

ORDINANCE K

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1115 AND 1074 (PART) AND SECTION 1.9.2.B.3 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING EXCEPTIONS TO EXPANSION OF NONCONFORMING PHYSICAL DEVELOPMENT 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 Nos. 1115 and 1074 (part) and Section 1.9.2.B.3 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Article 1. General Provisions | Div. 1.9. Nonconformities
1.9.2. Nonconforming Physical Development (D2 effective date)

B. Maintenance, Alteration, Expansion, and Replacement

Maintenance, alteration, replacement, or expansion of a nonconforming physical development shall only be permitted if all 6 of the following standards are met.

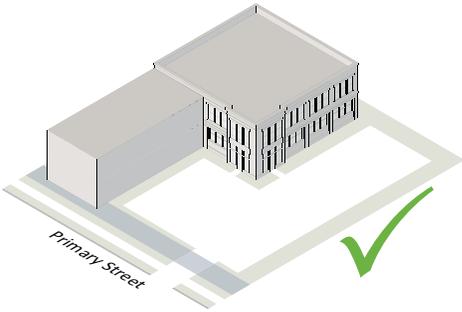
1. **No Increase in Nonconformity.** Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs.

EXAMPLE: An addition must meet all setbacks, floor area limits, and other standards even if a portion of the structure being added to does not meet a setback.

2. **Maintenance and Alteration.** A nonconforming physical development may be maintained or altered.
3. **Expansion.** A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20% of its floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming. The following exceptions shall apply to this limit on expansion.
 - a. **Historic Buildings.** This standard shall not limit expansion of a building included on the Teton County Historical Preservation Board (TCHPB) list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant.
 - b. **Workforce Housing Incentive.** Floor area added using the Deed Restricted Housing Exemption (Sec. 7.8.3.) or Workforce Housing Floor Area Bonus (Sec. 7.8.4.) shall not be included in the calculation of expansion.
 - c. **Nonconforming Bulk and Form Standards.** This standards shall not limit expansion of a building that is nonconforming with one or more of the following standards.
 - i. Minimum stories in a street setback
 - ii. Building setback
 - iii. Pedestrian frontage
 - iv. Building frontage

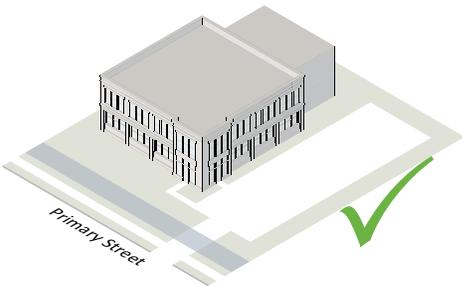
d. Nonconforming Building Facade Width

i. **Additions.** Expansion of an existing building that is unable to meet the building facade width requirement must comply with the following provisions.



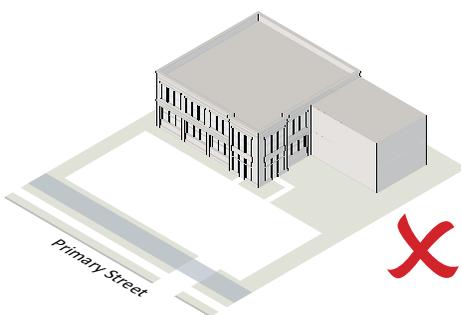
Front: Addition

Any addition to the front must be placed in the street setback range. The addition does not have to meet the required building facade width for the lot.



Rear: Addition

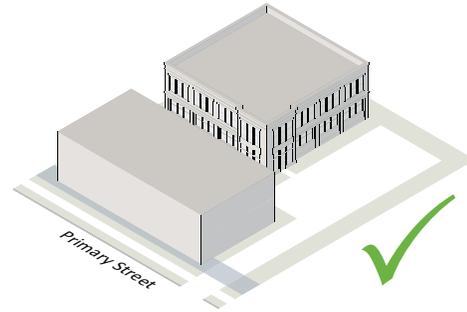
Rear additions are allowed because the extension does not increase the degree of the nonconformity.



Side: Addition

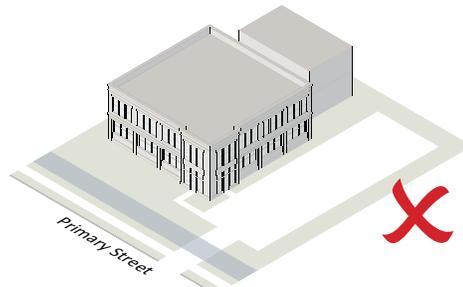
Side additions are not allowed because the extension increases the width of the building not located in the street setback range.

ii. **New Buildings.** Where a new building is being constructed on a lot with an existing building that doesn't meet the building facade width requirement, the following provisions apply.



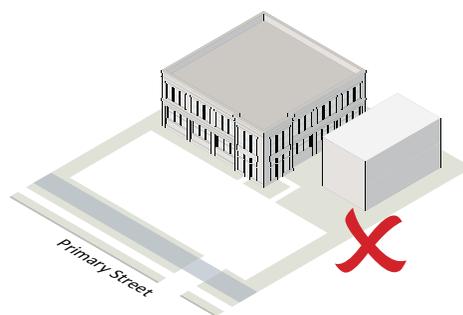
Front: New Building

All new buildings must be placed in the street setback range until the required building facade width for the lot has been met.



Rear: New Building

New buildings located outside of the street setback range are not allowed until the required building facade width for the lot has been met.



Side: New Building

New buildings located outside of the street setback range are not allowed until the required building facade width for the lot has been met.

