

ORDINANCE O

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 6.1.1, 6.1.4.H, 6.1.5.C, 6.1.6.E, 6.2.2.A, 6.2.6, 6.3.1.D AND 6.4.3.A OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING USE STANDARDS APPLICABLE IN ALL ZONES IN CONNECTION WITH IMPLEMENTING CHARACTER DISTRICT 2 - TOWN COMMERCIAL CORE AS SET FORTH IN THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN, 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 (part) and Sections 6.1.1, 6.1.4.H, 6.1.5.C and 6.1.6.E of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Article 6. Use Standards Applicable in All Zones | Div. 6.1. Allowed Uses
6.1.1. Use Schedule (D2 effective date)

Div. 6.1. Allowed Uses

6.1.1. Use Schedule (D2 effective date)

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.

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						<u>6.1.2.</u>
Agriculture	--	--	--	--	--	<u>6.1.3.B.</u>
Downhill Ski Area	--	--	--	--	--	<u>6.1.3.C.</u>
Residential						<u>6.1.4.</u>
Detached Single-Family Unit	--	--	--	--	--	<u>6.1.4.B.</u>
Attached Single-Family Unit	B	B	B	B	--	<u>6.1.4.C.</u>
Apartment	B	B	B	B	--	<u>6.1.4.D.</u>
Mobile Home	--	--	--	--	--	<u>6.1.4.E.</u>
Dormitory	C	C	C	C	--	<u>6.1.4.F.</u>
Group Home	C	C	C	C	--	<u>6.1.4.G.</u>
Live/Work Unit	--	--	B	B	--	<u>6.1.4.H.</u>
Lodging						<u>6.1.5.</u>
Conventional Lodging	B(LO)	B(LO)	B(LO)	--	--	<u>6.1.5.B.</u>
Short-Term Rental Unit	B(LO)	B(LO)	B(LO)	--	--	<u>6.1.5.C.</u>
Commercial						<u>6.1.6.</u>
Office	B	B	B	B	--	<u>6.1.6.B.</u>
Retail	B	B	B	B	--	<u>6.1.6.C.</u>
Service	B	B	B	B	--	<u>6.1.6.D.</u>
Restaurant/Bar	B	B	B	--	--	<u>6.1.6.E.</u>
Heavy Retail/Service	--	--	--	--	--	<u>6.1.6.F.</u>
Mini-Storage Warehouse	--	--	--	--	--	<u>6.1.6.G.</u>
Nursery	--	--	--	--	--	<u>6.1.6.H.</u>
Amusement/Recreation						<u>6.1.7.</u>
Amusement	B	B	B	--	--	<u>6.1.7.B.</u>
Outdoor Recreation	--	--	--	--	--	<u>6.1.7.C.</u>
Developed Recreation	B	B	B	--	--	<u>6.1.7.D.</u>
Outfitter/Tour Operator	C	B	B	--	--	<u>6.1.7.E.</u>
Institutional						<u>6.1.8.</u>
Assembly	C	C	C	C	--	<u>6.1.8.B.</u>
Daycare/Education	B	B	B	B	--	<u>6.1.8.C.</u>

