

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						<u>6.1.2.</u>
Agriculture	--	--	--	--	--	<u>6.1.3.B.</u>
Outdoor Recreation	--	--	--	--	--	<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 ^Z	--	<u>6.1.6.C.</u>
Service	B	B	B	B ^Z	--	<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>
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
^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						<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>

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		
	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
Specific Use																
Open Space																
Agriculture	--	--	--	--	B	--	--	C	--	--	B	B	B	B	Y	Y
Outdoor Recreation	--	--	--	C	C	C	C	C	--	--	--	--	C	C	C	C
Residential																
6.1.2.																
6.1.3.B.																
6.1.3.C.																
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(O)	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

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	MHP- ToJ	NC- ToJ	NC-2 ToJ				S- ToJ
Amusement/Recreation																
Specific Use																
Amusement	C	C	--	B	--	--	--	--	--	--	--	--	--	--	--	6.1.7.
Developed Recreation	--	B	--	B	--	C	C	C	--	--	--	--	--	--	--	6.1.7.B.
Outfitter/Tour Operator	--	C	--	C	--	C	C	C	--	--	--	--	--	--	--	6.1.7.D.
																6.1.7.E.
Institutional																
Assembly	--	C	C	C	C	C	C	C	C ^z	--	--	--	C	C	C	6.1.8.
Daycare/Education	--	B	--	B	--	C	C	--	--	--	--	--	--	--	--	6.1.8.B.
																6.1.8.C.
Industrial																
Light Industry	--	--	--	C	--	B	B	C	C ^z	--	--	--	--	--	C	6.1.9.
Heavy Industry	--	--	--	--	--	C	C	--	--	--	--	--	--	--	C	6.1.9.B.
Disposal	--	--	--	--	--	C	C	--	--	--	--	--	--	--	C	6.1.9.C.
																6.1.9.D.
Transportation/Infrastructure																
Parking	--	--	--	C	--	--	--	--	--	--	--	--	--	--	C	6.1.10.
Utility Facility	--	C	C	C	C	C	C	C	C ^z	C	C	C	C	C	C	6.1.10.B.
Wireless Communication Facilities																
Minor	B	B	B	B	B	B	B	B	B ^z	B	B	B	B	B	B	6.1.10.C.
Major	--	--	--	--	--	C	--	--	--	--	--	--	--	--	C	6.1.10.D.
Heliport	--	--	--	C	--	C	C	C	--	--	--	--	--	--	C	6.1.10.E.

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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		P- ToJ
Specific Use																	
Accessory Uses																	
Accessory Residential Unit	B	B	--	B	B ^z	C	C	B	B	--	--	--	--	--	B	--	<u>6.1.11.B.</u>
Bed and Breakfast	--	B(LO)	--	B(LO)	--	--	--	C(LO)	--	--	--	--	--	--	--	--	<u>6.1.11.C.</u>
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	--	<u>6.1.11.D.</u>
Home Business	--	B	C	C	C	--	--	C	B	--	C	C	C	C	--	--	<u>6.1.11.E.</u>
Family Home Daycare	--	B	B	B	B	B	B	B	B	--	B	B	B	B	--	--	<u>6.1.11.F.</u>
Home Daycare Center	--	B	C	C	C	C	C	--	--	--	--	C	--	--	B	--	<u>6.1.11.G.</u>
Drive-In Facility	--	B	--	B	--	C	--	C	--	--	--	--	--	--	--	--	<u>6.1.11.H.</u>
Temporary Uses																	
Christmas Tree Sales	--	Y	Y	Y	--	Y	Y	Y	Y	--	--	--	--	Y	Y	Y	<u>6.1.12.B.</u>
Real Estate Sales Office	--	--	B	--	B	B	B	--	--	--	--	B	B	B	--	--	<u>6.1.12.C.</u>
Temporary Shelter	--	B	B	B	B	--	--	B	B	B	B	B	B	B	--	--	<u>6.1.12.D.</u>
Farm Stand	--	B	--	B	--	--	--	--	B	--	--	--	B	B	B	--	<u>6.1.12.E.</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.F.</u>

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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 K.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Section 6.1.13D 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 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	
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.

E. 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.)

E. 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