit (6.1.4.C.) (E.2.)	B	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Apartment (6.1.4.D.) (E.2.)	B	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Dormitory (6.1.4.F.)	C	0 sf	35 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	35 rooms per acre	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B(LO)	0 sf	n/a	0.75/LU + 1 per 150 sf assembly area	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B(LO)	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Commercial Uses					
Office (6.1.6.B.)	B	0 sf	n/a	1.65/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	0 sf	n/a	2.25/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B	0 sf	n/a	1.5/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B	0 sf	n/a	1/110 sf dining area + 1/60 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	C	0 sf	n/a	1/60 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	0 sf	n/a	2.25/1,000 s	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	0 sf	n/a	independent calculation	exempt

Y = Use allowed, no use 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.) (E.5.)	Employee Housing Floor Area (min) (Div. 6.3.)
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	0.5/employee + 0.5/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Bed and Breakfast (6.1.11.C.)	B(LO)	0 sf	n/a	0.75/LU	47 sf/1,000 sf
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	B	0 sf	n/a	0.5 per employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	0.5/employee + 0.5 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	B	0 sf	n/a	0.5/employee + 1 off-street pick-up/drop-off	exempt
Drive-in Facility (6.1.11.H.)	B	0 sf	n/a	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	0.5/1,000 sf outdoor display area + 0.5/ employee	exempt
Temporary Shelter (6.1.12.D.)	Y		1 unit per lot	1.5/1,000 sf, max 2	exempt
Farm Stand (6.1.12.E.)	B	0 sf	n/a	2.5/1,000 sf display area	exempt
Temporary Gravel Extraction & Processing (6.1.12.F.)	B	0 sf	n/a	0.5/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 -10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.4.B.4, 2.3.4.B.10, 2.3.4.C.1, and 2.3.4.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.4. Urban Residential (UR) (Ordinance B)

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Use Standards

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	0 sf	1 unit per lot	2/DU	n/a
Attached single-family unit (6.1.4.C.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0 sf	35 rooms/ acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	35 rooms/ acre	0.5/bed	n/a
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots	X (PUD)		X		X
> 10 Lot	X (PUD)	X	X		X
Condominium/Townhouse					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 -10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION V.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.5.B.4, 2.3.5.B.10, 2.3.5.C.1, and 2.3.5.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

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

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	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.)

C. Allowed Uses and Use Standards

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					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential				see also 6.2.6.B	
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Attached Single-Family Unit (6.1.4.C.) (E.1.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.) (E.1.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0 sf	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	30 rooms per acre	0.5/bed	n/a
Live/Work Unit (6.1.4.H.)	B	0 sf	n/a	1.5/DU or 1.5/1,500 sf	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B(LO)	0 sf	n/a	0.75/LU + 1/150 sf of assembly area	47 sf/1,000 sf
Short-Term Rental Unit (6.1.5.C.)	B(LO)	0 sf	n/a	2/LU (see also 6.2.6.B)	47 sf/1,000 sf
Commercial					
Office (6.1.6.B.)	B	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	0 sf	n/a	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B	0 sf	n/a	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B	0 sf	n/a	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash ba	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	B	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 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.)
Amusement/Recreation					
Amusement (6.1.7.B.)	B	0 sf	n/a	1/30 sf seating area	independent calculation
Developed Recreation (6.1.7.D.)	B	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	B	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	0 sf	n/a	n/a	independent calculation
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Bed and Breakfast (6.1.11.C.)	B	0 sf	n/a	0.75/LU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	B	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Drive-In Facility (6.1.11.H.)	B	0 sf	n/a	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Farm Stand (6.1.12.E.)	B	0 sf	n/a	5/1,000 sf display area	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 -10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION VI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.6.B.4, 2.3.6.B.10, 2.3.6.C.1, and 2.3.6.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

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

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

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	0 sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Dormitory (6.1.4.F.)	C	0 sf	25 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	25 rooms per acre	0.5/bed	n/a
Commercial					
Office (6.1.6.B.)	B(OF)	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.1.)	B	0 sf	2 units per lot	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 -10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION VII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.9.B.4, 2.3.9.B.10, 2.3.9.C.1, and 2.3.9.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

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

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	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.)

C. Allowed Uses and Use Standards

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.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Attached Single-Family Unit (6.1.4.C.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Live/Work Unit (6.1.4.H.)	C	0 sf	n/a	1.5/DU or 1.5/1,500 sf	n/a
Commercial					
Office (E.4.) (6.1.6.B.)	C	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Retail (E.4.) (6.1.6.C.)	C	0 sf	n/a	4.5/1,000 sf	156 sf/1,000 sf
Service (E.2. & E.4.) (6.1.6.D.)	C	0 sf	n/a	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (E.4.) (6.1.6.E.)	C	0 sf	n/a	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F.)	B	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash ba	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	B	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	C	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Developed Recreation (6.1.7.D.)	C	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 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.)
Industrial					
Light Industry (6.1.9.B.)	B	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Heavy Industry (6.1.9.C.)	C	0 sf	n/a	2/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Disposal (6.1.9.D.)	C	0 sf	n/a	1/employee	8 sf/1,000 sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	C	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Drive-In Facility (6.1.11.H.)	C	0 sf	n/a	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/ employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X
Non-subdivision development option (UCD)					
0 - 4 Units				X	
5 -10 Units			X		
> 10 Unit		X	X		

SECTION VIII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.10.B.4, 2.3.10.B.10, 2.3.10.C.1, and 2.3.10.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.10. Business Park-Town (BP-ToJ) (Ordinance B)

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	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.)

C. Allowed Uses and Use Standards

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.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Live/Work Unit (6.1.4.H.)	C	0 sf	n/a	1.5/DU or 1.5/1,500 sf	n/a
Commercial					
Heavy Retail/Service (6.1.6.F.)	B	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	B	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	C	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Developed Recreation (6.1.7.D.)	C	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	B	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Heavy Industry (6.1.9.C.)	C	0 sf	n/a	2/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Disposal (6.1.9.D.)	C	0 sf	n/a	1/employee	8 sf/1,000 sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Major	C	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	C	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X

SECTION IX.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.11.B.4, 2.3.11.B.10, 2.3.11.C.1, 2.3.11.D.4, and 2.3.11.E of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.11. Business Conservation-Town (BC-ToJ) (Ordinance B)

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	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.)

C. Allowed Uses and Use Standards

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	0 sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Attached Single-Family Unit (6.1.4.C., E.5.)	C	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D., E.5.)	C	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0 sf	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	30 rooms per acre	0.5/bed	n/a
Lodging (E.4.)					
Conventional Lodging (6.1.5.B.)	C (LO)	0 sf	n/a	0.75/LU + 1/150 sf of assembly area	47 sf/1,000 sf
Short-Term Rental Unit (6.1.5.C.)	C (LO)	0 sf	n/a	2/LU	47 sf/1,000 sf
Commercial					
Office (6.1.6.B.)	C	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	C	0 sf	n/a	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	C	0 sf	n/a	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	C	0 sf	n/a	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash ba	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	C	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation

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

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Amusement/Recreation					
Developed Recreation (6.1.7.D.)	C	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Bed and Breakfast (6.1.11.C.)	C (LO)	0 sf	n/a	0.75/LU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Drive-In Facility (6.1.11.H.)	C	0 sf	n/a	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X

E. Additional 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 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 LDRs are met. In instances where expansion of 20% permits less expansion than the Floor Area Ratio listed in 2.3.11.B. Structure Location and Mass, expansion to the FAR shall be permitted, pursuant to the conditions of this Section and these LDRs.

    a. Determining Size. The 20% expansion permitted shall be determined by the size of the structure in which the use is located on 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. Expansion of Existing Use. Expansion which exceeds 5,000 square feet shall require a Conditional Use Permit pursuant to Sec. 8.4.2., in addition to required physical development permits.

    c. 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.

5. Residential Use. Change of use to a conditional residential use shall meet the following standards.

    a. Nonresidential Use Abandoned. Conditional residential use shall be the only use permitted on the BC site; all nonresidential use shall be abandoned.

    b. Density/Intensity. The conditional residential use shall have an intensity less than the intensity of the existing non-residential use. The determination of the level of intensity shall include consideration of traffic generated (amounts and type), impact on access, parking demand, proposed level of activity, operational characteristics, and other potentially adverse impacts on neighboring lands.

SECTION X.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.12.B.4, 2.3.12.B.10, 2.3.12.C.1, and 2.3.12.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.12. Residential Business (RB) (Ordinance B)

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	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.)

C. Allowed Uses and Use Standards

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	0 sf	1 unit per lot	2/DU	n/a
Attached Single-Family Unit (6.1.4.C.)	B	0 sf	n/a	2/DU +0.5 per DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.)	B	0 sf	n/a	2/DU +0.5 per DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0 sf	25 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	25 rooms per acre	0.5/bed	n/a
Commercial					
Office (6.1.6.B.)	B	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Service (6.1.6.D.)	C	0 sf	n/a	3/1,000 sf	56 sf/1,000 sf
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	B	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Farm Stand (6.1.12.E.)	B	0 sf	n/a	5/1,000 sf display area	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X

SECTION XI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.13.B.4, 2.3.13.C.1, and 2.3.13.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

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

B. Physical Development

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 frontage

C. Allowed Uses and Use Standards

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	0 sf	n/a	2/DU	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

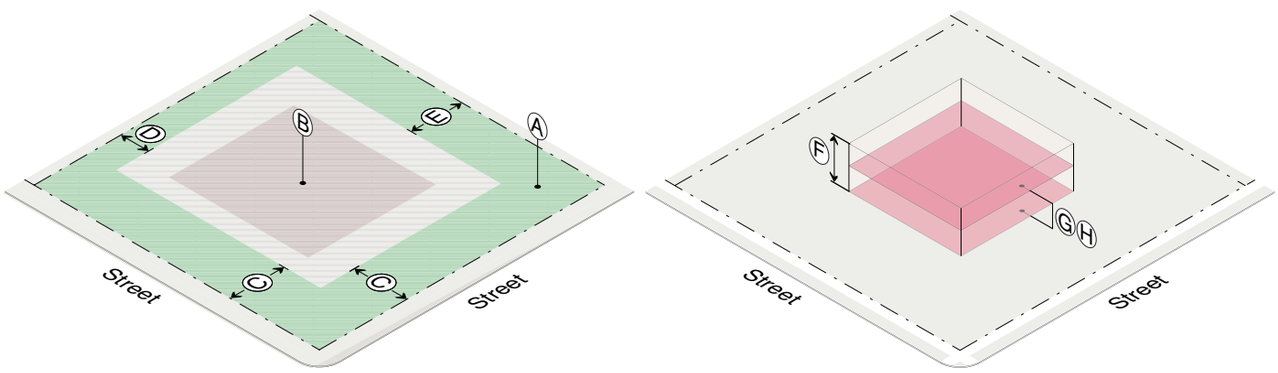
4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Mobile Home Park					
0 - 4 units				X	n/a
5 -10 units			X		n/a
> 10 units		X	X		n/a