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

Article 6. Use Standards Applicable in All Zones | Div. 6.1. Allowed Uses

6.1.1. Use Schedule (D2 effective date)

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

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Town Legacy Zones																
USE CATEGORY	Complete Neighborhood Zones										Rural Area Zones	Civic Zones	Def/ Stds			
	TS	UC	UR	AC- ToJ	AR- ToJ	BP-R ToJ	BP- ToJ	BC- ToJ	RB ToJ	MHP- ToJ	NC- ToJ	NC-2 ToJ		S- ToJ	R- ToJ	P/SP- ToJ
Specific Use																
Open Space																
Agriculture	--	--	--	--	B	--	--	C	--	--	B	B	B	B	Y	Y
Downhill Ski Area	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C
Residential																
Detached Single-Family Unit	--	Y	Y	Y	Y	--	--	Y	Y	--	Y	Y	Y	Y	--	--
Attached Single-Family Unit	--	B	B	B	--	B	--	--	B	--	--	B	--	--	--	--
Apartment	--	B	B	B	B	--	B	--	B	--	--	B	--	--	--	--
Mobile Home	--	--	--	--	--	--	--	--	--	B	--	--	--	--	--	--
Dormitory	--	C	C	C	C	--	--	C	C	--	--	C	C	C	C	--
Group Home	--	C	C	C	C	--	--	C	C	--	--	C	C	C	C	--
Live/Work Unit	--	--	--	B	--	C	C	--	--	--	--	--	--	--	--	--
Lodging																
Conventional Lodging		C(LO)	B(LO)	--	B(LO)	--	--	C(LO)	--	--	--	--	--	--	--	--
Short-Term Rental Unit		C(LO)	B(LO)	--	B(LO)	--	--	C(LO)	--	--	--	--	--	--	--	--
Commercial																
Office	B	B	--	B	B(OF)	C	--	C	B	--	--	--	--	--	C	--
Retail	B	B	--	B	--	C	--	C	--	--	--	--	--	--	--	--
Service	B	B	--	B	--	C	--	C	C	--	--	--	--	--	C	--
Restaurant/Bar	B	B	--	B	--	C	--	C	--	--	--	--	--	--	--	--
Heavy Retail/Service	--	--	--	C	--	B	B	C	C	--	--	--	--	--	C	--
Mini-Storage Warehouse	--	--	--	C	--	B	B	C	C	--	--	--	--	--	C	--
Nursery	--	--	--	B	--	C	C	C	--	--	--	--	--	C	--	--

Key: Y = Use allowed without a permit B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required
 LO = Only allowed in Lodging Overlay Only OF = Only allowed in Office Overlay -- = Use not allowed

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

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Town Legacy Zones																	
USE CATEGORY	Complete Neighborhood Zones												Rural Area Zones	Civic Zones	Def/ Stds		
	TS	UC	UR	AC- ToJ	AR- ToJ	BP-R ToJ	BP- ToJ	BC- ToJ	RB ToJ	MHP- ToJ	NC- ToJ	NC-2 ToJ				S- ToJ	R- ToJ
Accessory Uses																	
Accessory Residential Unit	B	B	--	B	B	C	C	B	B	B	--	--	--	--	B	--	<u>6.1.11.</u>
Bed and Breakfast	--	B(LO)	--	B(LO)	--	--	--	C(LO)	--	--	--	--	--	--	--	--	<u>6.1.11.B.</u>
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	--	<u>6.1.11.C.</u>
Home Business	--	B	C	C	C	--	--	C	B	--	C	C	C	C	--	--	<u>6.1.11.D.</u>
Family Home Daycare	--	B	B	B	B	B	B	B	B	--	B	B	B	B	--	--	<u>6.1.11.E.</u>
Home Daycare Center	--	B	C	C	C	C	--	--	--	--	--	--	C	--	B	--	<u>6.1.11.F.</u>
Drive-In Facility	--	B	--	B	--	C	--	C	--	--	--	--	--	--	--	--	<u>6.1.11.G.</u>
																	<u>6.1.11.H.</u>
Temporary Uses																	
Christmas Tree Sales	--	Y	Y	Y	--	Y	Y	Y	Y	Y	--	--	--	Y	Y	Y	<u>6.1.12.</u>
Real Estate Sales Office	--	--	B	--	B	B	B	--	--	--	--	--	B	B	--	--	<u>6.1.12.B.</u>
Temporary Shelter	--	B	B	B	B	--	--	B	B	B	B	B	B	B	--	--	<u>6.1.12.C.</u>
Farm Stand	--	B	--	B	--	--	--	B	--	--	--	--	--	B	B	--	<u>6.1.12.D.</u>
Temp. Gravel Extraction and Processing	--	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	<u>6.1.12.E.</u>

Key: Y = Use allowed without a permit B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required
LO = Only allowed in Lodging Overlay Only OF = Only allowed in Office Overlay -- = Use not allowed

