

TOWN OF JACKSON

LAND DEVELOPMENT REGULATIONS

(3/16/18 P17-077 AMENDMENTS TO 8/9/17 LDRS)

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Div. 2.1. All Complete Neighborhood Zones

Complete neighborhood zones are intended to enhance the locations in the community that are most appropriate for use and development into the most desirable places to live, work, and play. There are 2 types of complete neighborhood zones.

2.1.1. Character Zones ([11/23/16, Ord. 1149 P17-077](#))

Character zones, established in [Div. 2.2.](#), are character-based and established to implement the Comprehensive Plan. The character zones include:

- A. [Neighborhood Low Density -1 \(NL-1\)](#)
- B. [Neighborhood Low Density-2 \(NL-2\)](#)
- C. [Neighborhood Low Density-3 \(NL-3\)](#)
- D. [Neighborhood Low Density-4 \(NL-4\)](#)
- E. [Neighborhood Medium Density-1 \(NM-1\)](#)
- F. [Neighborhood Medium Density-2 \(NM-2\)](#)
- G. [Neighborhood High Density-1 \(NH-1\)](#)
- H. Downtown Core (DC)
- I. Commercial Residential-1 (CR-1)
- J. Commercial Residential-2 (CR-2)
- K. [Commercial Residential-3 \(CR-3\)](#)
- L. Office Residential (OR)

2.1.2. Legacy Zones ([11/23/16, Ord. 1149 P17-077](#))

Legacy zones, established in [Div. 2.3.](#), are carried forward from the previous LDRs, and it is the intent that they will be phased out over time as character zones are adopted and applied. The legacy zones include:

- A. Town Square (TS)
- B. Urban Commercial (UC)
- C. [Urban Residential \(UR\)](#)
- D. [Auto Urban Commercial-Town \(AC-ToJ\)](#)
- E. [Auto Urban Residential-Town \(AR-ToJ\)](#)
- F. [Business Park-Restricted Uses \(BP-R\)](#)
- G. Business Park-Town (BP-ToJ)
- H. [Business Conservation-Town \(BC-ToJ\)](#)
- I. [Residential Business \(RB\)](#)
- J. [Mobile Home Park-Town \(MHP-ToJ\)](#)
- K. [Neighborhood Conservation-Town \(NC-ToJ\)](#)
- L. [Neighborhood Conservation-Two-Family \(NC-2\)](#)
- M. [Suburban-Town \(S-ToJ\)](#)

2.2.2. NL-1: Neighborhood Low Density 1

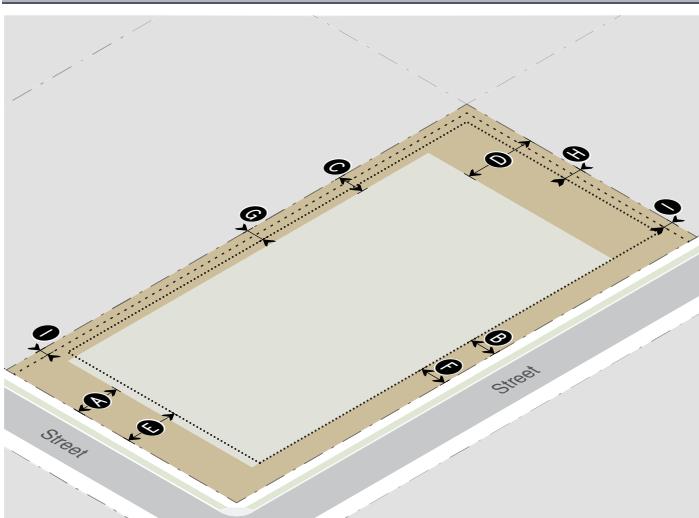
(P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Low Density 1 (NL-1) zone is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape and yards over buildings. Buildings and development should be oriented to respect steep slopes, preserve open space, and provide for wildlife movement through the property. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street, often including longer driveways.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 6.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards**Primary Building Setbacks**

(Sec. 9.4.8)

Primary street (min)	25'	A
Side street (min)	15'	B
Side interior (min)	15'	C
Rear (min)	40'	D

Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Side street (min)	15'	F
Side interior/rear (min)	10'	G
Rear (min)	10'	H

Site Development Setbacks

All site development, excluding driveways

Primary/side street (min)	0'	I
Side interior/rear (min)	5'	I

Landscaping

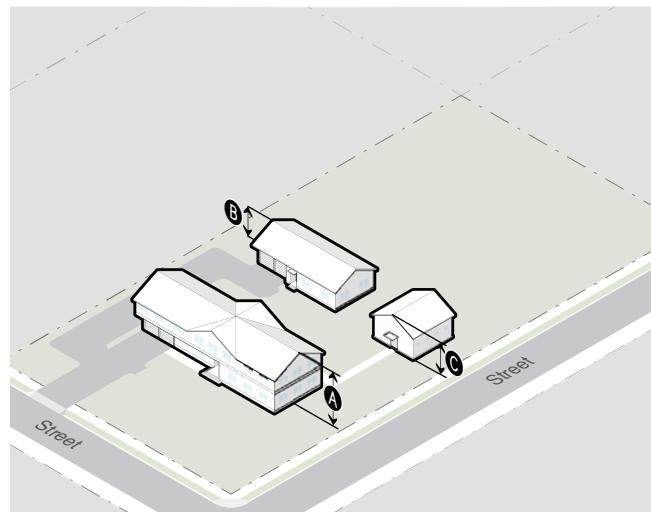
(Div. 5.5)

Landscape surface ratio (min)	.60
Plant units (min)	
Residential	1 per lot
Nonresidential	1 per 1,000 sf of landscape area
Parking lot (all uses)	1 per 12 parking spaces

2. Vehicle Access Standards



3. Bulk & Mass Standards



Access

Primary street	Allowed
----------------	---------

Side street	Allowed
-------------	---------

Alley	Allowed
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Curb-cut width (max)	20'	A
----------------------	-----	---

Driveway width in primary/side street setback (max)	20'	B
---	-----	---

Parking Setbacks

Primary street* (min)	25'	C
-----------------------	-----	---

Side street* (min)	15'	D
--------------------	-----	---

Side interior (min)	5'	E
---------------------	----	---

Rear (min)	5'	F
------------	----	---

* Excludes 20' max driveway allowed in primary/side street setback

Primary Building Height

Sec. 9.4.9

Height: roof pitch \leq 3/12 (max)	2 stories, not to exceed 26'	A
--------------------------------------	------------------------------	---

Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
-------------------------------------	------------------------------	---

Height: roof pitch \geq 6/12 (max)	2 stories, not to exceed 30'	A
--------------------------------------	------------------------------	---

Accessory Structure Height

Sec. 9.4.9

Accessory residential unit (max)	2 stories, not to exceed 26'	B
----------------------------------	------------------------------	---

All other accessory structures (max)	14'	C
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Scale of Development

Sec. 9.4.13

Floor area ratio (FAR max)	.30
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4. Maximum Scale of Development	
Individual building (max gross floor area)	10,000 sf
5. Building Design Requirements	
Design review required for all nonresidential development, unless exempted by Planning Director	(Div. 5.8.)
6. Fencing	
<u>Height (max)</u>	
In street yard	4'
In side or rear yard	6'
<u>Setback (min)</u>	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<u>Orientation</u>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
<u>Natural Resource Setback (min)</u>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<u>Irrigation Ditch Setback (min)</u>	(7.7.4.D.)
Irrigation Ditch	15'
<u>Natural Resource Overlay (NRO) Standards</u>	(Sec. 5.2.1.)
8. Scenic Standards	
<u>Exterior Lighting</u>	(Sec. 5.3.1.)
<u>Light trespass prohibited</u>	
All lights over 600 initial lumens shall be fully shielded	
<u>Lumens per sf of site development (max)</u>	1.5
<u>Lumens per site (max)</u>	
All fixtures	60,000
Unshielded fixtures	40,000
Light Color	≤3000 Kelvin
<u>Scenic Resource Overlay (SRO) Standards</u>	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
<u>Steep Slopes</u>	(Sec. 5.4.1.)