SECTION XII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.14.B.1, 2.3.14.B.4, 2.3.14.B.10, 2.3.14.C.1, and 2.3.14.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.14. Neighborhood Conservation-Town (NC-ToJ) (Ordinance B)

B. Physical Development



1. Structure Location and Mass								
	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ	Ⓖ	Ⓗ
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
Allowed use	.45	.32	25’	10’	25’	30’	2	.40
Detached accessory structure	n/a	n/a	30’	5’	5’	28’	2	n/a
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.								
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’								

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

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	0 sf	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X

SECTION XIII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.15.B.4, 2.3.15.B.10, 2.3.15.C.1, and 2.3.15.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.15. Neighborhood Conservation-2-Family (NC-2) (Ordinance B)

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

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	0 sf	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	2 units per lot	2/DU	n/a
Attached Single-family Unit (6.1.4.C.)	B	0 sf	2 units per lot	2/DU +0.5 per DU if ≥ 3 units served by lot	n/a
Apartment	B	0 sf	2 units per lot		
Dormitory (6.1.4.F.)	C	0 sf	7 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	7 rooms per acre	0.5/bed	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X
Non-subdivision development option (UCD)					
0 - 4 Units				X	
5 -10 Units			X		
> 10 Unit		X	X		

SECTION XIV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.16.B.4, 2.3.16.B.10, 2.3.16.C.1, and 2.3.16.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.16. Suburban-Town (S-ToJ) (Ordinance B)

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

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	0 sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Dormitory (6.1.4.F.)	C	0 sf	15 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.) (E.1.)	C	0 sf	15 rooms per acre	0.5/bed	n/a
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 -10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION XV.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION XVI.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION XVII.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.
PASSED 2ND READING THE _____DAY OF _____, 2016.
PASSED AND APPROVED THE _____DAY OF _____, 201_.

TOWN OF JACKSON

BY: _____
_____, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 201_.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Town Clerk

ORDINANCE C

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 3.3.1.B.4, 3.3.1.B.10, 3.3.1.C.1, AND 3.3.1.D.4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO THE RURAL RESIDENTIAL-TOWN ZONE (R-TOJ), AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 3.3.1.B.4, 3.3.1.B.10, 3.3.1.C.1, and 3.3.1.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

3.3.1. Rural Residential-Town (R-ToJ) (Ordinance C)

B. Physical Development

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 frontage

10. Signs	(Div. 5.6.)
Number of Signs (max)	2 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	2.5 sf per ft of street facade width up to 125 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

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	0 ac	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 ac	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 ac	1 unit per lot	2/DU	n/a
Dormitory (6.1.4.F.)	C	0 ac	7 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.) (E.3.)	C	0 ac	7 rooms per acre	0.5/bed	n/a
Commercial					
Nursery (6.1.6.H.)	C	0 ac.	n/a	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 ac	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 ac	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 ac	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 ac	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	--	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 ac	n/a	1 per 1,000 sf outdoor display area + 1 per employee	exempt
Farm Stand (6.1.12.E.)	B	0 ac	n/a	5 per 1,000 sf display area	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 ac	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 ac	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 ac	n/a	1/employee	exempt

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

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					X

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.
PASSED 2ND READING THE _____DAY OF _____, 2016.
PASSED AND APPROVED THE _____DAY OF _____, 201_.

TOWN OF JACKSON

BY: _____
_____, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 201_.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Town Clerk

ORDINANCE D

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 4.2.1.C.1, 4.2.1.D.4, 4.2.2.C.1, 4.2.2.D.4, 4.3.1.E.5, 4.4.1.C, AND 4.4.1.D OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO SPECIAL PURPOSE ZONES, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 4.2.1.C.1 and 4.2.1.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

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

C. Use Standards

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	0 sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	exempt
Residential					
Dormitory (6.1.4.F.)	C	0 sf	n/a	1/bed	exempt
Group Home (6.1.4.G.)	C	0 sf	n/a	0.5/bed	exempt
Commercial					
Office (6.1.6.B.)	C	0 sf	n/a	3.3/1,000 sf	exempt
Service (6.1.6.D.)	C	0 sf	n/a	3/1,000 sf	exempt
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	exempt
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	exempt
Amusement/Recreation					
Developed Recreation (6.1.7.D.)	C	0 sf	n/a	4.5/1,000 sf	exempt

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

1. Allowed Uses				2. Use Requirements	
Use	Permit	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	0 sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	exempt
Heavy Industry (6.1.9.C.)	C	0 sf	n/a	2/1,000 sf	exempt
Disposal (6.1.9.D.)	C	0 sf	n/a	1/employee	exempt
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	0 sf	n/a	n/a	exempt
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	exempt
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	exempt
Minor	B	0 sf	n/a		
Major	C	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	exempt
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Daycare Center (6.1.11.G.)	B	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Farm Stand (6.1.12.E.)	B	0 sf	n/a	5/1,000 sf display area	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	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.)

D. Development Options

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lots		X	X		X
Condominium/Townhouse					X

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 4.2.2.C.1 and 4.2.2.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

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

C. Use Standards

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	0 sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	exempt
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	exempt
Minor	B	0 sf	n/a		
Major	C	0 sf	n/a		
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	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.)

D. Development Options

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lots		X	X		X
Condominium/Townhouse					X

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 4.3.1.E.5 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

4.3.1. All Planned Resort Zones (Ordinance D)

E. Procedure

5. **Recordation.** Upon approval, the Planned Resort Master Plan shall be prepared and recorded pursuant to the procedures outlined in the 8.7.3.D.

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 4.4.1.C and 4.4.1.D of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

4.4.1. All Planned Unit Development (PUD) Zones (Ordinance D)

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 and specifies terms and conditions defining development parameters, including uses, general building types, density/intensity, resource protection, pedestrian and vehicular circulation, open space, public facilities, and phasing.

D. Development of a PUD

1. The development standards for each PUD are established by the approved PUD master plan. All physical development, use, and subdivision under the PUD shall comply with the master plan.
2. Where development standards are not addressed or established in the approved PUD master plan, 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.

SECTION V.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VI.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VII.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.
PASSED 2ND READING THE _____DAY OF _____, 2016.
PASSED AND APPROVED THE _____DAY OF _____, 201_.

TOWN OF JACKSON

BY: _____
_____, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 201_.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Town Clerk

ORDINANCE E

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 5.1.1.C.1.f, 5.1.1.D.2.g, 5.2.1.E, 5.3.2.D.3, 5.4.1, 5.5.4.B.1, 5.6.1.B.4, 5.7.1.B, AND 5.7.2.A.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO PHYSICAL DEVELOPMENT STANDARDS APPLICALBE IN ALL ZONES, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 5.1.1.C.1.f and 5.1.1.D.2.g of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

5.1.1. Waterbody and Wetland Buffers (Ordinance E)

C. Resource Definitions

1. Waterbodies.

f. **Wetlands.** Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Identification of wetlands shall be according to the 1987 Corps of Engineers Wetlands Delineation Manual. This definition excludes irrigation induced wetlands.

D. No Development, Setbacks/Buffers Required

2. Setback/Buffer Required.

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 flood protection, wildlife habitat enhancement, or public pathways are permitted in the buffer upon receipt of applicable permits.

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 5.2.1.E of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

5.2.1. Natural Resources Overlay (NRO) Standards (Ordinance E)

E. Impacting the NRO

The base site area shall not be reduced because a portion of the lot of record 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 Sec. 5.3.2. 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 one acre of land impact. This shall be completed pursuant to a mitigation/enhancement plan, which includes a monitoring program.

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 5.3.2.D.3 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

5.3.2. Scenic Resources Overlay (SRO) Standards (Ordinance E)

D. Applicability

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 5.3.2.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 5.3.2.G.

c. **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 5.3.2.G.

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 5.4.1 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

5.4.1. Steep Slopes (Ordinance E)

A. Slopes in Excess of 25%

No physical development shall be permitted on natural slopes in excess of 25%.

B. Exceptions

1. **NC-ToJ Zone.** In the NC-ToJ Zone, no physical development shall be permitted on natural slopes in excess of 30%.

2. **Manmade Slopes.** Physical development on manmade slopes is permitted, provided that the proposed finish grade complies with all other applicable standards of these LDRs.

3. **Small Slopes.** Physical development of isolated slopes that cover less than 1,000 square feet and have less than 10 feet of elevation change is permitted.

4. **Essential Access.** Physical development of steep slopes is permitted to provide essential access for vehicles and/or utilities when no other alternative access exists.

C. 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 of record which has an average cross-slope (in any direction) of 10% or greater. This definition shall include any lot of record upon which proposed physical development, use, development option, or subdivision may affect any portion of said lot of record 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; and

   d. Mitigation measures for avoiding or minimizing visual impacts, subsurface, and any other natural hazards associated with hillside development.

5. Findings. The following finding shall be made before granting a Conditional Use Permit for hillside areas: 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 Sec. 8.2.11.

SECTION V.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 5.5.4.B.1 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

5.5.4. General Landscaping Standards (Ordinance E)

B. Plant Materials

1. **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.

   a. **Wyoming Seed Law.** All seed used for site revegetation or restoration must be used in accordance with WS 11-12-101 - 125 certified as weed free and acquired through a dealer licensed by the Wyoming Department of Agriculture.

   b. **Wyoming Nursery Stock Law.** All nursery stock used for site revegetation or restoration must be used in accordance with W.S. 11-9-101 through 109 accompanied by a valid health certificate and acquired through a dealer licensed by the Wyoming Department of Agriculture.

SECTION VI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 5.6.1.B.4 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

5.6.1. Town Sign Standards (Ordinance E)

B. Applicability

4. **Exempt Signs.** The following signs shall be exempt from the provisions of this Section, provided that they satisfy the requirements set forth below.

   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.

j. **Posted Notice.** Notice of a meeting or hearing that meets the standards of Section 8.2.14.C.4..

SECTION VII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 5.7.1.B and 5.7.2.A.6 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

5.7.1. Purpose and Applicability (Ordinance E)

B. Applicability

This Division shall apply to all land disturbing activity and all excavations unless explicitly exempted. Agriculture meeting the standards for exemption in Section 6.1.3.B. is not considered a land disturbing activity, unless it disturbs natural slopes of 25% or greater.