H. Live/Work Unit

1. **Definition.** A live/work unit is a single-family unit used jointly for residential and nonresidential purposes where the nonresidential use of the unit is incidental to the primary use of the unit as a residence.
2. **Purpose**
 - a. To provide for the appropriate development of units which incorporate both living and working space.
 - b. To provide locations for new businesses to start up.
 - c. To provide opportunities for people to live in mixed-use industrial and commercial areas where compatible with existing uses.
3. **Standards**
 - a. Only the following nonresidential uses may be incorporated into live/work units, and only if the use is allowed in the zone:
 1. Office ([6.1.6.B.](#))
 2. Retail ([6.1.6.C.](#))
 3. Services ([6.1.6.D.](#))
 4. Heavy retail/service ([6.1.6.F.](#))
 - b. The resident of the live/work unit shall work in the nonresidential component of the unit. At least one resident in each Live/Work Unit shall maintain at all times a valid Business License for a business on the premises.
 - c. A minimum of 25% and no more than 50% of the floor area of each live/work unit shall be devoted to nonresidential use;
 - d. Prior to the Certificate of Occupancy or Final Plat, whichever occurs first, a deed restriction or note on the Final Plat shall be recorded indicating requirements of this Subsection.
 - e. Change of Use to or from Live/Work Units.
 1. Live/Work Units may not be changed to residential use, nor may the portion of the Live/Work Unit devoted to residential space be increased above the percentage of residential space when the unit was established.
 2. Live/Work Units may be changed to exclusively nonresidential use. The increase in nonresidential square footage will be subject to the provisions of [Div. 6.3.](#)

C. Short-term Rental Unit

1. **Definition.** Short-term rental means the rental of all or a portion of a residential unit such that occupancy is limited to less than 31 days.
2. **Standards**
 - a. No residential unit or portion of a residential unit may be rented so as to limit occupancy to less than 31 days unless permitted for short-term rental.
 - b. Developments that have been approved for short-term rentals of less than 31 days prior to November 9, 1994 will be allowed to continue such rentals in accordance with Div. 1.9. or in accordance with the PUD approval, whichever is applicable.
 - c. A short-term rental unit shall be subject to the stricter of the two standards when residential and nonresidential standards would apply.

EXAMPLE: A short-term rental unit is subject to residential affordable housing requirements rather than nonresidential employee housing requirements.

6.1.6. Commercial Uses (D2 effective date)

A. All Commercial Uses

1. **Definition.** A commercial use is the sale of goods or services.

B. Office

1. **Definition.** Office use is a professional service or other activity customarily provided in an office environment where appointments are scheduled.
 - a. **Includes:**
 1. legal, accounting, investment, and financial services
 2. medical, dental, and other health services
 3. engineering, architectural, and other design services
 4. counseling and social services
 5. insurance and real estate
 6. broadcast studios for television and radio
 7. administrative and sales offices for business, industry, and government, provided that only administrative, bookkeeping, and clerical types of activities are conducted on site.

E. Restaurant/Bar

1. **Definition.** A restaurant or bar is an establishment oriented to the serving of food and/or beverages.
 - a. Includes:
 1. Micro-brewery, micro-distillery or micro-winery.
2. **Standards.**
 - a. Breweries, distilleries and wineries are generally considered light industrial uses. In order to be considered a restaurant/bar, a micro-brewery, micro-distillery or micro-winery must include a tasting room in which guests or customers may sample the product, and the facility must produce no more than the following beverage volumes on-site each year:
 1. 15,000 barrels of fermented malt beverages;
 2. 15,000 barrels of spirituous beverages; or
 3. 100,000 gallons of vinous beverages.

F. Heavy Retail/Service

1. **Definition.** Heavy retail/service uses are retail or service uses that are of a greater intensity and impact than other retail or service uses.
 - a. Includes:
 1. retail sales of lumber and building supplies and materials
 2. retail sales of fuels, including gasoline service stations
 3. feed and seed outlets
 4. rental and servicing of light motorized and non-motorized tools and equipment
 5. motorized vehicle rental, sales, service, and repair
 6. farm implement supplies, sales and repair
 7. outdoor storage
 8. veterinary and other pet and livestock services
 9. landscaping services
 10. the boarding of horses

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Sections 6.2.2.A and 6.2.6 of the Town of Jackson Land Development Regulations are hereby amended and reenacted as follows:

Div. 6.2. Parking and Loading Standards

6.2.1. Purpose (1/1/15, Ord. 1074)

This Division establishes parking and loading standards for various uses. The standards are intended to lessen congestion on streets and to ensure an adequate supply of parking and loading spaces within a reasonable distance of development.