<u>Development prohibited</u>	Slopes > 25%
<u>Hillside CUP required</u>	Lot with average cross-slope ≥ 10%
<u>Areas of Unstable Soils</u>	(Sec. 5.4.2.)
<u>Fault Area</u>	(Sec. 5.4.3.)
<u>Floodplains</u>	(Sec. 5.4.4.)
<u>Wildland Urban Interface</u>	(Sec. 5.4.5.)
10. Signs	(Div. 5.6.)
<u>Number of Signs (max)</u>	3 per business per frontage
<u>Home occupation/business</u>	1 unlit wall sign
<u>Background Color</u>	No white or yellow
<u>Sign Area</u>	
<u>Total sign area (max)</u>	3 sf per ft of street facade width up to 150 sf
<u>Home occupation/business</u>	2 sf
<u>Penalty</u>	10% per projecting and freestanding sign
<u>Sign Type Standards</u>	
<u>Canopy sign</u>	
<u>Clearance (min)</u>	7'6" from average grade
<u>Setback (min)</u>	18" from back of curb
<u>Freestanding sign</u>	
<u>Height (max)</u>	6'
<u>Setback (min)</u>	5'
<u>Projecting sign</u>	
<u>Height (max)</u>	24' above grade
<u>Clearance (min)</u>	7'6" from average grade
<u>Setback (min)</u>	18" from back of curb
<u>Wall sign</u>	
<u>Window sign</u>	
<u>Window surface coverage (max)</u>	25% up to 16 sf
<u>Temporary Signs</u>	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
<u>Grading</u>	(Sec. 5.7.2.)
<u>Erosion Control</u>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<u>Stormwater Management</u>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>		X	X			(Sec. 5.7.1.)
<u>> 10 units</u>	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
<u>≤ 5,000 sf</u>			X	X		(Sec. 5.7.1.)
<u>5,001 - 15,000 sf</u>		X	X	X		(Sec. 5.7.1.)
<u>> 15,000 sf</u>	X	X	X	X		(Sec. 5.7.1.)
<u>Sign</u>					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-1 zone, however, all standards in Article 6. are applicable in the NL-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
<u>Open Space</u>					
<u>Agriculture (6.1.3.B.)</u>	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
<u>Outdoor Recreation (6.1.3.C.)</u>	C	0 sf	n/a	independent calculation	
<u>Residential</u>					
<u>Detached Single-Family Unit (6.1.4.B.)</u>	Y	0 sf	1 unit per lot	2/DU	to be amended pending Housing Mitigation LDR Update
<u>Group Home (6.1.4.G.) (E.1.)</u>	C	0 sf	15 rooms per acre	0.5/bed	
<u>Institutional</u>					
<u>Assembly (6.1.8.B.)</u>	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
<u>Transportation/Infrastructure</u>					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
<u>Wireless Communications Facilities (6.1.10.D.)</u>				1/employee + 1 per stored vehicle	
<u>Minor</u>	B	0 sf	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.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
<u>Accessory Uses</u>					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	0 sf	1 unit per lot	1/bedroom	
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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

3. Maximum Scale of Use	
<u>Individual Use (floor area)</u>	
<u>Single-family unit (detached)</u>	
Habitable floor area excluding basement (max)	8,000 sf
Gross floor area excluding basement (max)	10,000 sf
Habitable floor area (min)	1,000 sf
<u>Accessory Residential Unit</u>	
Detached ARU on Lot < 18,000 sf (max)	500 sf habitable
All other ARUs (max)	800 sf habitable
4. Operational Standards	
<u>Outdoor Storage</u>	
<u>Refuse and Recycling</u>	
Trash & recycling enclosure required	> 4 DUs and all nonresidential
<u>Noise</u>	
Sound level at property line (max)	65 DBA
<u>Vibration</u>	
<u>Electrical Disturbances</u>	
<u>Fire and Explosive Hazards</u>	

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-1 zone, however, all standards in Article 7. are applicable in the NL-1 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options							
<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Standards</u>
<u>Allowed Subdivision Options</u>							
Land Division	n/a	43.560 sf	n/a	n/a	determined by physical development	(Sec. 7.2.3.)	
2. Residential Subdivision Requirements							
<u>Affordable Housing</u>							
Required Affordable Housing					1 affordable unit per 4 market units		(Div. 7.4.)
<u>Schools and Parks Exaction</u>							
Schools exaction					.020 acres per 1- or 2-family unit .015 acres per multi-family unit		
Parks exaction						9 acres per 1,000 resident	
3. Infrastructure							
<u>Transportation Facilities</u>							
Access							required
Right-of-way for Minor Local Road (min)							60'
Paved travel way for Minor Local Road (min)							20'
<u>Required Utilities</u>							
Water							public
Sewer							public

4. Required Subdivision and Development Option Permits

<u>Option</u>	<u>Planned Unit Development</u> (Sec. 8.7.3.)	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Development Option Plan</u> (Sec. 8.5.2.)	<u>Subdivision Plat</u> (Sec. 8.5.3.)
<u>Land Division</u>					
<u>≤ 10 Lots</u>			X		X
<u>> 10 Lots</u>		X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-1 zone.

1. Group Home Use Standards

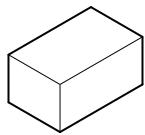
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

2. Accessory Residential Units (ARUs)

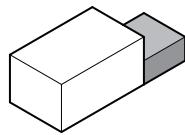
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

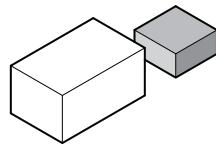
Configuration options in the NL-1 zone include, but are not limited to, the following:



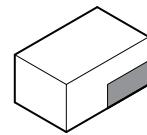
One Unit



One Unit
+ One attached ARU



One Unit
+ One detached ARU



One Unit
+ One internal/basement ARU

2.2.3. NL-2: Neighborhood Low Density 2

(P17-077)

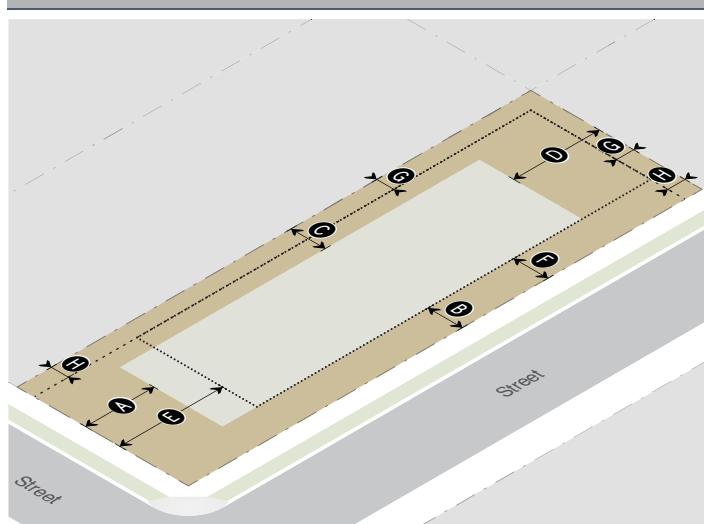
A. Intent

1. General Intent: The intent of the Neighborhood Low Density 2 (NL-2) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single-Family detached homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subareas 3.1, 5.5, and 6.1 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	25'	D

Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Side street (min)	10'	F
Side interior/rear (min)		G
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	

Site Development Setbacks

All site development, excluding driveways

Primary/side street (min)	0'	
Side interior/rear (min)	5'	H

Landscaping

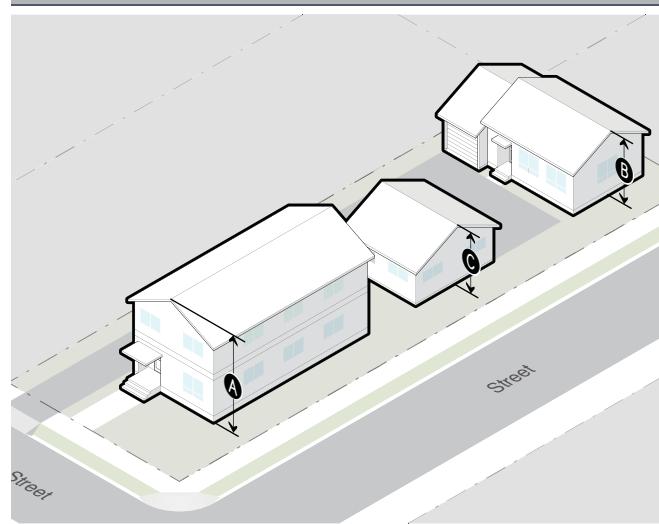
(Div. 5.5)

Landscape surface ratio (min)	.45
Plant units (min)	1 per lot

2. Vehicle Access Standards



3. Bulk & Mass Standards



Access

Primary street	Allowed
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Side street	Allowed
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Alley	Allowed
-------	---------

Curb-cut width (max)	20'	A
----------------------	-----	---

Driveway width in primary/side street setback (max)	20'	B
---	-----	---

Parking Setbacks

Primary street* (min)	20'	C
-----------------------	-----	---

Side street* (min)	10'	D
--------------------	-----	---

Side interior (min)	5'	E
---------------------	----	---

Rear (min)	5'	F
------------	----	---

*Excludes 20' max driveway allowed in primary/side street setback

Primary Building Height

(Sec. 9.4.9)