> **EXAMPLE:** 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 Sec. 8.3.4. Also refer to the Teton Conservation District's Stormwater Pollution Prevention Plan Guide.

5.7.2. Grading Standards (Ordinance E)

?, General Standards

4, **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. Revegetation plans should contain components as identified in Teton County Weed and Pest District's Revegetation Guide (www.tcweed.org/education-resources/land-development/).

SECTION VIII.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IX.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION X.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.
PASSED 2ND READING THE _____DAY OF _____, 2016.
PASSED AND APPROVED THE _____DAY OF _____, 201_.

TOWN OF JACKSON

BY: _____
_____, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 201_.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Town Clerk

ORDINANCE F

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 6.1.1, 6.1.2.B.2, 6.1.3, 6.1.4.A, 6.1.4.E.1.b, 6.1.6.C, 6.1.6.E.1, 6.1.7.C, 6.1.8.B, 6.1.10.D.3.d.vi, 6.1.11.B, 6.1.12.D.1, 6.1.12.F.2.a, 6.2.2.A, 6.2.6, 6.3.1.C, 6.3.1.D, 6.3.1.F, AND 6.4.4.A OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO USE STANDARDS APPLICABLE IN ALL ZONES, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.1.1 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

6.1.1. Use Schedule (Ordinance F)

The Use Schedule establishes the principal, accessory, and temporary uses allowed in each zone. The definitions and standards for each use are established in Sec. 6.1.2.-Sec. 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 Div. 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 Sec. 8.4.1.

C. "C" denotes an allowed use that requires a Conditional Use Permit to be obtained pursuant to Sec. 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 Sec. 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.

E. Permit Exemption for Emergency Response

From time to time, a use may be a necessary part of an emergency response under the Comprehensive Emergency Management Plan, implemented by Teton County Emergency Management. In such instances, the requirement for a use permit shall be waived.

> **EXAMPLE:** A heliport is an aviation use requiring a Conditional Use Permit. Temporary heliports are sometimes established in proximity to a forest fire for purposes of helicopter fire suppression. In the case of an emergency response, the requirement for a CUP is waived.

F. Use Schedule

The use schedule is established in the following tables.

	Town Character Zones					
USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Def/ Stds
Specific Use	DC	CR-1	CR-2	OR	n/a	
Open Space						6.1.2.
Agriculture	--	--	--	--	--	6.1.3.B.
Outdoor Recreation	--	--	--	--	--	6.1.3.C.
Residential						6.1.4.
Detached Single-Family Unit	--	--	--	--	--	6.1.4.B.
Attached Single-Family Unit	B	B	B	B	--	6.1.4.C.
Apartment	B	B	B	B	--	6.1.4.D.
Mobile Home	--	--	--	--	--	6.1.4.E.
Dormitory	C	C	C	C	--	6.1.4.F.
Group Home	C	C	C	C	--	6.1.4.G.
Live/Work Unit	--	--	B	B	--	6.1.4.H.
Lodging						6.1.5.
Conventional Lodging	B(LO)	B(LO)	B(LO)	--	--	6.1.5.B.
Short-Term Rental Unit	B(LO)	B(LO)	B(LO)	--	--	6.1.5.C.
Commercial						6.1.6.
Office	B	B	B	B	--	6.1.6.B.
Retail	B	B	B	B[Z]	--	6.1.6.C.
Service	B	B	B	B[Z]	--	6.1.6.D.
Restaurant/Bar	B	B	B	--	--	6.1.6.E.
Heavy Retail/Service	--	--	--	--	--	6.1.6.F.
Mini-Storage Warehouse	--	--	--	--	--	6.1.6.G.
Nursery	--	--	--	--	--	6.1.6.H.
Amusement/Recreation						6.1.7.
Amusement	B	B	B	--	--	6.1.7.B.
Developed Recreation	B	B	B	--	--	6.1.7.D.
Outfitter/Tour Operator	C	B	B	--	--	6.1.7.E.
Institutional						6.1.8.
Assembly	C	C	C	C	--	6.1.8.B.
Daycare/Education	B	B	B	B	--	6.1.8.C.

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required
[Z] = Use subject to zone specific standards

	Town Character Zones					
USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Def/ Stds
Specific Use	DC	CR-1	CR-2	OR	n/a	
Industrial						6.1.9.
Light Industry	--	--	--	--	--	6.1.9.B.
Heavy Industry	--	--	--	--	--	6.1.9.C.
Disposal	--	--	--	--	--	6.1.9.D.
Transportation/Infrastructure						6.1.10.
Parking	C	C	C	--	--	6.1.10.B.
Utility Facility	C	C	C	C	--	6.1.10.C.
Wireless Communication Facilities						6.1.10.D.
Minor	B	B	B	B	--	
Major	--	--	--	--	--	
Heliport	--	--	--	--	--	6.1.10.E.
Accessory Uses						6.1.11.
Accessory Residential Unit	B	B	B	B	--	6.1.11.B.
Bed and Breakfast	--	--	--	--	--	6.1.11.C.
Home Occupation	B	B	B	B	--	6.1.11.D.
Home Business	--	--	--	--	--	6.1.11.E.
Family Home Daycare	B	B	B	B	--	6.1.11.F.
Home Daycare Center	--	--	--	--	--	6.1.11.G.
Drive-In Facility	--	--	--	--	--	6.1.11.H.
Temporary Uses						6.1.12.
Christmas Tree Sales	Y	Y	Y	--	--	6.1.12.B.
Real Estate Sales Office	--	--	--	--	--	6.1.12.C.
Temporary Shelter	--	--	--	--	--	6.1.12.D.
Farm Stand	B	B	B	--	--	6.1.12.E.
Temp. Gravel Extraction and Processing	--	--	--	--	--	6.1.12.F.

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required
[Z] = Use subject to zone specific standards

	Town Legacy Zones																
USE CATEGORY	Complete Neighborhood Zones													Rural Area Zones	Civic Zones		Def/ Stds
Specific Use	TS	UC	UR	AC-ToJ	AR-ToJ	BP-R	BP-ToJ	BC-ToJ	RB	MHP-ToJ	NC-ToJ	NC-2	S-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Open Space																	6.1.2.
Agriculture	--	--	--	--	B	--	--	C	--	--	B	B	B	B	Y	Y	6.1.3.B.
Outdoor Recreation	--	--	--	C	C	C	C	C	--	--	--	--	C	C	C	C	6.1.3.C.
Residential																	6.1.4.
Detached Single-Family Unit	--	Y	Y	Y	Y	--	--	Y	Y	--	Y	Y	Y	Y	--	--	6.1.4.B.
Attached Single-Family Unit	--	B [Z]	B	B [Z]	--	B [Z]	--	--	B [Z]	--	--	B	--	--	--	--	6.1.4.C.
Apartment	--	B [Z]	B	B [Z]	--	B [Z]	--	--	B [Z]	--	--	B	--	--	--	--	6.1.4.D.
Mobile Home	--	--	--	--	--	--	--	--	--	B [Z]	--	--	--	--	--	--	6.1.4.E.
Dormitory	--	C	C	C	C	--	--	C	C	--	--	C	C	C	C	--	6.1.4.F.
Group Home	--	C	C	C	C	--	--	C	C	--	--	C	C [Z]	C [Z]	C	--	6.1.4.G.
Live/Work Unit	--	--	--	B	--	C	C	--	--	--	--	--	--	--	--	--	6.1.4.H.
Lodging																	6.1.5.
Conventional Lodging	C(LO)	B(LO)	--	B(LO)	--	--	--	C(LO) [Z]	--	--	--	--	--	--	--	--	6.1.5.B.
Short-Term Rental Unit	C(LO)	B(LO)	--	B(LO)	--	--	--	C(LO) [Z]	--	--	--	--	--	--	--	--	6.1.5.C.
Commercial																	6.1.6.
Office	B	B	--	B	B(OF)	C [Z]	--	C	B [Z]	--	--	--	--	--	C	--	6.1.6.B.
Retail	B	B	--	B	--	C [Z]	--	C	--	--	--	--	--	--	--	--	6.1.6.C.
Service	B	B	--	B	--	C [Z]	--	C	C [Z]	--	--	--	--	--	C	--	6.1.6.D.
Restaurant/Bar	B	B	--	B	--	C [Z]	--	C	--	--	--	--	--	--	--	--	6.1.6.E.
Heavy Retail/Service	--	--	--	C	--	B	B	C	C [Z]	--	--	--	--	--	C	--	6.1.6.F.
Mini-Storage Warehouse	--	--	--	C	--	B	B	C	C [Z]	--	--	--	--	--	C	--	6.1.6.G.
Nursery	--	--	--	B	--	C	C	C	--	--	--	--	--	C	--	--	6.1.6.H.

Key: Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay (OF) = Only allowed in Office Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

USE CATEGORY	Town Legacy Zones																Def/ Stds
	Complete Neighborhood Zones													Rural Area Zones	Civic Zones		
Specific Use	TS	UC	UR	AC-ToJ	AR-ToJ	BP-R	BP-ToJ	BC-ToJ	RB	MHP-ToJ	NC-ToJ	NC-2	S-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Amusement/Recreation																	6.1.7.
Amusement	C	C	--	B	--	--	--	--	--	--	--	--	--	--	--	--	6.1.7.B.
Developed Recreation	--	B	--	B	--	C	C	C	--	--	--	--	--	--	C	--	6.1.7.D.
Outfitter/Tour Operator	--	C	--	C	--	C	C	C	--	--	--	--	--	--	--	--	6.1.7.E.
Institutional																	6.1.8.
Assembly	--	C	C	C	C	C	C	C	C [Z]	--	--	--	C	C	C	--	6.1.8.B.
Daycare/Education	--	B	--	B	--	C	C	--	--	--	--	--	--	--	C	--	6.1.8.C.
Industrial																	6.1.9.
Light Industry	--	--	--	C	--	B	B	C	C [Z]	--	--	--	--	--	C	--	6.1.9.B.
Heavy Industry	--	--	--	--	--	C	C	--	--	--	--	--	--	--	C	--	6.1.9.C.
Disposal	--	--	--	--	--	C	C	--	--	--	--	--	--	--	C	--	6.1.9.D.
Transportation/Infrastructure																	6.1.10.
Parking	--	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	6.1.10.B.
Utility Facility	--	C	C	C	C	C	C	C	C [Z]	C	C	C	C	C	C	C	6.1.10.C.
Wireless Communication Facilities																	6.1.10.D.
Minor	B	B	B	B	B	B	B	B	B [Z]	B	B	B	B	B	B	B	
Major	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	C	
Heliport	--	--	--	C	--	C	C	C	--	--	--	--	--	--	C	--	6.1.10.E.