6.2.2. Required Parking and Loading (D2 effective date)

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 Planning Director upon finding the proposed use has need for parking. Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

Required Parking		
Use	Parking Spaces	Queuing Spaces
Open Space Uses		
Agriculture	n/a	
Downhill ski area	1 per 7 carrying capacity + 1 per 2 employees	
Residential Uses		
Detached single-family unit	2 per DU	
Attached single-family unit	2 per DU +0.5 per DU if ≥ 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	
Outdoor recreation	independent calculation	
Developed recreation	4.5 per 1,000 sf	
Outfitter/Tour operator	independent calculation	
Institutional Uses		
Assembly	independent calculation	
Daycare/Education	independent calculation	
Industrial Uses		
Light industry	1 per 1,000 sf + 1 per company vehicle	
Heavy industry	2 per 1,000 sf + 1 per company vehicle	
Disposal	1 per employee	
Infrastructure Uses		
Parking	n/a	
Utility facility	1 per employee + 1 per stored vehicle	
Wireless communication facility	1 per employee + 1 per stored vehicle	
Heliport	7 per daily aircraft movement	
Accessory Uses		
Accessory residential unit	1.25 per DU	
Bed and breakfast	0.75 per LU	
Home occupation	n/a	
Home business	1 per employee	
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.

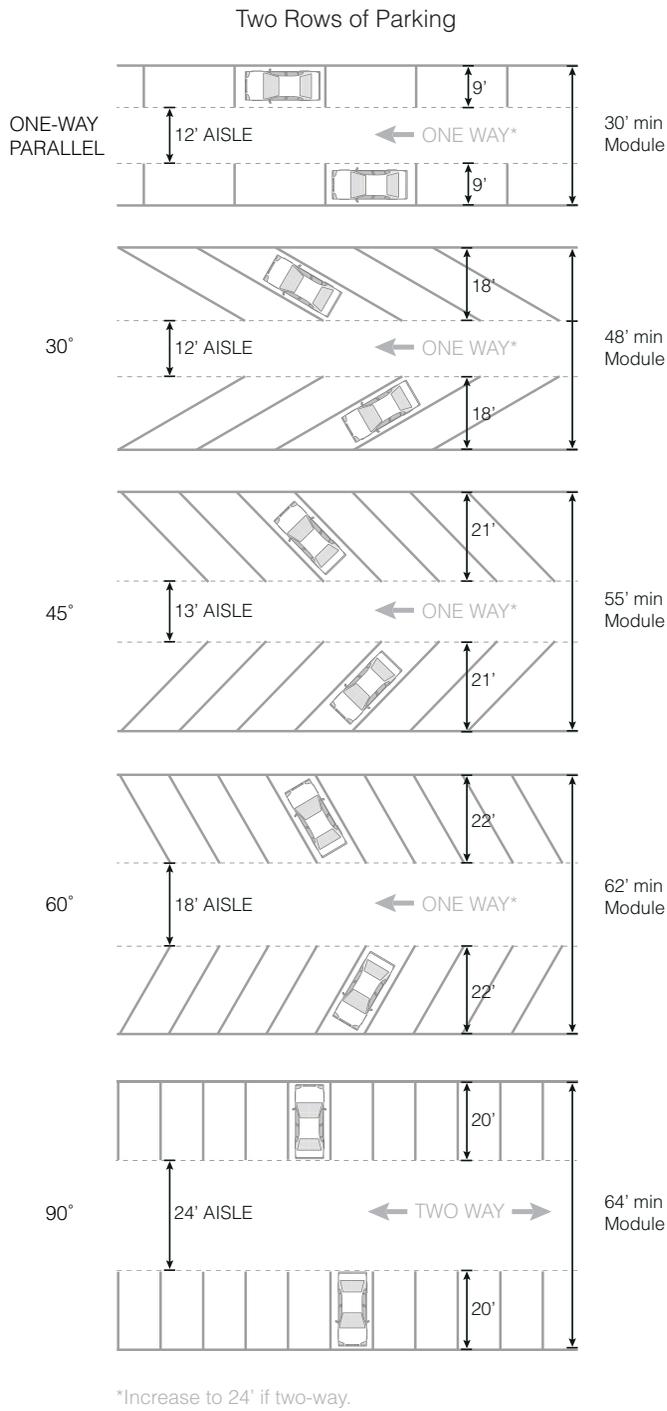
B. Shared Parking

If two or more uses occupy a site or structure, the required parking, queuing and loading shall be the additive total for each individual use unless the Planning Director determines uses are compatible for sharing parking based on the following standards.

