



# TOWN ZONING & PARKING UPDATE

## CHARACTER DISTRICTS 3-6

### "NEIGHBORHOODS AND CORRIDORS"



#### You Spoke...

5 Public Comment Events.  
2 Surveys. 635 total participants.

Here's what we heard from the community in 2017:

- Workforce housing is important. The Town Zoning Update is an appropriate way to provide workforce housing.
- More workforce housing is appropriate in Midtown and Central Midtown, the commercial and residential areas just South of the "Y".
- Neighborhood character is important. Neighborhoods with traditionally stable character should not change.
- Greenspace and wildlife connectivity needs to be improved throughout Town.
- Our Town should be more walkable, with improved pedestrian experiences.

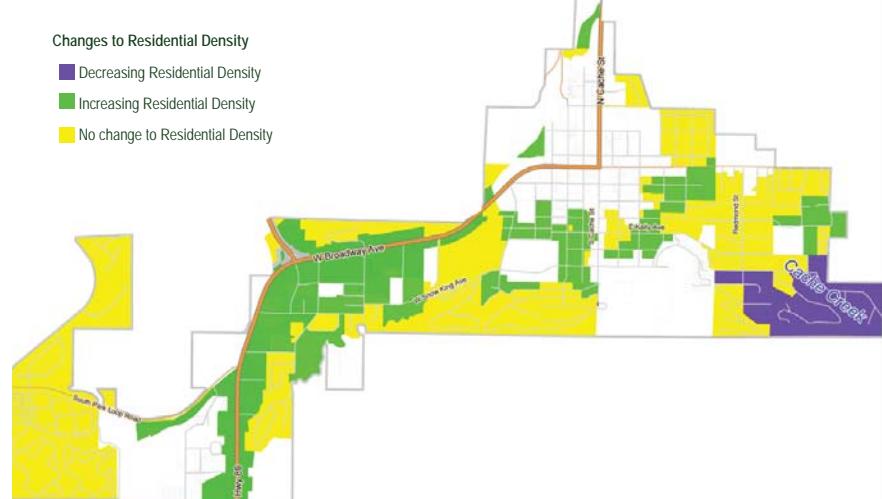
#### We listened...

*These are the major updates that will keep our community special.*

- The new regulations will increase workforce housing opportunities by permitting more multifamily residential in Town near the "Y" and in the residential core of Town (see map).
- Workforce housing incentives will be incorporated in targeted zones (e.g., market housing bonus in exchange for deed restricted workforce housing).
- Decreased development potential in peripheral neighborhoods with wildlife habitat value (see map).

## WHAT ARE WE DOING?

The Town is updating its zoning to achieve the community vision adopted in the 2012 Comprehensive Plan. Zoning is the set of regulations that determine the size, location, and use of buildings in Town.



## WHY?

1. **To enhance and preserve neighborhood character. How?** The Town Zoning Updates **do not** increase density in Stable neighborhoods, areas that traditionally have had a stable character (see areas in yellow and purple above). The updates do add density in Transitional neighborhoods (areas without a stable character) where the community deemed added density more appropriate (see green above).
2. **To create workforce housing. How?** By removing the ability to build large, single-family homes in rural areas and allocating these homes to be built in Town as smaller units that are more affordable to the workforce. We are not adding more homes to the community; We are moving those homes from open spaces to areas like Town that can best accommodate development.
3. **To better manage the location and impacts of development. How?** Locating housing near jobs, services, and infrastructure decreases our impact on the environment and decreases traffic by providing opportunities for walking, biking, or taking the bus to a destination.
4. **To keep our community special. How?** By housing local workers in our community, we maintain our sense of community. Workers who live locally have more time to volunteer after work, to spend money in our community, and to participate in community events like Old Bill's Fun Run. Nurses, policemen, and teachers who live in our community can still make it to work during road closures and weather events. Fewer workers commuting also means fewer cars on the road, fewer CO2 emissions, and fewer collisions with wildlife.



# DISTRICT 3-6 ZONING

## Frequently Asked Questions



### HOW DO I STAY INVOLVED?

April 12

- Open House to take public comment

April 23

- Town Council Workshop
- Public comment will be taken

May 14

- Planning Commission Hearing
- Public comment will be taken

May 28

- Town Council 1st Hearing
- Public comment will be taken

June 25

- Town Council 2nd Hearing
- Public comment will be taken

July 2

- Town Council 3rd/Adoption Hearing
- Public comment will be taken

### WHERE IS MORE INFO?

[engage2017.jacksonetonplan.com](http://engage2017.jacksonetonplan.com)

#JHEngage2017

### HOW DO I COMMENT?

At the open house or a hearing

[feedback@jacksonetonplan.com](mailto:feedback@jacksonetonplan.com)

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#### **Q: Will the proposed zoning increase the community's residential buildout?**

A: No. No new units will be added to the County and Town's combined buildout. The proposal will instead relocate up to a maximum of 1,800 units from the rural areas of the County into the Town where there is water, sewer, roads, jobs, and other services for the new residents.

#### **Q: Why should we add some or all of the 1,800 units to Town?**

A: For workforce housing. The only purpose for adding any portion of the 1,800 units is to provide workforce housing for local workers. We cannot meet our Comprehensive Plan goal of housing 65% of our workforce locally without most of the 1,800 units being occupied by local workers. Creating more housing for locals will, in turn, increase volunteerism, reduce traffic on our highways from commuters, make running a business easier, and create more community-invested residents.

#### **Q: Are County neighborhoods adding any workforce housing units?**

A: The County has open space conservation incentives that would allow another 500 units in County Complete Neighborhoods.

#### **Q: Will any of the additional 1,800 units be put into Stable single-family neighborhoods?**

A: No. All proposed new residential units would be located in Transitional areas of Town that have been designated for redevelopment and additional density. This includes areas near the rodeo fairgrounds and parts of West Jackson.

#### **Q: How will the additional workforce units be added?**

A: Incentives and Requirements. The proposal uses the existing "Fill the Box" workforce housing bonus to allow the additional units. The "Fill the Box" bonus can be used a few different ways.

- Incentive. The "Fill the Box" bonus allows a property owner to voluntarily build as much residential floor area as allowed by the setbacks, height, and parking requirements on a site (regardless of FAR) – if at least 1/3 of the floor area is restricted for workforce housing.
- Requirement. The "Fill the Box" bonus can be used to meet a project's workforce housing mitigation requirement for on-site housing, decreasing development costs.

#### **Q: How much money will adding these workforce units cost the taxpayers?**

A: None. All workforce housing built using the "Fill the Box" bonus would be constructed by the market without any public subsidy. There would be some administration costs with monitoring the deed-restricted units over the long term, but that is all.

#### **Q: How will the Town Zoning update work in conjunction with the Housing Mitigation Requirements Update?**

A: The Housing Mitigation Requirements update will significantly decrease mitigation rates for residential development. This change will decrease costs to build residential units, including workforce units, and so this will work well with the voluntary incentives in the Town Zoning update that are designed to provide landowners more options to create workforce housing.

#### **Q: Are parking requirements in residential areas being increased, decreased, or staying about the same?**

A: Staying about the same. Based on the parking technical study and the Council's concern that new residential development not create parking problems for the surrounding neighborhood, the existing on-site parking requirements are being kept. Also, given that overnight winter parking on the street was not supported by the Council at this time, it was important not to reduce parking requirements too much without having an alternative solution for year-round overnight parking.