Key: Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay (OF) = Only allowed in Office Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

USE CATEGORY	Town Legacy Zones																Def/ Stds
	Complete Neighborhood Zones													Rural Area Zones	Civic Zones		
Specific Use	TS	UC	UR	AC-ToJ	AR-ToJ	BP-R	BP-ToJ	BC-ToJ	RB	MHP-ToJ	NC-ToJ	NC-2	S-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Accessory Uses																	6.1.11.
Accessory Residential Unit	B	B	--	B	B [Z]	C	C	B	B	--	--	--	--	--	B	--	6.1.11.B.
Bed and Breakfast	--	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	--	6.1.11.D.
Home Business	--	B	C	C	C	--	--	C	B	--	C	C	C	C	--	--	6.1.11.E.
Family Home Daycare	--	B	B	B	B	B	B	B	B	--	B	B	B	B	--	--	6.1.11.F.
Home Daycare Center	--	B	C	B	C	C	C	--	--	--	--	--	C	--	B	--	6.1.11.G.
Drive-In Facility	--	B	--	B	--	C	--	C	--	--	--	--	--	--	--	--	6.1.11.H.
Temporary Uses																	6.1.12.
Christmas Tree Sales	--	Y	Y	Y	--	Y	Y	Y	Y	--	--	--	--	Y	Y	Y	6.1.12.B.
Real Estate Sales Office	--	--	B	--	B	B	B	--	--	--	--	--	B	B	--	--	6.1.12.C.
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, no use permit required (LO) = Only allowed in Lodging Overlay (OF) = Only allowed in Office Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.1.2.B.2 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

6.1.2. Classification of Uses (Ordinance F)

B. Classification of Uses

2. **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. A use cannot be incidental if the principal use does not exist.

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.1.3 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

6.1.3. Open Space Uses (Ordinance F)

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, crops, or timber

      iii. growing of ornamental or landscaping plants

      iv. greenhouses

      v. rearing, feeding, and management of livestock

2. Standards

   a. **Purpose.** The purpose of these standards is to:

      i. protect and maintain the existing and potential agricultural lands for the purpose of perpetuating agriculture;

      ii. minimize conflicts between agricultural operations and neighboring developments by encouraging protection of large, contiguous blocks of open space; and

      iii. to preserve agricultural open space which is crucial to the wildlife, scenic and community values of Teton County, as outlined in the Comprehensive Plan.

   b. **Active.** Agricultural land shall be actively farmed or ranched.

   c. **Ancillary retail prohibited.** Retail sale of agricultural products on-site is prohibited unless permitted as a separate use.

   d. **Exemptions.** The following exemptions apply to agricultural uses:

      i. **Regulation Exemptions.** Agricultural uses are exempt from certain provisions of the regulations listed below. Refer to the referenced LDR section for specifics of the exemption.

         a). Grading, Erosion Control, and Stormwater except on natural slopes of 25% or greater (Sec. 5.7.2. - Sec. 5.7.4.)

         b). Employee Housing Requirements (Sec. 6.3.1.)

      ii. **Permit Exemptions.** Agricultural uses are exempt from obtaining the following permits. However, exemption from the requirement to obtain a permit does not grant exemption from any regulations. See subsection 6.1.3.B.2.d.i., above for applicable regulation exemptions.

         a). Grading Permits except on natural slopes of 25% or greater (Sec. 5.7.1.)

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

      vi. downhill ski areas

      vii. outdoor receptions (4 or more events per year, excluding non-profit events)

   b. Does Not Include:

      i. Golf course

2. Standards

   a. Operations Plan. An outdoor recreation use shall be subject to an operations plan approved as part of its use permit. The purpose of the operations plan is to outline management practices and techniques to mitigate the impact of the use on natural resources and neighboring properties. The operations plan shall address the following, if applicable.

      i. Strategies or mitigation measures to minimize glare from night lighting; and

      ii. Hours of operation.

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 6.1.4.A and 6.1.4.E.1.b of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

6.1.4. Residential Uses (Ordinance F)

A. All Residential Uses

1. Definition. A residential use is a living facility, certified under the International Residential or Building Code or by HUD, that includes permanent provision for living, sleeping, eating, cooking, and sanitation.

2. Standards.

   a. No residential unit or portion of a residential unit may be rented such that occupancy is limited to less than 31 days. Short-term rental of less than 31 days shall be considered a lodging use subject to the standards of Sec. 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. A residential unit shall have a maximum of one kitchen.

   c. Occupancy of a camping unit is not a residential use. A camping unit may only be occupied as permitted by 6.1.12.D..

E. Mobile Home

1. Definition

   b. Does Not Include:

      i. Camping Unit

      ii. Homes built to meet the requirements of the International Residential or Building Code

SECTION V.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 6.1.6.C and 6.1.6.E.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

6.1.6. Commercial Uses (Ordinance F)

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

      v. incidental seating for consumption goods that meets the definition of Incidental Use (6.1.2.B.2.).

   b. Does Not Include:

      i. Restaurant/Bar

E. Restaurant/Bar

1. **Definition.** A restaurant or bar is an establishment that serves food and/or beverages for seated consumption onsite.

   a. Includes:

      i. Micro-brewery, micro-distillery or micro-winery.

SECTION VI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.1.7.C of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

6.1.7. Amusement and Recreation Uses (Ordinance F)

C. [subsection deleted]

SECTION VII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.1.8.B of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

6.1.8. Institutional Uses (Ordinance F)

B. Assembly

1. Definition. An assembly use is an institutional use typically characterized by a public or semi-public gathering area.

   a. Includes:

      i. cemeteries

      ii. churches

      iii. community centers

      iv. libraries

      v. museums

      vi. hospitals

      vii. reception halls

SECTION VIII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.1.10.D.3.d.vi of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

6.1.10. Transportation and Infrastructure Uses (Ordinance F)

D. Wireless Communications Facilities

3. Standards for Wireless Facility Permits.

   d. Standards for Wireless Facility Conditional Use Permit.

      vi. Zones where allowed use.

         a). Business Park-Town (BP-ToJ)

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

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

         d). Planned Resort District (PR-ToJ)

SECTION IX.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.1.11.B of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

6.1.11. Accessory Uses (Ordinance F)

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. Mobile Home
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. **Zone Specific Standards Also Apply.** In addition to the standards of this subsection, applicable standards for an ARU may also be found in Subsection C and/or E for the Section of the Zone in which the ARU is located.
    b. **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 Jackson/Teton County Housing Rules and Regulations; or
        ii. The occupants shall be members of the same family occupying the principal 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.
    c. **Primary Use Is Not Residential.** Accessory residential units may be counted to satisfy any requirements set forth in Div. 6.3.

SECTION X.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.2.2.A of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

6.2.2. Required Parking and Loading (Ordinance F)

A. Required Parking

The table below establishes the minimum required parking spaces that shall be provided for each use in these LDRs, unless otherwise specified in Subsection C.2 of a specific zone. Where a minimum requirement is not listed in the table it shall be determined by the Panning 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	
Outdoor recreation	independent calculation	
Residential Uses		
Detached single-family unit	2 per DU	
Attached single-family unit	2 per DU +0.5 per DU if ≥ 3 units served by lot	
Apartment	2 per DU +0.5 per DU if ≥ 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	
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	
Family home daycare	1 per employee	1 off-street for pick-up
Home daycare center	1 per employee	2 off-street for pick-up
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 Sec. 8.8.1. 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.

SECTION XI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 6.1.12.D.1 and 6.1.12.F.2.a of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

6.1.12. Temporary Uses (Ordinance F)

D. Temporary Shelter

1. **Definition.** Temporary shelter means a mobile home or camping unit temporarily occupied while a residential unit with a valid building permit is being constructed.

F. Temporary Gravel Extraction and Processing

2. Standards

a. **Exemptions.** Incidental extraction of 1,000 cubic yards or less for incidental residential or wildlife habitat enhancement purposes shall be exempt from this Subsection.

SECTION XII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.2.6 of the Town of Jackson Land Development Regulations is hereby deleted.

SECTION XIII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 6.3.1.C, 6.3.1.D, and 6.3.1.F of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

6.3.1. Town Employee Housing Standards (Ordinance F)

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 of Record 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.** Nonresidential 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.

10. **P/SP Uses.** Any use in the P/SP zone is 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 Jackson/Teton County Housing Rules and Regulations. The employee housing standards for all nonresidential 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
Office	14 sf
Retail	156 sf
Service	56 sf
Restaurant/Bar	378 sf
Heavy retail/service	16 sf
All Industrial uses	8 sf
Other Uses Not Listed	Determined by independent calculation (6.3.1.H.)

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 Jackson/Teton County Housing Rules and Regulations.

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 Jackson/Teton County Affordable Housing Department and final approval by Town Council. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property.

SECTION XIV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.4.4.A of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

6.4.4. Vibration (Ordinance F)

All uses shall conform with the following standards:

A. General

Vibration shall be measured at the site boundary line. Except for temporary construction operations 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

SECTION XV.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION XVI.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION XVII.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.
PASSED 2ND READING THE _____DAY OF _____, 2016.
PASSED AND APPROVED THE _____DAY OF _____, 201_.

TOWN OF JACKSON

BY: _____
_____, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 201_.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Town Clerk

ORDINANCE G

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 7.1.5, 7.1.6, 7.4.2.E.2, 7.4.2.F.1.d, 7.5.3.H.3, 7.8.3.B.2, AND 7.8.4.B.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) is hereby amended and reenacted to add Sections 7.1.5 and 7.1.6 to the Town of Jackson Land Development Regulations to read as follows:

7.1.5. Floor Area Option (Ordinance G)

[Section number reserved, standards only apply in County]

7.1.6. Complete Neighborhood Planned Residential Development (CN-PRD) (Ordinance G)

[Section number reserved, standards only apply in County]

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 7.4.2.E.2 and 7.4.2.F.1.d of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

7.4.2. Town Residential Affordable Housing Standards (Ordinance G)

E. Calculation of Affordable Housing Standards for Residential Development.

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 Jackson/Teton County Housing Rules and Regulations. The restriction shall be in a form acceptable to the Jackson/Teton County Affordable Housing Department. The reduced percentage requirement shall be calculated as follows:

$$\frac{P - AP \quad X \quad 0.25}{MH - AP} = \text{Percent Affordable Housing Standard* **}$$

Where

P = The price of an individual unit

AP = 3 x (1.2 x median income for Teton County)

MH = Median housing cost for Teton County

* The "Pe cent 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

1. Production of New Units

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 Jackson/Teton County Housing Rules and Regulations. 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 Jackson/Teton County Housing Department 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 Jackson/Teton County Housing Department, in accordance with the housing unit types, minimum sizes and maximum prices described in the Jackson/Teton County Housing Rules and Regulations 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 Jackson/Teton County Housing Department 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 Jackson/Teton County Housing Department 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 Jackson/Teton County Housing Department 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 LDRs. 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 Jackson/Teton County Housing Department 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 Jackson/Teton County Housing Department 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 Jackson/Teton County Housing Department, 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). Housing Rules and Regulations. All units are subject to the Jackson/Teton County Housing Rules and Regulations regarding quality standards for existing housing units.