Height: roof pitch \leq 3/12 (max)	2 stories, not to exceed 26'	A
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Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
-------------------------------------	------------------------------	---

Height: roof pitch \geq 6/12 (max)	2 stories, not to exceed 30'	A
--------------------------------------	------------------------------	---

Accessory Structure Height

(Sec. 9.4.9)

Accessory residential unit (max)	2 stories, not to exceed 26'	B
----------------------------------	------------------------------	---

All other accessory structures (max)	14'	C
--------------------------------------	-----	---

Scale of Development

(Sec. 9.4.13)

Floor area ratio (FAR max)	.40
----------------------------	-----

4. Maximum Scale of Development	
Individual building (max gross floor area)	n/a
5. Design Requirements	
Nonresidential design guidelines	n/a
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)

9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
10. Signs	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>			X	X		(Sec. 5.7.1.)
<u>> 10 units</u>	X		X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-2 zone, however, all standards in Article 6. are applicable in the NL-2 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
<u>Open Space</u>					to be amended pending Housing Mitigation LDR Update
<u>Agriculture (6.1.3.B.)</u>	B	0 sf	n/a	n/a	
<u>Residential</u>					to be amended pending Housing Mitigation LDR Update
<u>Detached Single-Family Unit (6.1.4.B.)</u>	Y	0 sf	1 unit per lot	2/DU	
<u>Transportation/Infrastructure</u>					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
<u>Wireless Communications Facilities (6.1.10.D.)</u>				1/employee + 1 per stored vehicle	
<u>Minor</u>	B	0 sf	n/a		
<u>Accessory Uses</u>					
<u>Accessory Residential Unit (Sec. 6.1.11.) (E.1)</u>	B	0 sf	1 unit per lot	1/bedroom	
<u>Home Occupation (6.1.11.D.)</u>	B	0 sf	n/a	n/a	
<u>Home Business (6.1.11.E.)</u>	C	0 sf	n/a	1/employee	to be amended pending Housing Mitigation LDR Update
<u>Family Home Daycare (6.1.11.F.)</u>	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
<u>Temporary Shelter (6.1.12.D.)</u>	B	0 sf	1 unit per lot	2/DU	
<u>Temp. Gravel Extraction and Processing (6.1.12.F.)</u>	B	0 sf	n/a	1/employee	

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

3. Maximum Scale of Use

Individual Use (max floor area)

Single-family unit (detached)

<u>Habitable floor area excluding basement</u>	<u>8,000 sf</u>
<u>Gross floor area excluding basement</u>	<u>10,000 sf</u>

Accessory Residential Unit

<u>Detached ARU on Lot < 11,250 sf</u>	<u>500 sf habitable</u>
<u>All other ARUs</u>	<u>800 sf habitable</u>

4. Operational Standards

<u>Outdoor Storage</u>	<u>(Sec. 6.4.1.)</u>
<u>Refuse and Recycling</u>	<u>(Sec. 6.4.2.)</u>

Trash & recycling enclosure not required

<u>Noise</u>	<u>(Sec. 6.4.3.)</u>
<u>Sound level at property line (max)</u>	<u>65 DBA</u>
<u>Vibration</u>	<u>(Sec. 6.4.4.)</u>
<u>Electrical Disturbances</u>	<u>(Sec. 6.4.5.)</u>
<u>Fire and Explosive Hazards</u>	<u>(Sec. 6.4.6.)</u>

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-2 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-2 zone, however, all standards in Article 7. are applicable in the NL-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>
<u>Allowed Subdivision Options</u>							
<u>Land Division</u>	<u>n/a</u>	<u>7,500 sf</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>		<u>(Sec. 7.2.3.)</u>

2. Residential Subdivision Requirements

<u>Affordable Housing</u>	<u>(Div. 7.4.)</u>
<u>Required Affordable Housing</u>	<u>1 affordable unit per 4 market units</u>
<u>Schools and Parks Exaction</u>	
<u>Schools exaction</u>	<u>.020 acres per 1- or 2-family unit</u> <u>.015 acres per multi-family unit</u>
<u>Parks exaction</u>	<u>9 acres per 1,000 resident</u>

3. Infrastructure

Transportation Facilities

Access

Right-of-way for Minor Local Road (min)

Paved travel way for Minor Local Road (min)

Required Utilities

Water

Sewer

4. Required Subdivision and Development Option Permits

<u>Option</u>	<u>Planned Unit Development</u> (Sec. 8.7.3.)	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Development Option Plan</u> (Sec. 8.5.2.)	<u>Subdivision Plat</u> (Sec. 8.5.3.)
<u>Land Division</u>				X	X
<u>≤ 10 Lots</u>					
<u>> 10 Lots</u>		X	X		X

E. Additional Zone-specific Standards

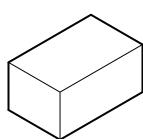
The following standards apply in addition to all other standards applicable in the NL-2 zone.

1. Accessory Residential Units (ARUs)

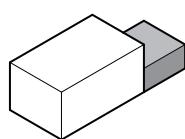
- Accessory residential units are prohibited north of West Broadway accessed via Budge Drive and West Broadway Avenue.
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

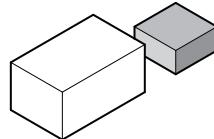
Configuration options in the NL-2 zone include, but are not limited to, the following:



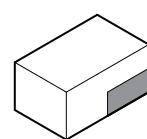
One unit



One unit
+ One attached ARU



One unit
+ One detached ARU



One unit
+ One internal/basement ARU

2.2.4. NL-3: Neighborhood Low Density 3

(P17-077)

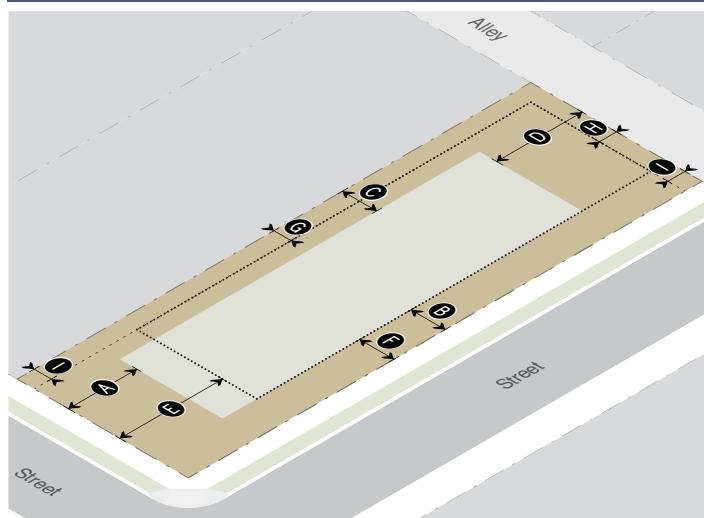
A. Intent

1. General Intent: The intent of the Neighborhood Low Density 3 (NL-3) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single-Family detached homes with up to two Accessory Residential Units (ARUs) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking for new development will typically be accessed from an alley while existing development is often accessed from a primary street.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	25'	D

Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Side street (min)	10'	F
Side interior/rear* (min)		G
>14 feet in height	10'	
≤14 feet in height	5'	

Second floor deck

10'

Rear alley (min)

5'

H

*ARUs on a lot with reverse street frontage are permitted a 5' min rear setback regardless of height

Site Development Setbacks

All site development, excluding driveways

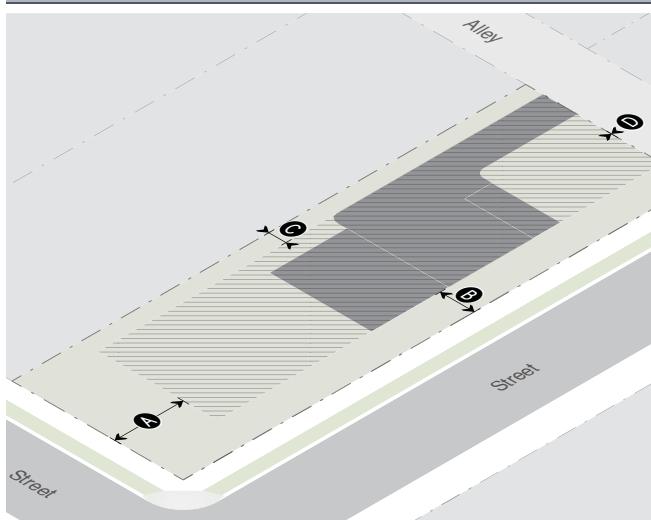
Primary/side street (min)	0'	
Side interior/rear (min)	5'	I