1. **Residential and Nonresidential Uses.** A percentage of the parking spaces required for nonresidential uses may be considered shared with on-site residential uses in accordance with the table below, and the extent to which:
 - a. The residential use provides on-site employee housing; and
 - b. The location and design of the development enhances the shared parking function.

Percentage of Nonresidential Parking Spaces that May Be Shared		
Nonresidential Use	Affordable/Employee Housing or ARU	Other Residential Use
Retail	100%	25%
Office	100%	75%
Restaurant/Bar	100%	20%
Service	100%	25%
All Industrial Uses	100%	75%
Other nonresidential uses	100%	20%

2. **Other Compatible Uses.** Notwithstanding the standard percentages established in the table above, reductions in total parking requirements between and among any uses may be granted in one or more of the following circumstances:
 - a. When it is intended that patrons frequent more than one use in a single trip (example: lodging and restaurant)
 - b. When operating hours are substantially different (example: movie theater and office)
 - c. When peak trip generation characteristics are substantially different (example: lodging and retail)



6.2.6. [deleted] (D2 effective date)

SECTION III.

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

D. Calculation of Employee Housing Requirement

The standards in the table below are the result of calculating the number of summer (peak) season employees who are in need of housing, accounting for those who may already live in the community and accounting for average wages paid by various land uses (see Seasonal Employee Housing Needs Assessment, Appendix D, Jackson/Teton County Comprehensive Plan.) The conversion from number of employees to square footage is based upon minimum dwelling unit size as established in Teton County Housing Authority Guidelines. The employee housing standards for all 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.)

E. Method for Providing Employee Housing

One or a combination of the following methods may meet employee housing standards.

1. **On-Site Housing.** Where permitted by these LDRs, the applicant may provide employee housing on-site through mixed-use development subject to all applicable dimensional standards. This is the primary and preferred method for providing employee housing, and should be used whenever possible and wherever practicable. Accessory residential units may comprise the residential component of a mixed-use development, in whole or in part. When on-site housing is provided, any square footage requirement that would create a unit smaller than the minimum unit size is waived.
2. **Alternative Compliance Methods.** The applicant shall be required to provide employee housing using an alternative compliance method should the applicant demonstrate that on-site development of employee housing is not practical. Alternative compliance to these employee housing requirements may be achieved through any of the following methods listed by order of preference:
 - a. **Off-Site Housing.** The applicant may provide or cause to be provided, off-site conventional residential housing, either single family or multiple family, or dormitories. Applicants with obligations to provide employee housing may pool their required units with employee or affordable units from other

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Section 6.4.3.A of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Article 6. Use Standards Applicable in All Zones | Div. 6.4. Operational Standards
6.4.1. Outside Storage (1/1/15, Ord. 1074)

Div. 6.4. Operational Standards

6.4.1. Outside Storage (1/1/15, Ord. 1074)

A. Use of Front Yards

The use of the front yard (street yard) of a residential use for the storage of boats, snowmobiles, trailers, RVs, and similar motor vehicles and equipment is prohibited.

B. Storage of Structures

The storing of structures of any kind is not permitted in any residential zone.

C. Vehicle and Equipment Storage - Vacant Property

The storage of any vehicle on vacant property in a residential zone for more than 3 consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. This also includes heavy equipment, construction equipment, and construction materials. Nothing herein shall be construed to prohibit the storage of vehicles and equipment for temporary construction, provided the storage area is fenced, well marked, and posted. For purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence.

D. Outdoor Display

The organized outdoor display of goods for sale in association with a nonresidential use is allowed, provided it is contained on private property.

6.4.2. Refuse and Recycling (1/1/15, Ord. 1074)

A. Town Trash and Recycling Enclosures

Trash and recycling enclosures shall be provided for all nonresidential uses and multi-family developments of 4 or more units. Enclosures shall be of similar material and color to the building. Enclosures shall be entirely enclosed with the side facing the street or alley to be a gate whenever feasible. Enclosures shall provide adequate space for recycling as determined by the Planning Director. Enclosures shall be consolidated wherever possible.

6.4.3. Noise (D2 effective date)

All uses shall conform with the following standards.

A. Maximum Noise

Noises shall not exceed the maximum sound levels prescribed in the table below, beyond the site boundary lines, except that when a nonresidential activity in contiguous to a residential zone, the residential zone standard shall govern.