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 7.5.3.H.3 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

7.5.3. School Exactions (Ordinance G)

H. Use of Land and Use of Funds

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 Jackson/Teton County Housing Department.

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 7.8.3.B.2 and 7.8.4.B.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

7.8.3. Deed Restricted Housing Exemption (Ordinance G)

B. Applicability

2. **Voluntary Restricted Housing.** Floor area in a residential unit that is subject to an affordable, employee, employment-based, or rental workforce deed restriction, acceptable to the Jackson/Teton County Housing Department, which is recorded with the County Clerk, that is not required by Div. 6.3., Div. 7.4., or another standard of these LDRs.

7.8.4. Workforce Housing Floor Area Bonus (Ordinance G)

B. Applicability

2. **Restricted Housing.** The restricted floor area provided pursuant to this Section shall be subject to an affordable, employee, employment-based, or rental workforce deed restriction, acceptable to the Jackson/Teton County Housing Department, which is recorded with the County Clerk.

SECTION V.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VI.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VII.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.
PASSED 2ND READING THE _____DAY OF _____, 2016.
PASSED AND APPROVED THE _____DAY OF _____, 201_.

TOWN OF JACKSON

BY: _____
_____, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 201_.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Town Clerk

ORDINANCE H

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 8.2.2.B.1, 8.2.2.F.7, 8.2.4.B, 8.2.11.D, 8.2.13.B.1.a, 8.2.14.C, 8.3.4.G.6, 8.4.1.F.5, 8.5.3.C.1, 8.5.3.D, 8.5.3.E.1, 8.5.4.D, 8.6.2.F.4, 8.7.3, 8.8.2.E, 8.8.3.G.3, 8.8.4.G.3, 8.9.4.F.2, AND 8.10.2.B.13 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO ADMINISTRATIVE PROCEDURES, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 8.2.2.B.1 and 8.2.2.F.7 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

8.2.2. Environmental Analysis (EA) (Ordinance H)

B. Applicability

Unless exempted below, physical development, use, development options, and subdivision subject to Div. 5.1., Div. 5.2. or Sec. 7.1.2. shall complete an EA in accordance with the requirements of this Section.

1. Exemptions
   a. **Previous Approval.** Physical development, use, development options, and subdivision that has received approval in accordance with the LDRs.
   b. **NC-ToJ.** All development located in the NC-ToJ zone, except new subdivision.
   c. **Detached Single-Family Dwelling.** Physical development of a detached single-family dwelling if:
      i. The proposed location is not within the NRO;
      ii. It is the only dwelling unit on the lot of record, or the density on the site is less than or equal to one dwelling unit per 35 acres of base site area; and
      iii. Compliance with all setback and buffer standards in Div. 5.1. and Div. 5.2. is demonstrated.
   d. **Expansion.** Expansion of an existing building or the addition of an accessory structure within the impact area of the existing building.
   e. **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.
   f. **Other.** The Planning Director may waive the requirement for an EA if the development complies with the following:
      i. The lot of record is outside the NRO and the application demonstrates compliance with all setback and buffer standards in Div. 5.1. and Div. 5.2.; or
      ii. The lot of record 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 Sec. 5.2.1. 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 Town Council.

F. Review Process

PLANNING DIRECTOR RECOMMENDATION	Sketch Plan: recommendation within 60 days of sufficiency Other Permit: recommendation within 45 days of sufficiency	7. Based on the data and analyses contained in the EA, the Planning Director shall recommend a site design from the analyzed alternatives that best meets the applicable standards and objectives of Div. 5.1., Div. 5.2. and the Jackson/Teton County Comprehensive Plan. This recommendation may combine elements from each of the alternative site designs. The Planning Director may also recommend conditions of approval for the project based on the content of the EA.

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.2.4.B of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.2.4. Application Submittal (Ordinance H)

B. Application Acceptance

Applications required by these LDRs shall be submitted to the Planning Department in hard copy and elcetronically, as practicable, 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 Sec. 8.2.5.

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.2.11.D of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.2.11. Performance Bonds and Guarantees (Ordinance H)

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 shall take the form of a Subdivision Improvements Agreement.

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.2.13.B.1.a of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.2.13. Amendment of Permits or Approvals (Ordinance H)

B. Physical Development Permit, Use Permit, and Development Option Plan Amendment

1. General.
    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, with the following exceptions.
        i. The Planning Director may elevate the threshold for review in the case of incremental amendments that total a larger change.
        ii. The Planning Director may waive the requirement for a Sketch Plan where the proposed amendment remains consistent with the original Sketch Plan approval.

SECTION V.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.2.14.C of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.2.14. All Public Hearings (Ordinance H)

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 fifteen (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. Landowners within two hundred (200) feet of the land subject to the application.
      iii. Telecommunications Tower Specific Notice to Neighbors. Notice of all new towers shall be sent to all property owners within three hundred fifty (350) feet of the land subject to the Telecommunications Conditional Use Permit application.
   b. The applicant shall pay a fee to the Planning Department for any mailing in excess of twenty-five (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 fifteen (15) days and no more than thirty (30) days prior to the date of the public hearing.
4. **Posted Notice.** The applicant shall post and maintain notice of the public hearing on the land subject to the application. The posted notice shall meet the following standards.
   a. **Content.** The posted notice shall contain the notice content required by Subsection 1 above, except the description of the location of the land subject to the application. A template is available in the Administrative Manual.
   b. **Timing.** The notice shall be posted for at least ten (10) days prior to the hearing, and shall be removed within five (5) days following the hearing. The applicant shall notify staff of the date posted and date removed.
   c. **Size.** The notice shall be 3 ft by 4 ft.
   d. **Location and Legibility.** A notice shall be placed along each front lot line so as to be legible from each access point to the site. The notice may be mounted to a building. If the notice is freestanding, it should be set back two (2) ft from any lot line or access easement.
   e. **Sign Permit Exempt.** The notice shall be exempt from the standards of Div. 5.6. and shall not be lighted.
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.
6. **Postponed or Continued Hearing.** Additional notice is not required when a hearing is postponed or continued to a date certain.

SECTION VI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.3.4.G.6 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.3.4. Grading Permit (Ordinance H)

G. Review Process

TOWN ENGINEER DECISION	Decision within 45 days of sufficiency	6. The Town Engineer shall approve, approve with conditions, or deny the application based on the findings of this Section. See Sec. 8.2.9. for procedural standards specific to Town Engineer decisions and Sec. 8.2.8. for standards general to all decisions.

SECTION VII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.4.1.F.5 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.4.1. Basic Use Permit (BUP) (Ordinance H)

E. Review Process

PLANNING DIRECTOR DECISION	Decision within 45 days of sufficiency	5. The Planning Director shall approve, approve with conditions, or deny the application based on the findings of this Section. See Sec. 8.2.9. for procedural standards specific to Planning Director decisions and Sec. 8.2.8. for standards general to all decisions.

SECTION VIII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 8.5.3.C.1, 8.5.3.D, and 8.5.3.E.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

8.5.3. Subdivision Plat (Ordinance H)

C. Findings

1. Is in substantial conformance with an approved development plan or development option plan or is a condominium or townhouse subdivision of existing physical development;

D. Plat Content

1. A plat shall contain all requirements of Wyo. Stat. § 18-18-5-306 and § 34-12-1
2. A plat shall contain notice of a mapped fault line pursuant to Section 5.4.3.B..
3. A plat may contain notes that effect transfer of rights and property or provide warning of nuisance.
4. A plat shall not include:
   a. Depiction of improvements;
   b. Notes designating zoning district, setbacks, right to subdivision, or any other standard under these LDRs that is subject to change at the legislative discretion of the Town Council.

E. Subdivision Improvements Agreement

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, and shall be recorded against the property by the subdivider. The Town shall record a release of the contract upon installation of the required subdivision improvements.

SECTION IX.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.5.4.D of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.5.4. Exempt Land Division (Ordinance H)

D. Recorded Documents

Prior to recording deeds, contracts for deeds, or other types of instruments with the County Clerk, the following documents shall be recorded with the County Clerk:

1. A map of survey;
2. A certificate acknowledged by all owners of record stating the division is exempted from review as a subdivision under Wyo. Stat. § 18-5-303; and
3. A certificate acknowledged by the Planning Director that states that the division is exempt pursuant to Wyo. Stat. § 18-5-303 and this Section.
4. If applicable, an instrument acceptable to the Planning Director that limits the use of the property to those purposes allowed under Wyo. Stat. § 18-5-303 for the claimed exemption.

SECTION X.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.6.2.F.4 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.6.2. Zoning Compliance Verification (ZCV) (Ordinance H)

F. Review Process

PLANNING DIRECTOR DECISION	Decision within 45 days of sufficiency	4. The Planning Director shall issue or issue with conditions a zoning compliance verification based on the finding of this Section; or the Planning Director will identify a violation and proceed in accordance with Div. 8.9. See Sec. 8.2.9. for procedural standards specific to Planning Director decisions and Sec. 8.2.8. for standards general to all decisions.

SECTION XI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.7.3 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.7.3. Planned Unit Development (PUD) (Ordinance H)

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. 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 Article 2.-Article 4. for zone standards. PUDs shall be reviewed pursuant to the procedures and 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.

> **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 PUD option found in Article 4.;
3. The applicable findings for the amendment of an existing PUD or other special project found in 8.2.13.D.;
4. The findings of Sec. 8.7.1.; and
5. The findings of Sec. 8.7.2.

E. Effect

Approval of a PUD constitutes a zoning map amendment that has the effect of applying the master plan 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. Expiration

1. **Expiration.** A PUD shall expire if the physical development permit with which it was approved expires except under one of the following circumstances:
   a. The PUD option in Article 4. establishes 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 shall become null and void. The Town shall amend the Official Zoning Map pursuant Sec. 8.7.2. from PUD to the zone that existed on the land 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 land.

G. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the each step before moving to the step below.

Planned Unit Development (PUD)

Pre-Submittal

PRE-APPLICATION CONFERENCE		1. A pre-application conference is required. See Sec. 8.2.1. for procedural standards.
ENVIRONMENTAL ANALYSIS (MAYBE)	EA must be sufficient prior to submittal	2. An environmental analysis may be required. See Sec. 8.2.2. for applicability and procedural standards.
NEIGHBORHOOD MEETING		3. A neighborhood meeting is required. See Sec. 8.2.3. for procedural standards.

Submittal

SUBMIT APPLICATION	Must submit within 1 year of pre-ap conference	4. Se Sec. 8.2.4. for application submittal standards.
DETERMINATION OF SUFFICIENCY	Determination within 14 days of submittal	5. An application shall be declared sufficient prior to its review. See Sec. 8.2.5. for standards.

NO

Review

STAFF REVIEW AND RECOMMENDATION		6. Staff review and recommendation is required. See Sec. 8.2.6. for procedural standards.
PLANNING COMMISSION RECOMMENDATION	Hearing within 90 days of sufficiency	7. Planning Commission review at a public hearing and recommendation is required. See Sec. 8.2.7. for procedural standards specific to PC recommendation and Sec. 8.2.8. for procedural standards general to all public hearings.

Decision

TOWN COUNCIL DECISION	Hearing within 60 days of PC recommendation	8. The Town Council shall review the application at a public hearing and approve, approve with conditions, or deny the application based on the findings of this Section. Upon protest signed by 20% of the landowners within the area of the PUD, or within 140 feet (not including the width of intervening streets and alleys) of the area of the PUD, the amendment shall only be approved upon an affirmative vote of 4 members of Town Council. See Sec. 8.2.10. for procedural standards specific to TC decisions, Sec. 8.2.14. for procedural standards general to all public hearings, and Sec. 8.2.8. for standards general to all decisions.

DENY

APPROVE

Post-Decision

FILING OF AMENDMENT	9. The PUD shall not take effect until the zoning map amendment is published in a newspaper of general circulation. See Sec. 8.2.12. for procedural standards. Designation of a PUD zone classification on the Official Zoning Map shall reference the approval of the PUD. The zoning map amendment shall not be published until it has been read and approved at 3 public hearings.
AMENDMENT OF APPROVAL	10. A filed PUD may be amended pursuant to the procedural standards of Sec. 8.2.13.

SECTION XII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.8.2.E of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.8.2. Variance (Ordinance H)

E. Expiration

A variance shall expire one year after the date of approval except under one of the following circumstances:

1. The use, physical development, development option, or subdivision permit enabled by the variance is under review or implementation;
2. In the case of a phased development, not more than one year has passed since the completion of a physical development, development option, or subdivision, or initiation of a use, enabled by the variance; or
3. Another expiration has been set through the approval of the variance.

SECTION XIII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.8.3.G.3 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.8.3. Appeal of an Administrative Decision (Ordinance H)

G. Review Process

DESIGNATION OF PRESIDING OFFICER	Designation within 45 days of submittal	3. The Town Council shall designate a Hearing Officer or the chair of the Board of Adjustment to preside over the appeal. See Sec. 8.10.8. for duties and responsibilities of a Hearing Officer.

SECTION XIV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.8.4.G.3 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.8.4. Beneficial Use Determination (Ordinance H)

G. Review Process

APPOINTMENT OF HEARING OFFICER	Appointment within reasonable time after sufficiency	3. The Town Council shall appoint a Hearing Officer to conduct a hearing on the application. See Sec. 8.10.8. for duties and responsibilities of a Hearing Officer.

SECTION XV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.9.4.F.2 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.9.4. Abatement of Violations (Ordinance H)

F. Process

APPOINTMENT OF HEARING OFFICER		2. In the event the landowner fails to comply with the Notice to Abate, the Town Council shall designate a Hearing Officer or the Mayor to conduct a Hearing to Abate. See Sec. 8.10.8. for duties and responsibilities of a Hearing Officer.

SECTION XVI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 8.10.2.B.13 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

8.10.2. Plan Review Committee (Ordinance H)

B. Composition

13. Jackson/Teton County Housing Department

SECTION XVII.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION XVIII.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION XIX.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.
PASSED 2ND READING THE _____DAY OF _____, 2016.
PASSED AND APPROVED THE _____DAY OF _____, 201_.

TOWN OF JACKSON

BY: _____
_____, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 201_.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Town Clerk

ORDINANCE I

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 9.3.2, 9.4.6, AND 9.4.8 AND DIVISION 9.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO ARTICLE 9 – DEFINITIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 9.3.2 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

9.3.2. Common Abbreviations (Ordinance I)

The abbreviations provided below have the following meanings:

ac	Acre
ARU	Accessory Residential Unit (6.1.11.B.)
ASA	Adjusted Site Area (9.4.4.C.)
BSA	Base Site Area (9.4.4.B.)
BUP	Basic Use Permit (8.4.1.)
CUP	Conditional Use Permit (8.4.2.)
du	Dwelling Unit
EA	Environmental Analysis (8.2.2.)
FA	Floor area (9.4.5.)
FAA	Federal Aviation Administration
FAR	Floor Area Ratio (9.4.6.C.)
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
ft	Feet
GSA	Gross Site Area (9.4.4.A.)
HUD	U.S. Department of Urban Housing and Development
LDRs	Land Development Regulations
LO	Lodging Overlay (6.1.5.A.2.)
lu	Lodging unit
LSR	Landscape Surface Ratio (9.4.6.E.)
max	Maximum
min	Minimum
NRO	Natural Resources Overlay (5.2.1.)
OSR	Open Space Ratio (9.4.6.D.)
SRO	Scenic Resources Overlay
sq. ft. or sf	Square Feet
SUP	Special Use Permit (8.4.3.)
UCD	Urban Cluster Development (7.1.3.)
WYDEQ	Wyoming Department of Environmental Quality
WYDOT	Wyoming Department of Transportation

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 9.4.6 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

9.4.6. Density/Intensity (Ordinance I)

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, or gross site area in Character Zones (Div. 2.2. & Div. 3.2..), in each zone.

2. **Mixed Use.** On sites with multiple uses, the base site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.), shall be prorated to determine the allowed density/intensity each use.

> **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, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.).

> **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

1. The maximum floor area (see Sec. 9.4.5. for definition of Floor Area) allowed on a site shall be the maximum habitable floor area not including basement floor area, as defined in Sec. 9.5.B.

2. The site area used to calculate maximum floor area shall be:

   a. gross site area in Character Zones (Div. 2.2. & Div. 3.2.), and

   b. base site area in Legacy Zones (Div. 2.3. & Div. 3.3.).

3. Unless otherwise defined in these LDRs, the maximum allowed floor area above grade is calculated by multiplying the allowed FAR by the applicable site area. Inversely, FAR is calculated by dividing the habitable floor area above grade by the applicable site area.

> **EXAMPLE:** On a 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 Sec. 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, or gross site area in Character Zones (Div. 2.2. & Div. 3.2..).

> **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). 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 Sec. 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, or gross site area in Character Zones (Div. 2.2.. & Div. 3.2.).

> **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). 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 Sec. 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, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.).

> **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). Unless otherwise defined in these LDRs, the maximum building footprint is calculated by multiplying the maximum lot coverage by the adjusted site area (see Sec. 9.5.F. for definition of Footprint, Building). Sites with residential and nonresidential use shall be exempt from any lot coverage requirement.

G. Minimum Lot Size

Minimum lot size means the required minimum gross site area of a newly created lot of record, including remnant parcels.

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 9.4.8 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

9.4.8. Setback (Ordinance I)

A setback is a measure of the shortest horizontal distance between a physical development or use and the feature from which it is being set back.

A. Setback Runs Parallel to Feature

A required setback shall be applied parallel to the length of the feature from which the setback is required.

B. Minimum Setback

Unless otherwise defined in these LDRs, a setback shall be the minimum distance between a physical development or use and a certain feature.

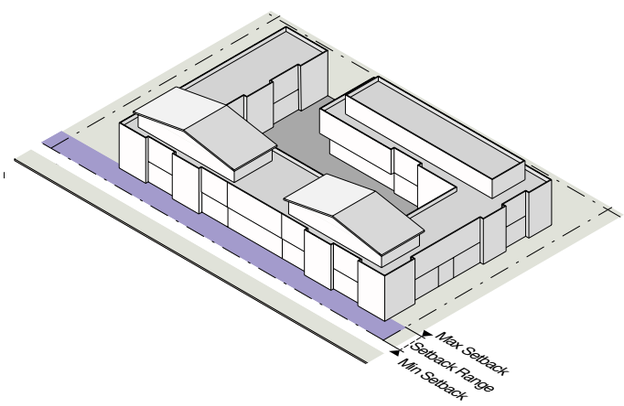
C. Zero-Or Setback

When a required setback is 0 **OR** another distance, the physical development or use shall be located either adjacent to the feature or set back the minimum distance.

> **EXAMPLE:** In the DC zone the minimum side interior setback is 0' or 5'. A structure could be located on the side lot line or 5' from the side lot line, but could not be located 3' from the side lot line.

D. Setback Range

A setback range is the area between a minimum and maximum setback.



E. Street Setback

1. Point of Measurement

   a. **Character Zones.** In a Character Zone (Div. 2.2. & Div. 3.2.) a street setback shall be measured to the back of the pedestrian frontage.

   b. **Legacy Zones.** In a Legacy Zone (Div. 2.3. & Div. 3.3.) a street setback shall be measured 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, or property line from which access is taken, except that a street setback shall not be measured to a driveway easement.

F. Driveway Setback

The minimum setback from a driveway easement shall be 5 feet, but shall not reduce the side or rear yard setback as measured to a lot line.

G. Side Setback

A side setback shall be measured to any side lot line.

H. Rear Setback

A rear setback shall be measured to any rear lot line.

I. Site Development Setback Exemption

Site development setbacks shall not apply from a lot line to a road or driveway when the lot line is within an easement.

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Division 9.5 of the Town of Jackson Land Development Regulations is hereby amended and reenacted to read as follows:

Div. 9.5. Defined Terms

When used in these LDRs, the following terms shall have the following meanings:

A (Ordinance I)

Access. Access means a method to provide physical entrance to or exit from a property, street, or highway.

Accessory Residential Unit. See 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 6.1.2.B.3.

Adjoining. See "Contiguous."