Landscaping

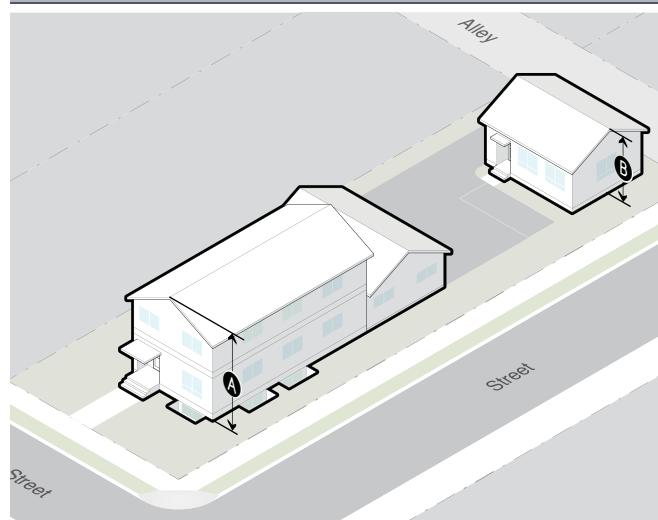
(Div. 5.5)

Landscape surface ratio (min)	.45	
Plant units (min)	1 per lot	

2. Vehicle Access Standards



3. Bulk & Mass Standards



Access

Primary street	<u>Not allowed</u>
Side street	<u>Not allowed</u>
Alley	<u>Required</u>
<u>Curb-cut width (max)</u>	<u>Not allowed</u>
Driveway width in primary/side street setback (max)	<u>Not allowed</u>

Parking Setbacks

Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear alley (min)	0'	D

Primary Building Height

(Sec. 9.4.9)

<u>Height: roof pitch \leq 3/12 (max)</u>	<u>2 stories, not to exceed 26'</u>	A
<u>Height: roof pitch 4/12, 5/12 (max)</u>	<u>2 stories, not to exceed 28'</u>	A
<u>Height: roof pitch \geq 6/12 (max)</u>	<u>2 stories, not to exceed 30'</u>	A

Accessory Structure Height

(Sec. 9.4.9)

<u>Accessory residential unit (max)</u>	<u>2 stories, not to exceed 26'</u>	B
All other accessory structures (max)	14'	

Scale of Development

(Sec. 9.4.13)

<u>Floor area ratio (FAR max)</u>	<u>.40</u>
-----------------------------------	------------

4. Maximum Scale of Development	
Individual building (max gross floor area)	n/a
5. Design Requirements	
Nonresidential design guidelines	n/a
6. Fencing	
<u>Height (max)</u>	
In street yard	4'
In side or rear yard	6'
<u>Setback (min)</u>	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<u>Orientation</u>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
<u>Natural Resource Setback (min)</u>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<u>Irrigation Ditch Setback (min)</u>	(7.7.4.D.)
Irrigation Ditch	15'
<u>Natural Resource Overlay (NRO) Standards</u>	(Sec. 5.2.1.)
8. Scenic Standards	
<u>Exterior Lighting</u>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
<u>Lumens per sf of site development (max)</u>	1.5
<u>Lumens per site (max)</u>	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
<u>Scenic Resource Overlay (SRO) Standards</u>	(Sec. 5.3.2.)

9. Natural Hazards to Avoid	
<u>Steep Slopes</u>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<u>Areas of Unstable Soils</u>	(Sec. 5.4.2.)
<u>Fault Area</u>	(Sec. 5.4.3.)
<u>Floodplains</u>	(Sec. 5.4.4.)
<u>Wildland Urban Interface</u>	(Sec. 5.4.5.)
10. Signs	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
<u>Temporary Signs</u>	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
<u>Grading</u>	(Sec. 5.7.2.)
<u>Erosion Control</u>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<u>Stormwater Management</u>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>		X	X			(Sec. 5.7.1.)
<u>> 10 units</u>	X	X	X			(Sec. 5.7.1.)
Sign						X (Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-3 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-3 zone, however, all standards in Article 6. are applicable in the NL-3 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
<u>Agriculture (6.1.3.B.)</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>n/a</u>	
Residential					
<u>Detached Single-Family Unit (6.1.4.B.)</u>	<u>Y</u>	<u>0 sf</u>	<u>1 unit per lot</u>	<u>2/DU</u>	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
<u>Utility Facility (6.1.10.C.)</u>	<u>C</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee + 1/stored vehicle</u>	to be amended pending Housing Mitigation LDR Update
<u>Wireless Communications Facilities (6.1.10.D.)</u>					
<u>Minor</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee + 1 per stored vehicle</u>	
Accessory Uses					
<u>Accessory Residential Unit (Sec. 6.1.11.) (E.1)</u>	<u>B</u>	<u>0 sf</u>	<u>2 units per lot</u>	<u>1/bedroom</u>	
<u>Home Occupation (6.1.11.D.)</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>n/a</u>	
<u>Home Business (6.1.11.E.)</u>	<u>C</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee</u>	to be amended pending Housing Mitigation LDR Update
<u>Family Home Daycare (6.1.11.F.)</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee + 1 off-street pick-up/drop-off</u>	
Temporary Uses					
<u>Temporary Shelter (6.1.12.D.)</u>	<u>B</u>	<u>0 sf</u>	<u>1 unit per lot</u>	<u>2/DU</u>	
<u>Temp. Gravel Extraction and Processing (6.1.12.F.)</u>	<u>B</u>	<u>0 sf</u>	<u>n/a</u>	<u>1/employee</u>	

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

3. Maximum Scale of Use

Individual Use (max floor area)

Single-Family unit (detached)

<u>Habitable floor area excluding basement</u>	<u>8,000 sf</u>
<u>Gross floor area excluding basement</u>	<u>10,000 sf</u>

Accessory Residential Unit

<u>Detached ARU on Lot < 11,250 sf</u>	<u>500 sf habitable</u>
<u>All other ARUs</u>	<u>800 sf habitable</u>

4. Operational Standards

<u>Outdoor Storage</u>	<u>(Sec. 6.4.1.)</u>
<u>Refuse and Recycling</u>	<u>(Sec. 6.4.2.)</u>

Trash & recycling enclosure not required

<u>Noise</u>	<u>(Sec. 6.4.3.)</u>
<u>Sound level at property line (max)</u>	<u>65 DBA</u>
<u>Vibration</u>	<u>(Sec. 6.4.4.)</u>
<u>Electrical Disturbances</u>	<u>(Sec. 6.4.5.)</u>
<u>Fire and Explosive Hazards</u>	<u>(Sec. 6.4.6.)</u>

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-3 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-3 zone, however, all standards in Article 7. are applicable in the NL-3 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>
<u>Allowed Subdivision Options</u>							
<u>Land Division</u>	<u>n/a</u>	<u>7,500 sf</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>	<u>(Sec. 7.2.3.)</u>	

2. Residential Subdivision Requirements

<u>Affordable Housing</u>	<u>(Div. 7.4.)</u>
<u>Required Affordable Housing</u>	<u>1 affordable unit per 4 market units</u>
<u>Schools and Parks Exaction</u>	
<u>Schools exaction</u>	<u>.020 acres per 1- or 2-family unit</u> <u>.015 acres per multi-family unit</u>
<u>Parks exaction</u>	<u>9 acres per 1,000 resident</u>

3. Infrastructure

Transportation Facilities

Access

Right-of-way for Minor Local Road (min)

Paved travel way for Minor Local Road (min)

Required Utilities

Water

Sewer

4. Required Subdivision and Development Option Permits

<u>Option</u>	<u>Planned Unit Development</u> (Sec. 8.7.3.)	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Development Option Plan</u> (Sec. 8.5.2.)	<u>Subdivision Plat</u> (Sec. 8.5.3.)
<u>Land Division</u>				X	X
<u>≤ 10 Lots</u>				X	
<u>> 10 Lots</u>		X	X		X

E. Additional Zone-specific Standards

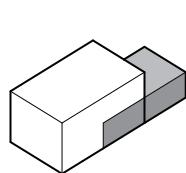
The following standards apply in addition to all other standards applicable in the NL-3 zone.