Adjusted Site Area. See 9.4.4.C.

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 6.1.3.B.

Alley. An access way, no more than 30 feet wide, which provides a means of public access to contiguous 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 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 6.1.4.D.

Arterial Road. See, "Road, Arterial."

Assembly. See 6.1.8.B.

Attached Single-Family Unit. See 6.1.4.C.

Awning. Awning means a roof-like cover that projects from and is supported by the wall of a building for the purpose of shielding a doorway or window from the elements.

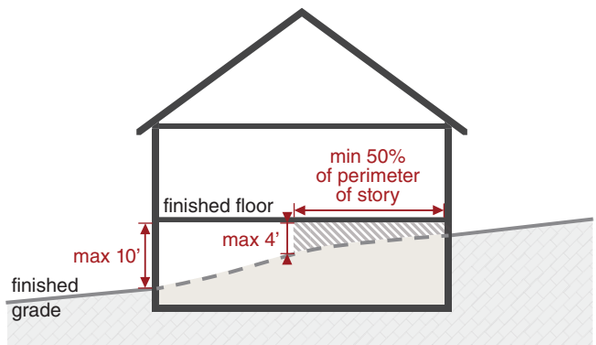
B (Ordinance I)

Background Area. The entire area of a sign on which lettering and/or graphics can be placed.

Bank (Stream/River/Ditch). 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. See also “Top of Bank”

Bar. See 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.



Base Site Area. See 9.4.4.B.

Base Station. A structure or equipment at a fixed location that enables or is designed to enable FCC-licensed or authorized wireless communications between user equipment and a communications network in connection with the provision of personal wireless services as defined in 47 U.S.C. Section 332(c)(7). The term does not encompass a Tower as defined in this subpart or any equipment associated with a Tower.

a. The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

b. The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

c. The term does not include a supporting structure, including by way of example a rooftop, tower, light standard or pole to which the base station, or an element of the base station, may be attached, but does include any structure that houses equipment described in paragraphs (a)-(b) of this section definition.

Bed and Breakfast. See 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.

Blank Wall Area. See Sec. 9.4.15.

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 of record within which all physical development shall occur.

Building Footprint. The building footprint is the area of the foundation; eaves, overhangs, decks, cantilevers and other projections are not included.

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. See also "Historic Building"

Bulk. Bulk is a spatial dimension of magnitude and refers to the scale, height, floor area, and footprint of a building.

C (Ordinance I)

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.

Carrier on Wheels or Cell on Wheels (COW). A portable self-contained wireless communications facility that can be moved to a location and set up to provide wireless communications services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.

Changeable Copy Sign (Manual). See "Sign, Changeable Copy."

Christmas Tree Sales. See 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 Sec. 6.1.6.

Common Open Area. Common open area 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 area 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 area areas, to the maximum extent possible, to form a continuous area of open space. Common open area 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 area areas from one another.

Concealment Element. A feature or technique that disguises, camouflages, or hides a Wireless Facility to blend in with its surrounding environment or architecture so that, to the extent possible the presence, purpose or nature of the Wireless Facility is less apparent to a reasonable observer.

Conditional Use. See 6.1.1.C.

Condominium. Condominium means an estate in real property consisting of an undivided interest in common in a portion of a lot of record 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."

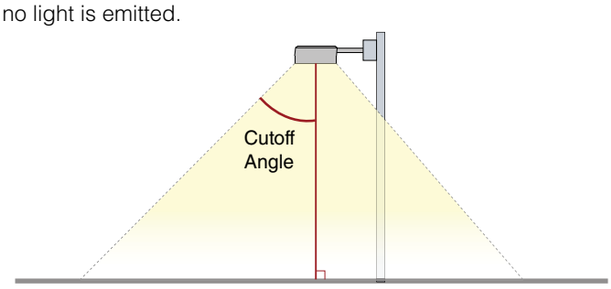
Contiguous. Contiguous means having a common border with.

Camping Unit. Conventional Camping Units include recreational vehicles, campers, trailers, motorhomes, tents, yurts, tepees, or other shelter that is not certified under the International Residential or Building Code or by HUD. Camping Unit does not include Mobile Homes certified by HUD.

Conventional Lodging. See 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.



D (Ordinance I)

Daycare. See 6.1.8.C.

Daycare, Family Home. See 6.1.11.F.

Daycare, Home Center. See 6.1.11.G.

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.

Density. See 9.4.6.B.

Detached Single-Family Unit. See 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 6.1.7.D.

Developer. Developer means a recognized legal or beneficial owner of a lot of record 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 of record into 2 or more lots of record; adjustment of the boundaries of lots of record; 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. Development means any physical development, development option, or subdivision. Development does not mean use if the use does not require any physical development or development option.

Disposal. See 6.1.9.D.

Ditch, Irrigation. See, "Irrigation Ditch."

Dormitory. See 6.1.4.F.

Downhill Ski Area. See 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.

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 6.1.11.H.

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 Sec. 6.1.4. for a definition of residential use.

E (1/1/15, Ord. 1074)

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.

Education. See 6.1.8.C.

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 (Ordinance I)

Facade. A facade is a building's elevation, as viewed in a single plane parallel to a referenced lot line.

Facade Width. Facade width is the linear width of the building elevation, measured in a single plane parallel to the referenced lot line.

Fair Market Value. The price that land will bring in a competitive and open market under all conditions of fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus.

Family. Family means one or more individuals related by blood, marriage, adoption, or guardianship, or not more than 3 individuals not so related, occupying a dwelling unit and living as a single housekeeping unit.

Fall Zone. The area in which a Wireless Facility may be expected to fall in the event of a structural failure, as measured by engineering standards.

Family Home Daycare. See 6.1.11.F.

Farm Stand. See 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. A fence shall not be a freestanding wall; and shall not include barbed wire, security wire, sharpened top spikes, electrified wires, or other similar elements or materials.

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 Ratio. See 9.4.6.C.

Floor Area. See Sec. 9.4.5.

Floor Area, Gross. See, "Gross Floor Area."

Floor Area, Habitable. See, "Habitable Floor Area."

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.

Frontage. Frontage means a lot line contiguous with a road right-of-way or roadway regardless of the designation of the lot line pursuant to Sec. 9.4.10.

Front Lot Line. See, "Lot Line, Front."

Front Yard. See, "Yard, Street."

G (Ordinance I)

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 standard 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. 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.

Gross Site Area. See 9.4.4.A.

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 (Ordinance I)

Habitable Floor Area. 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.

Heavy Industry. See 6.1.9.C.

Heavy Retail/Service. See 6.1.6.F.

Height, Building. See Sec. 9.4.9.

Height, Story. See Sec. 9.4.13.

Heliport. See 6.1.10.E.

Historic Building. 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; (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.

Home Business. See 6.1.11.E.

Home Daycare Center. See 6.1.11.G.

Home Occupation. See 6.1.11.D.

I (1/1/15, Ord. 1074)

Impervious surface. Impervious surfaces mean a surface which does not absorb water.

> **EXAMPLE:** Examples of impervious surfaces include, but not are not limited to: buildings (including roofed areas but excluding eaves that over-hang a previous 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 Sec. 6.1.9.

Industry, Heavy. See 6.1.9.C.

Industry, Light. See 6.1.9.B.

Incidental Use. See 6.1.2.B.2.

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 Sec. 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 (1/1/15, Ord. 1074)

Kitchen. A kitchen is 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 (Ordinance I)

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 of record, or other ownership categories and all rights – surface, subsurface, or air – that may be attached or detached from the land.

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.

Landscape Surface Ratio. See 9.4.6.E.

Landscaping, Required. Required landscaping includes required landscape surface area and required plant units.

Light Industry. See 6.1.9.B.

Live/Work Unit. See 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 Sec. 6.1.5.

Lot Area. Lot area means the gross site area of a lot of record.

Lot Coverage. See 9.4.6.F.

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 of record or lot of record with multiple street lot lines may not have a rear lot line or may have multiple rear lot lines. See also Sec. 9.4.10. regarding designation of street and 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. See Sec. 9.4.10. for rules for determining street lot line designation.

Lot Line. A line bounding a lot of record which divides one 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 complied with all applicable laws, ordinances, and regulations on the date of its creation.

Lot Size, Minimum. See 9.4.6.G.

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 (Ordinance I)

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.

Manmade Slope. See "Slope, Manmade"

Maximum Extent Practicable. Maximum extent practicable means no feasible or practical alternative exists, as determined by Staff, and all possible efforts to comply with the LDRs and minimize potential harmful or adverse impacts have been undertaken by the applicant. Economic considerations may be taken into account but shall not be the overriding factor determining "maximum extent practicable."

Maximum Permitted Illumination. Maximum permitted illumination means the maximum illumination measured in footcandles at the street, side, and rear setbacks at ground level.

Maximum. See 9.4.3.B.

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.

Minimum Site Area. See 9.4.4.D.

Minimum. See 9.4.3.C.

Mini-Storage Warehouse. See 6.1.6.G.

Mobile Home Park. See Sec. 7.1.4.

Mobile Home. See 6.1.4.E.

Monopole. A single, freestanding, tubular, self-supporting pole-type structure supporting one or more antennas

N (1/1/15, Ord. 1074)

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 Div. 1.9.

Nursery. See 6.1.6.H.

O (Ordinance I)

Office. See 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 Ratio. See 9.4.6.D.

Open Space (Use). See Sec. 6.1.2.

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 Div. 7.3.

Outdoor Recreation. See 6.1.3.C.

Outfitter. See 6.1.7.E.

P (Ordinance I)

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 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 Access. See Sec. 9.4.16.

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.

Physical Development. 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 structure, fence, wall, or other site development; 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.

Planned Residential Development. See Sec. 7.1.2.

Plat. Plat means the legally recorded drawing depicting the subdivision of land into 2 or more lots.

Primary Use. See 6.1.2.B.4.

Principal Use. See 6.1.2.B.1.

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.

Protected Zone. The following zones are protected zones: Neighborhood Conservation - Single-Town (NC-ToJ) and Auto-Urban Residential-Town (AR-ToJ).

Public Sanitary Sewer. See "Wastewater Treatment System, Public."

Public Water Supply. See "Water Supply, Public."

R (1/1/15, Ord. 1074)

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 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."

Required Landscaping. See, "Landscaping, Required."

Residential Street. Residential street means a local road serving residential uses.

Residential. See Sec. 6.1.4.

Restaurant. See 6.1.6.E.

Retail (Use). See 6.1.6.C.

River. See Sec. 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 (Ordinance I)

Scale of Building, Maximum. See 9.4.7.B.