1. Accessory Residential Units (ARUs)

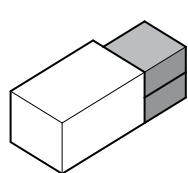
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

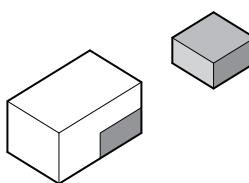
Configuration options in the NL-3 zone include, but are not limited to, the following:



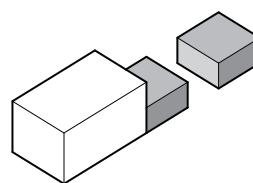
One unit
+ One Internal/basement ARU
+ One attached ARU



One unit
+ Two attached ARUs



One unit
+ One internal/basement ARU
+ One detached ARU



One unit
+ One attached ARU
+ One detached ARU

2.2.5. NL-4: Neighborhood Low Density 4

(P17-077)

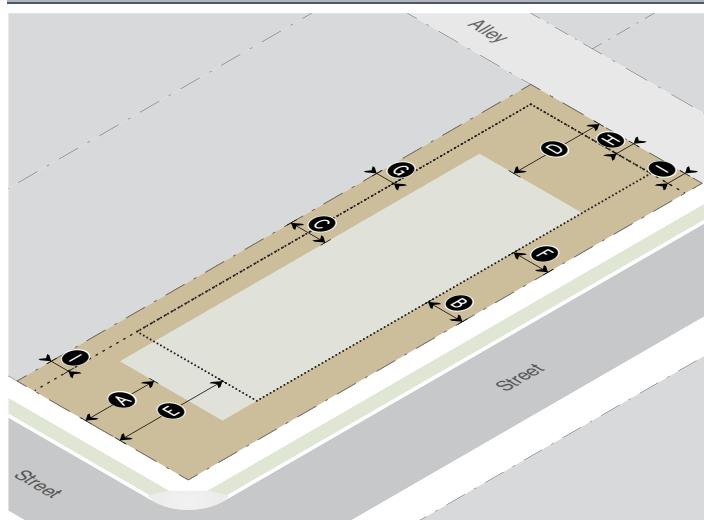
A. Intent

1. General Intent: The intent of the Neighborhood Low Density 4 (NL-4) zone is to enhance the character and cohesiveness of residential neighborhoods while allowing for a flexible range of residential types, including single-family detached units, duplex units, and triplex units. A maximum of three detached or attached units per lot is permitted. This flexibility is intended to create opportunities for workforce housing such that all apartment units are required to be rented to members of the local workforce. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple detached buildings or multiple attached units on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from an alley where present or a primary street where no alley exists.
4. Land Use: Single-family detached homes, duplex, and triplex units, with additional apartments as allowed to not exceed three units per lot maximum density.
5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

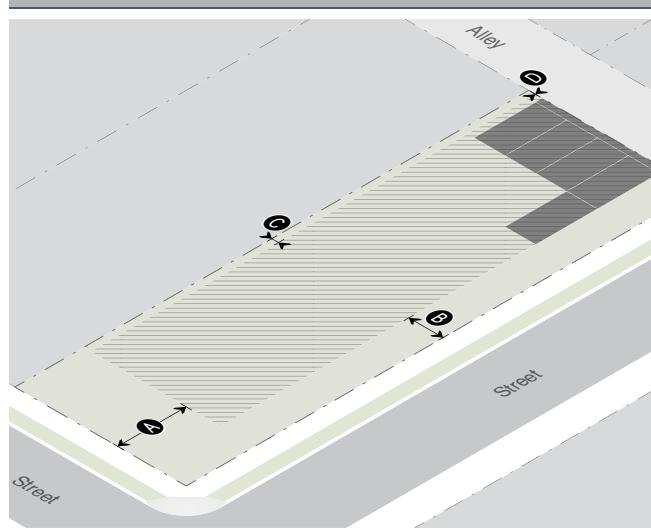
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks		(Sec. 9.4.8)
Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	B
Rear (min)	20'	D
Accessory Structure Setbacks		(Sec. 9.4.8)
Primary street (min)	30'	E
Side street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	5'	H
Site Development Setbacks		
All site development, excluding driveways		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	I
Landscaping		(Div. 5.5)
Landscape surface ratio (min)		
1 unit	.45	
2 units	.40	
3 units	.38	
All other allowed uses	.45	
Plant units (min)		
Residential	1 per lot	
Nonresidential	1 per 1,000 sf of landscape area	
Parking Lot (all uses)	1 per 12 parking spaces	

2. Vehicle Access Standards



1 or 2 units 3 units/
nonresidential

3. Bulk & Mass Standards



Access

<u>Primary street</u>	<u>Not allowed</u>	<u>Allowed</u>
<u>Side street</u>	<u>Not allowed</u>	<u>Allowed</u>
<u>Alley</u>	<u>Required</u>	<u>Allowed</u>
<u>Curb-cut width (max)</u>	<u>Not allowed</u>	<u>20'</u>
<u>Driveway width in primary/side street setback (max)</u>	<u>Not allowed</u>	<u>20'</u>

Parking Setbacks

<u>Primary street (min)</u>	<u>20'</u>	<u>20'*</u>	<u>A</u>
<u>Side street (min)</u>	<u>10'</u>	<u>10'</u>	<u>B</u>
<u>Side interior (min)</u>	<u>5'</u>	<u>1'</u>	<u>C</u>
<u>Rear (min)</u>	<u>5'</u>	<u>5'</u>	
<u>Rear alley (min)</u>	<u>0'</u>	<u>0'</u>	<u>D</u>

* Excludes 20' max driveway allowed in primary/side street setback

Primary Building Height

(Sec. 9.4.9)

<u>Height: roof pitch \leq 3/12 (max)</u>	<u>2 stories, not to exceed 26'</u>	<u>A</u>
<u>Height: roof pitch 4/12, 5/12 (max)</u>	<u>2 stories, not to exceed 28'</u>	<u>A</u>
<u>Height: roof pitch \geq 6/12 (max)</u>	<u>2 stories, not to exceed 30'</u>	<u>A</u>

Accessory Structure Height

(Sec. 9.4.9)

<u>All other accessory structures (max)</u>	<u>14'</u>
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Scale of Development

(Sec. 9.4.13)

<u>Floor area ratio (FAR max)</u>	
<u>1 unit</u>	<u>.30</u>
<u>2 units</u>	<u>.35</u>
<u>3 units</u>	<u>.40</u>
<u>All other allowed uses</u>	<u>.40</u>

4. Maximum Scale of Development	
Individual building (max gross floor area)	10,000 sf
5. Building Design Requirements	
Design review required for all nonresidential development, unless exempted by Planning Director	(Div. 5.8.)
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)

Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
10. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit 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.)
11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
<u>Dwelling Unit</u>						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>		X	X			(Sec. 5.7.1.)
<u>> 10 units</u>	X	X	X			(Sec. 5.7.1.)
<u>Nonresidential Floor Area</u>						
<u>≤ 5,000 sf</u>			X	X		(Sec. 5.7.1.)
<u>5,001 - 15,000 sf</u>		X	X	X		(Sec. 5.7.1.)
<u>> 15,000 sf</u>	X	X	X	X		(Sec. 5.7.1.)
<u>Sign</u>					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-4 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to Section 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-4 zone, however, all standards in Article 6. are applicable in the NL-4 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
<u>Open Space</u>					
<u>Agriculture (6.1.3.B.)</u>	B	0 sf	n/a	n/a	to be amended pending Housing Mitigation LDR Update
<u>Outdoor Recreation (6.1.3.C.)</u>	C	0 sf	n/a	independent calculation	
<u>Residential</u>					
<u>Detached Single-Family Unit (6.1.4.B.) (E.1)</u>	Y	0 sf	1 unit per lot	2/DU	
<u>Apartment (6.1.4.D.) (E.2)</u>	B	0 sf	3 units per lot	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
<u>Dormitory (6.1.4.F.)</u>	C	0 sf	n/a	1/bed	
<u>Group Home (6.1.4.G.)</u>	C	0 sf	n/a	0.5/bed	
<u>Institutional</u>					
<u>Assembly (6.1.8.B.)</u>	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
<u>Transportation/Infrastructure</u>					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
<u>Wireless Communications Facilities (6.1.10.D.)</u>				1/employee + 1 per stored vehicle	
<u>Minor</u>	B	0 sf	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.).

1. <u>Allowed Uses</u>				2. <u>Use Requirements</u>	
<u>Use</u>	<u>Permit</u>	<u>GSA (min)</u>	<u>Density (max)</u>	<u>Parking (min) (Div. 6.2.)</u>	<u>Employee Housing Floor Area (min) (Div. 6.3.)</u>
<u>Accessory Uses</u>					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
<u>Temporary Uses</u>					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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

3. <u>Maximum Scale of Use</u>	
<u>Individual Use (max floor area)</u>	
<u>Single family unit (detached, or apartment)</u>	
<u>Habitable floor area excluding basement</u>	8,000 sf
<u>Gross floor area excluding basement</u>	10,000 sf
4. <u>Operational Standards</u>	
<u>Outdoor Storage</u>	(Sec. 6.4.1.)
<u>Refuse and Recycling</u>	(Sec. 6.4.2.)
<u>Trash & recycling enclosure required</u>	> 4 DUs and all nonresidential
<u>Noise</u>	(Sec. 6.4.3.)
<u>Sound level at property line (max)</u>	65 DBA
<u>Vibration</u>	(Sec. 6.4.4.)
<u>Electrical Disturbances</u>	(Sec. 6.4.5.)
<u>Fire and Explosive Hazards</u>	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-4 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-4 zone, however, all standards in Article 7. are applicable in the NL-4 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options							
<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>
<u>Allowed Subdivision Options</u>							
<u>Land Division</u>	<u>n/a</u>	<u>7,500 sf</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>		<u>(Sec. 7.2.3.)</u>
2. Residential Subdivision Requirements							
<u>Affordable Housing</u>							<u>(Div. 7.4.)</u>
<u>Required Affordable Housing</u>					<u>1 affordable unit per 4 market units</u>		
<u>Schools and Parks Exaction</u>							<u>(Div. 7.5.)</u>
<u>Schools exaction</u>					<u>.020 acres per 1- or 2-family unit</u>		
					<u>.015 acres per multi-family unit</u>		
<u>Parks exaction</u>						<u>9 acres per 1,000 resident</u>	
3. Infrastructure							
<u>Transportation Facilities</u>							<u>(Div. 7.6.)</u>
<u>Access</u>							<u>required</u>
<u>Right-of-way for Minor Local Road (min)</u>							<u>60'</u>
<u>Paved travel way for Minor Local Road (min)</u>							<u>20'</u>
<u>Required Utilities</u>							<u>(Div. 7.7.)</u>
<u>Water</u>							<u>public</u>
<u>Sewer</u>							<u>public</u>
4. Required Subdivision and Development Option Permits							
<u>Option</u>	<u>Planned Unit Development (Sec. 8.7.3.)</u>	<u>Sketch Plan (Sec. 8.3.1.)</u>	<u>Development Plan (Sec. 8.3.2.)</u>	<u>Development Option Plan (Sec. 8.5.2.)</u>	<u>Subdivision Plat (Sec. 8.5.3.)</u>		
<u>Land Division</u>							
<u>≤ 10 Lots</u>				<u>X</u>			<u>X</u>
<u>> 10 Lots</u>	<u>X</u>	<u>X</u>		<u>X</u>			<u>X</u>

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-4 zone.

1. Single-Family Unit Detached. No more than 3 units of any combination are permitted on the lot.

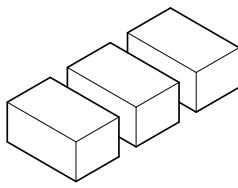
2. Apartment

a. Occupancy of an apartment shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be intermittent, nonpaying guests.

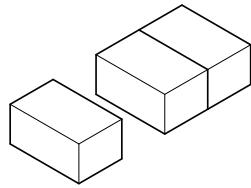
b. No more than 3 units of any combination are permitted on the lot.

F. Configuration Options

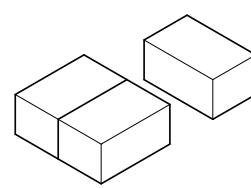
Configuration options in the NL-4 zone include, but are not limited to, the following:



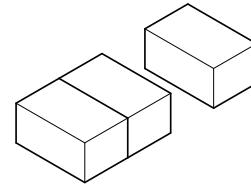
Three detached units



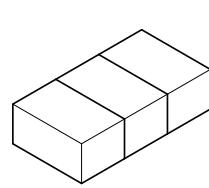
One detached unit
+ Two attached Units



2 attached units (side by side)
+ One detached Unit



2 attached units (back to back)
+ One Detached Unit



3 attached units

2.2.6. NM-1: Neighborhood Medium Density 1 (P17-077)

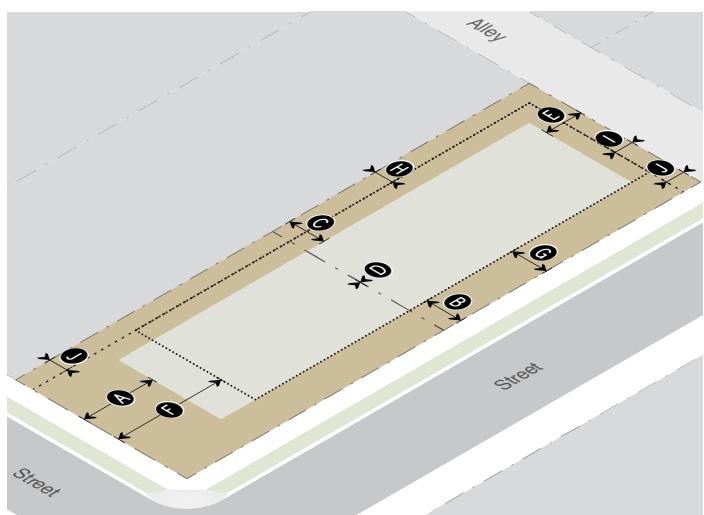
A. Intent

1. General Intent: The intent of the Neighborhood Medium Density 1 (NM-1) zone is to recognize existing residential neighborhood character while allowing flexibility in design and ownership for single-family detached, duplex homes, and Accessory Residential Units (ARUs) on smaller lots when feasible. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley when present.
4. Land Use: Single-family detached and attached homes, accessory structures, and ARUs are the primary land uses. Lots are typically either 7,500 square feet or 3,750 square feet in size.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

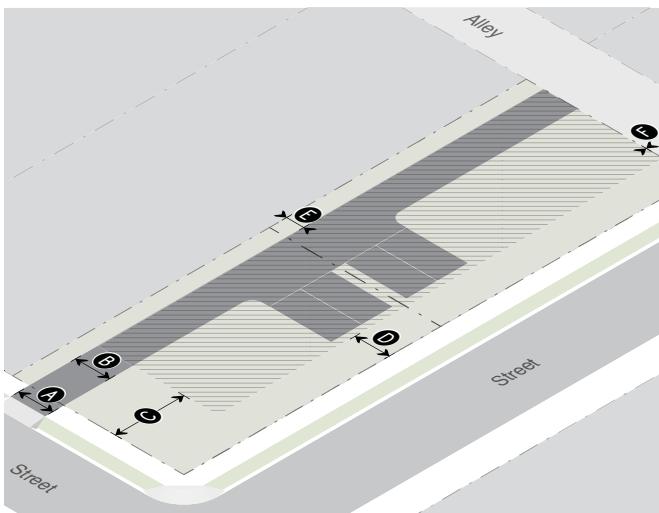
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards

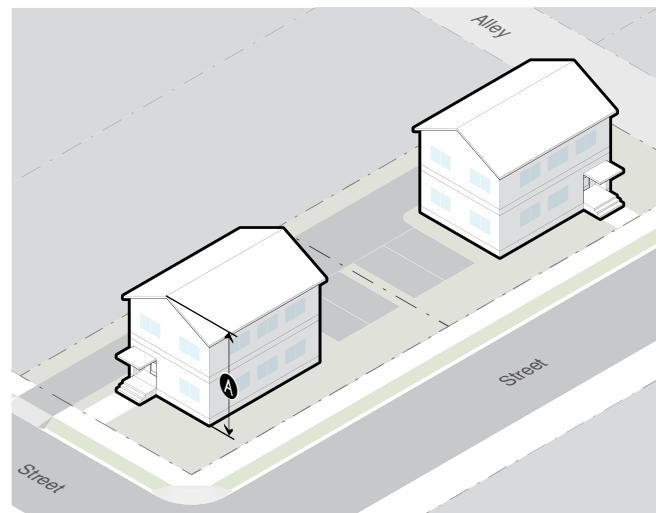


Primary Building Setbacks		(Sec. 9.4.8)
Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Duplex interior (min)	0'	D
Rear (min)	25'	
Rear alley (min)	10'	E
Accessory Structure Setbacks		(Sec. 9.4.8)
Primary street (min)	30'	F
Side street (min)	10'	G
Side interior/rear* (min)	10'	H
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	
Rear alley (min)	5'	I
*ARUs on a lot with reverse street frontage are permitted a 5' min rear setback regardless of height		
Site Development Setbacks		
All site development, excluding driveways		
Primary/side street (min)	0'	
Side interior/rear (min)	5'	J
Landscaping		(Div. 5.5)
Landscape surface ratio (min)	<7,500 sf	≥7,500 sf
Single-family detached	.50	.45
Single-family attached	.50	n/a
Apartment	n/a	.40
LSR decrease for each ARU	.05	.05
All other uses	.50	.45
Plant units (min)	1 per lot	