Scale of Use, Maximum. 9.4.7.A.

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 6.1.6.D.

Setback. See Sec. 9.4.8.

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 6.1.12.D.

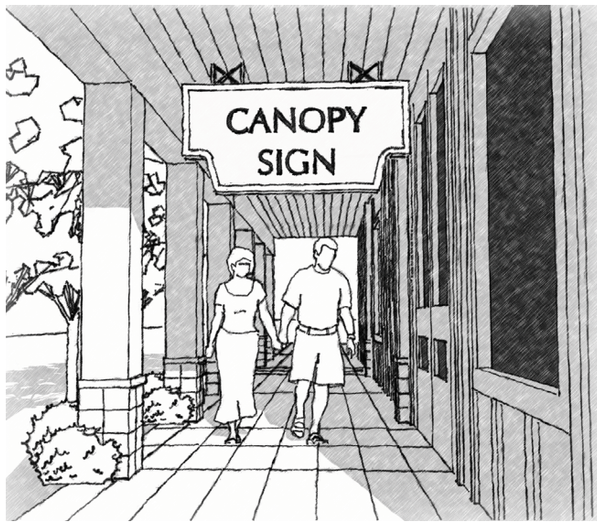
Short-Term Rental Unit. See 6.1.5.C.

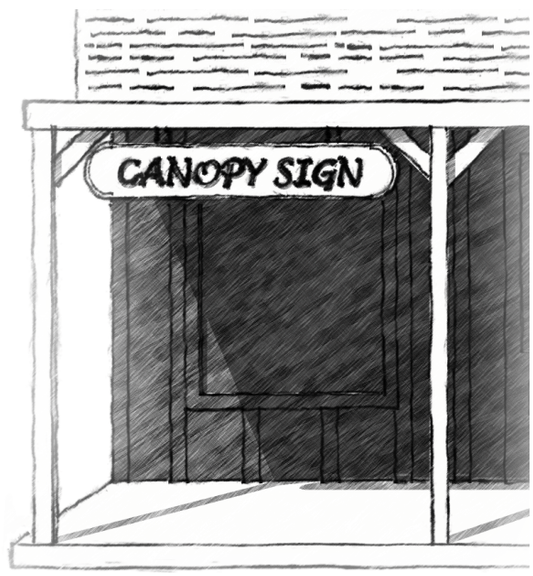
Side Lot Line. See, “Lot Line, Side.”

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).

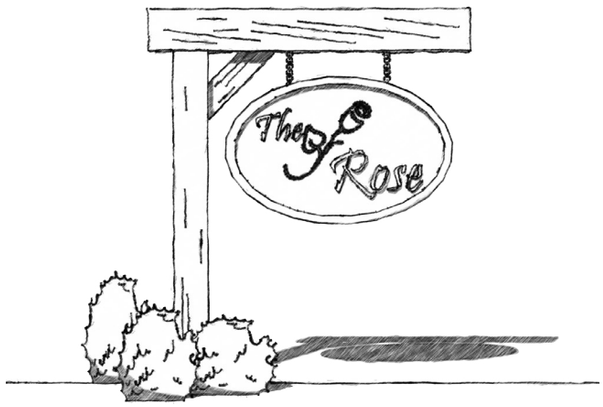


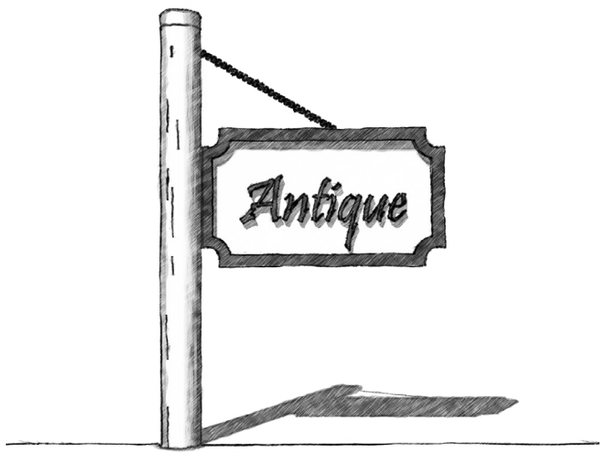


Sign, Changeable Copy. A sign on which copy or sign panels can be manually changed, such as boards with changeable letters or changeable pictorial panels.

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.

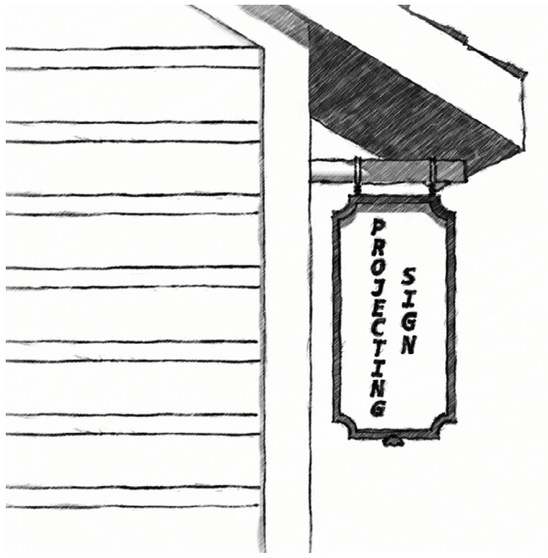
Sign, Freestanding. A sign erected on a freestanding frame, mast or pole, not attached to a building (see examples below). A freestanding sign is considered a structure and shall follow the definition of height.



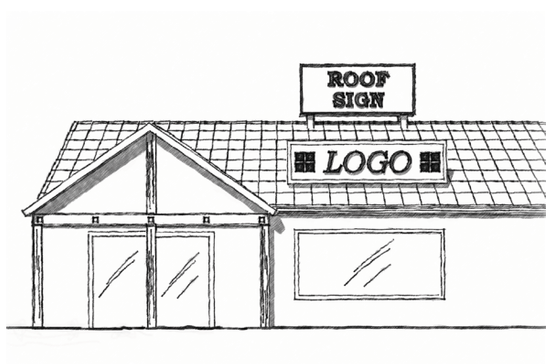


Sign, Neon. Any sign or portion of a building illuminated or outlined by tubes using electrically stimulated neon or other gas.

Sign, Projecting. A sign, other than a wall sign, which is attached to and projects from a structure or building face (see example below).

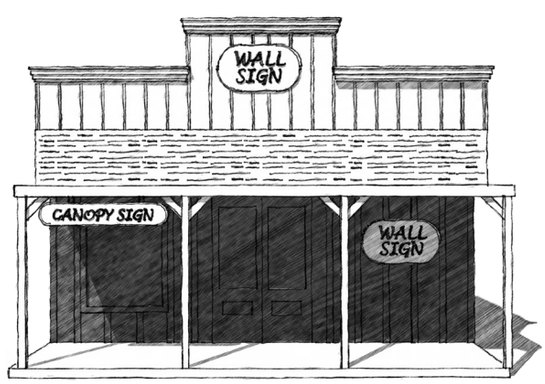


Sign, Roof. Any sign placed or painted above the roof or parapet wall of a structure (see example below).



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 Div. 5.6. for standards applicable to Signs.

Site Area, Adjusted. See 9.4.4.C.

Site Area, Base. See 9.4.4.B.

Site Area, Gross. See 9.4.4.A.

Site Area, Minimum. See 9.4.4.D.

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 development does not include cultivation of the soil for agricultural use.

Site. Site means the entire area of the land on which a use or development is existing or proposed. A site may be a portion of a lot of record or may include multiple lots of record.

Skyline. Skyline means the visual line at which the earth or vegetation and the sky appear 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.”

Special Use. See 6.1.1.D.

Stealth Facility. A Wireless Facility that is integrated into an existing structure so that no portion is visible from outside the existing structure; or that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer.

Stepback. See Sec. 9.4.12.

Stream. See Sec. 5.1.1.

Street Facade. See Sec. 9.4.11.

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, or lot of record into 2 or more parts by means of platting in accordance with the procedures and standards of Sec. 8.5.3. or exempt land division in accordance with the procedures and standards of Sec. 8.5.4. Subdivision includes a division of a building, or lot of record 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 (Ordinance I)

Temporary Gravel Extraction and Processing. See 6.1.12.F.

Temporary Shelter. See 6.1.12.D.

Temporary Use. See 6.1.2.B.5.

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.

Top of Bank. The elevation of the top of bank shall be determined by the observed high water mark, or one foot above the maximum discharge elevation of an outlet control structure that controls the water elevation of a body of water.

Tour Operator. See 6.1.7.E.

Tower. Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Townhouse. Townhouse means a single-family unit, including the ground beneath the unit, with a single unit going from ground to roof.

Transparency. See Sec. 9.4.14.

U (1/1/15, Ord. 1074)

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 Sec. 7.1.3.

Use, Accessory. See 6.1.2.B.3.

Use, Conditional. See 6.1.1.C.

Use, Incidental. See 6.1.2.B.2.

Use, Primary. See 6.1.2.B.4.

Use, Principal. See 6.1.2.B.2.

Use, Special. See 6.1.1.D.

Use, Temporary. See 6.1.2.B.5.

Use. See 6.1.2.A.

Utility Facility. See 6.1.10.C.

V (1/1/15, Ord. 1074)

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 (1/1/15, Ord. 1074)

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 6.1.10.D.

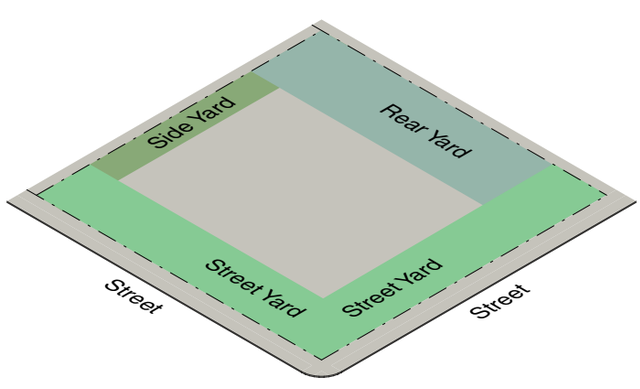
Y (1/1/15, Ord. 1074)

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. Where yards overlap, the standards for each yard apply.

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. Where yards overlap, the standards for each yard apply.

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. Where yards overlap, the standards for each yard apply.



SECTION V.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VI.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VII.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.
PASSED 2ND READING THE _____DAY OF _____, 2016.
PASSED AND APPROVED THE _____DAY OF _____, 201_.

TOWN OF JACKSON

BY: _____
_____, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 201_.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Town Clerk