2. Vehicle Access Standards



3. Bulk & Mass Standards



	SFD/SFA Lot width <25'	SFD/SFA Lot width >25'	All Other Uses
--	------------------------------	------------------------------	----------------------

Access			
Primary street	Not allowed	Allowed	Allowed
Side street	Not allowed	Allowed	Allowed
Alley	Required	Allowed	Allowed
Curb-cut width (max)	Not allowed	20'	20' A
Driveway width in primary/side street setback (max)	Not allowed	20'	20' B

Parking Setbacks				
Primary street (min)	Not allowed	20'*	20'*	C
Side street (min)	Not allowed	10'*	10'*	D
Side interior (min)	5'	5'	5'	E
Rear (min)	5'	5'	5'	
Rear alley (min)	0'	0'	0'	F

* Excludes 20' max driveway allowed in primary/side street setback

Primary Building Height		(Sec. 9.4.9)
Height: roof pitch \leq 3/12 (max)		2 stories, not to exceed 26' A
Height: roof pitch 4/12, 5/12 (max)		2 stories, not to exceed 28' A
Height: roof pitch \geq 6/12 (max)		2 stories, not to exceed 30' A
Accessory Structure Height		(Sec. 9.4.9)
Accessory residential unit (max)		2 stories, not to exceed 26'
All other accessory structures (max)		14'
Scale of Development		(Sec. 9.4.13)
Floor area ratio (FAR max)		<7,500 sf \geq 7,500 sf
Single-family detached	.40	.30
Single-family attached	.40	n/a
Apartment	n/a	.40
FAR increase for each ARU	.05	.05
All other uses	n/a	.40

4. Maximum Scale of Development	
Individual building (max gross floor area)	n/a
5. Design Requirements	
Nonresidential design guidelines	n/a
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback (min)	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
<u>Natural Resource Setback (min)</u>	(Sec. 5.1.1.)
Cache Creek (South of Cache Creek Drive)	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
<u>Irrigation Ditch Setback (min)</u>	(7.7.4.D.)
Irrigation Ditch	15'
<u>Natural Resource Overlay (NRO) Standards</u>	(Sec. 5.2.1.)
8. Scenic Standards	
<u>Exterior Lighting</u>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
<u>Lumens per sf of site development (max)</u>	1.5
<u>Lumens per site (max)</u>	
All fixtures	60,000'
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
<u>Scenic Resource Overlay (SRO) Standards</u>	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	

Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
10. Signs	(Div. 5.6.)
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
<u>Temporary Signs</u>	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
<u>Grading</u>	(Sec. 5.7.2.)
<u>Erosion Control</u>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<u>Stormwater Management</u>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

<u>Physical Development</u>	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Building Permit</u> (Sec. 8.3.3.)	<u>DRC Review</u> (Sec. 8.2.6.)	<u>Sign Permit</u> (Sec. 8.3.5.)	<u>Grading Permit</u> (Sec. 8.3.4.)
<u>Dwelling Unit</u>						
<u>< 5 units</u>			X			(Sec. 5.7.1.)
<u>5 - 10 units</u>			X	X		(Sec. 5.7.1.)
<u>> 10 units</u>	X		X	X		(Sec. 5.7.1.)
<u>Sign</u>					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NM-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-1 zone, however, all standards in Article 6. are applicable in the NM-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
<u>Use</u>	<u>Permit</u>	<u>GSA (min)</u>	<u>Density (max)</u>	<u>Parking (min) (Div. 6.2.)</u>	<u>Employee Housing Floor Area (min) (Div. 6.3.)</u>
<u>Open Space</u>					<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Agriculture (6.1.3.B.)</u>	B	0 sf	n/a	n/a	
<u>Residential</u>					
<u>Detached Single-Family Unit (6.1.4.B.)</u>	Y	0 sf	<u>1 unit per lot</u>	<u>2/DU</u>	
<u>Attached Single-Family Unit (6.1.4.C.)</u>	B	0 sf	<u>1 unit per lot</u>	<u>1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Apartment (6.1.4.D.) (E.1)</u>	B	0 sf	<u>2 units per lot</u>		
<u>Dormitory (6.1.4.F.)</u>	C	0 sf	n/a	<u>1/bed</u>	
<u>Group Home (6.1.4.G.)</u>	C	0 sf	n/a	<u>0.5/bed</u>	
<u>Transportation/Infrastructure</u>					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	<u>1/employee + 1/stored vehicle</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Wireless Communications Facilities (6.1.10.D.)</u>				<u>1/employee + 1 per stored vehicle</u>	
<u>Minor</u>	B	0 sf	n/a		
<u>Accessory Uses</u>					
<u>Accessory Residential Unit (6.1.11.B.) (E.2)</u>	B	0 sf	<u>1 per unit</u>	<u>1/bedroom</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Home Occupation (6.1.11.D.)</u>	B	0 sf	n/a	n/a	
<u>Home Business (6.1.11.E.)</u>	C	0 sf	n/a	<u>1/employee</u>	

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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	to be amended pending Housing Mitigation LDR Update
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
<u>Single family unit (detached, attached, or apartment)</u>	
<u>Habitable floor area excluding basement</u>	8,000 sf
<u>Gross floor area excluding basement</u>	10,000 sf
<u>Accessory Residential Unit</u>	
<u>Detached ARU on Lot < 11,250 sf</u>	500 sf habitable
<u>All other ARUs</u>	800 sf habitable
4. Operational Standards	
<u>Outdoor Storage</u> (Sec. 6.4.1.)	
<u>Refuse and Recycling</u> (Sec. 6.4.2.)	
<u>Trash & recycling enclosure required</u>	> 4 DUs and all nonresidential
<u>Noise</u>	(Sec. 6.4.3.)
<u>Sound level at property line (max)</u>	65 DBA
<u>Vibration</u>	(Sec. 6.4.4.)
<u>Electrical Disturbances</u>	(Sec. 6.4.5.)
<u>Fire and Explosive Hazards</u>	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NM-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-1 zone, however, all standards in Article 7. are applicable in the NM-1 zone, unless stated otherwise.

1. Development Options and Subdivision							
<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>OSR (min)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>
Allowed Subdivision Options							
<u>Land Division</u>	<u>7,500 sf</u>	<u>3,750 sf</u>	<u>n/a</u>	<u>n/a</u>	<u>determined by physical development</u>	<u>(Sec. 7.2.3.)</u>	
2. Residential Subdivision Requirements							
Affordable Housing							
<u>Required Affordable Housing</u>					<u>1 affordable unit per 4 market units</u>		<u>(Div. 7.4.)</u>
Schools and Parks Exaction							
<u>Schools exaction</u>					<u>.020 acres per 1- or 2-family unit</u>	<u>.015 acres per multi-family unit</u>	
<u>Parks exaction</u>					<u>9 acres per 1,000 resident</u>		
3. Infrastructure							
Transportation Facilities							
<u>Access</u>						<u>required</u>	
<u>Right-of-way for Minor Local Road (min)</u>						<u>60'</u>	
<u>Paved travel way for Minor Local Road (min)</u>						<u>20'</u>	
Required Utilities							
<u>Water</u>						<u>public</u>	
<u>Sewer</u>						<u>public</u>	
4. Required Subdivision and Development Option Permits							
<u>Option</u>	<u>Planned Unit Development (Sec. 8.7.3.)</u>	<u>Sketch Plan (Sec. 8.3.1.)</u>	<u>Development Plan (Sec. 8.3.2.)</u>	<u>Development Option Plan (Sec. 8.5.2.)</u>	<u>Development Plat (Sec. 8.5.3.)</u>		<u>Subdivision Plat</u>
<u>Land Division</u>							
<u>≤ 10 Lots</u>				<u>X</u>			<u>X</u>
<u>> 10 Lots</u>		<u>X</u>	<u>X</u>				<u>X</u>

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NM-1 zone.

1. Apartment

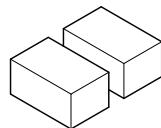
- a. The minimum lot area for an apartment is 7,500 square feet.
- b. The two apartments must be constructed on the lot at the same time.

2. Accessory Residential Units (ARUs)

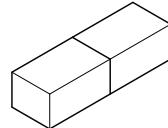
- a. Home Occupations and Home Businesses in ARUs are prohibited.
- b. Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

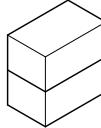
Configuration options in the NM-1 zone include, but are not limited to, the following:



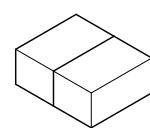
2 detached units



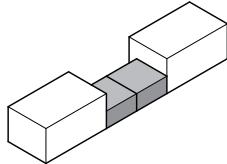
2 attached units
(back to back)



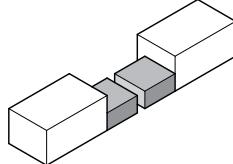
2 attached units
(up and down)



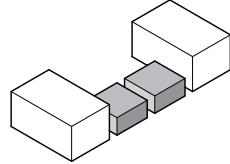
2 attached units
(Side by side)



2 detached units
+ Two attached ARUs



2 detached units
+ Two detached attached
ARUs



2 detached units
+ Two detached ARUs

2.2.7. NM-2: Neighborhood Medium Density 2 (P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Medium Density 2 (NM-2) zone is to provide for medium to higher density residential development and to promote workforce housing types using a broad range of detached and attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited in order to respect and enhance the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings can be up to 3 stories in height. Multiple detached buildings or multiple attached units on a site is common. No more than 8 units will be permitted within an individual building. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a single-family detached home to an 8-unit apartment/condo building is allowed.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards

Primary Building Setbacks		(Sec. 9.4.8)
Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

Accessory Structure Setbacks

Accessory Structure Setbacks		(Sec. 9.4.8)
Primary street (min)	30'	E
Side street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	5'	H

Site Development Setbacks

All site development, excluding driveways	
Primary/side street (min)	0'
Side interior/rear (min)	5'

Landscaping

Landscaping		(Div. 5.5)
Landscape surface ratio (min)		
Single-Family Detached	.45	
Apartment (2 to 4 units)	.40	
Apartment (5+ units)	.35	
All other allowed uses	.35	
Plant units (min)		
All uses	1 per 1,000 sf of landscape area	
Parking Lot (all uses)	1 per 12 parking spaces	

2. Vehicle Access Standards

Access

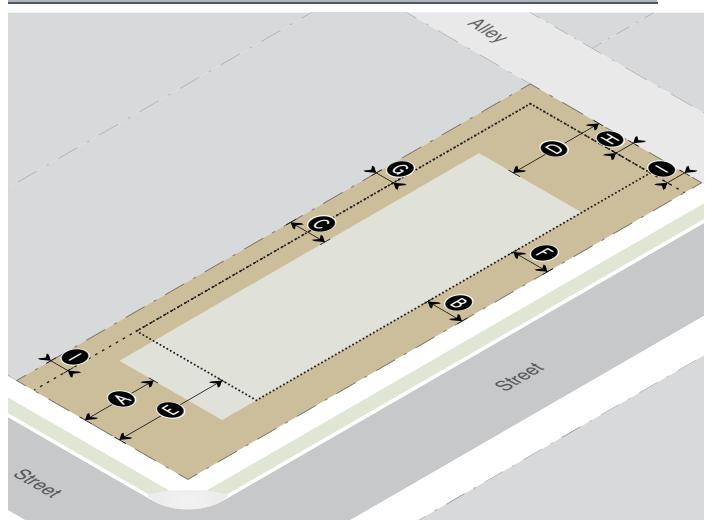
<u>Primary street</u>	<u>Allowed</u>
<u>Side street</u>	<u>Allowed</u>
<u>Alley</u>	<u>Allowed</u>
<u>Curb-cut width (max)</u>	<u>20'</u>
<u>Driveway width in primary/side street setback (max)</u>	<u>20'</u>

Parking Setbacks

<u>Primary street*</u> (min)	<u>20'</u>	<u>A</u>
<u>Side street*</u> (min)	<u>20'</u>	<u>B</u>
<u>Side interior</u> (min)	<u>1'</u>	<u>C</u>
<u>Rear</u> (min)	<u>5'</u>	
<u>Rear alley</u> (min)	<u>0'</u>	<u>D</u>

* Excludes 20' max driveway allowed in primary/side street setback

3. Bulk & Mass Standards



Primary Building Height

(Sec. 9.4.9)

<u>Height: roof pitch \leq 3/12 (max)</u>	<u>3 stories, not to exceed 35'</u>	<u>A</u>
<u>Height: roof pitch 4/12, 5/12 (max)</u>	<u>3 stories, not to exceed 37'</u>	<u>A</u>
<u>Height: roof pitch \geq 6/12 (max)</u>	<u>3 stories, not to exceed 39'</u>	<u>A</u>

Accessory Structure Height

Sec. 9.4.9

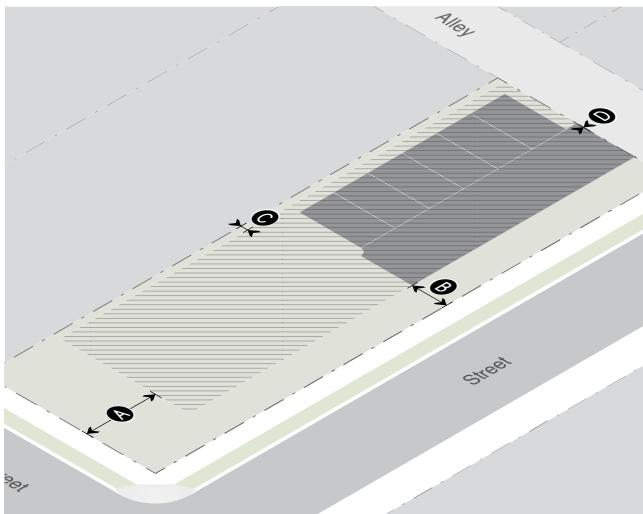
<u>All accessory structures (max)</u>	<u>14'</u>
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Scale of Development

Sec. 9.4.13

<u>Floor area ratio (FAR max)</u>	
<u>Single-Family Detached</u>	<u>.30</u>
<u>All other allowed uses</u>	<u>.40</u>
<u>Deed restricted housing exemption</u>	<u>Sec. 7.8.3.</u>
<u>Workforce housing floor area bonus</u>	<u>Sec. 7.8.4.</u>

4. Maximum Scale of Development



Individual building (max gross floor area) 10,000 SF

5. Building Design Requirements

Design review required for all nonresidential development, unless exempted by Planning Director (Div. 5.8.)

6. Fencing

Height (max)

In street yard 4'

In side or rear yard 6'

Setback (min)

Primary or side street lot line/R.O.W./sidewalk (min) 1'

Side or rear lot line 0'

Orientation

The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

7. Environmental Standards

Natural Resource Setback (min) (Sec. 5.1.1.)

Cache Creek South of Cache Creek Dr. 20'

Flat Creek North of Hansen Ave. 25'

Flat Creek South of Hansen Ave. 50'

Wetland 30'

Irrigation Ditch Setback (min) (7.7.4.D.)

Irrigation Ditch 15'

<u>Natural Resource Overlay (NRO) Standards</u>	<u>(Sec. 5.2.1.)</u>
<u>8. Scenic Standards</u>	
<u>Exterior Lighting</u>	<u>(Sec. 5.3.1.)</u>
<u>Light trespass prohibited</u>	
<u>All lights over 600 initial lumens shall be fully shielded</u>	
<u>Lumens per sf of site development (max)</u>	<u>3</u>
<u>Lumens per site (max)</u>	
<u>All fixtures</u>	<u>100,000</u>
<u>Unshielded fixtures</u>	<u>5,500</u>
<u>Light Color</u>	<u>≤3000 Kelvin</u>
<u>Scenic Resource Overlay (SRO) Standards</u>	<u>(Sec. 5.3.2.)</u>
<u>9. Natural Hazards to Avoid</u>	
<u>Steep Slopes</u>	<u>(Sec. 5.4.1.)</u>
<u>Development prohibited</u>	<u>Slopes > 25%</u>
<u>Hillside CUP required</u>	<u>Lot with average cross-slope ≥ 10%</u>
<u>Areas of Unstable Soils</u>	<u>(Sec. 5.4.2.)</u>
<u>Fault Area</u>	<u>(Sec. 5.4.3.)</u>
<u>Floodplains</u>	<u>(Sec. 5.4.4.)</u>
<u>Wildland Urban Interface</u>	<u>(Sec. 5.4.5.)</u>
<u>10. Signs</u>	<u>(Div. 5.6.)</u>
<u>Number of Signs (max)</u>	<u>3 per business per frontage</u>
<u>Home occupation/business</u>	<u>1 unlit wall sign</u>
<u>Background Color</u>	<u>No white or yellow</u>
<u>Sign Area</u>	
<u>Total sign area (max)</u>	<u>3 sf per ft of street facade width up to 150 sf</u>
<u>Home occupation/business</u>	<u>2 sf</u>
<u>Penalty</u>	<u>10% per projecting and freestanding sign</u>
<u>Sign Type Standards</u>	
<u>Canopy sign</u>	
<u>Clearance (min)</u>	<u>7'6" from average grade</u>
<u>Setback (min)</u>	<u>18" from back of curb</u>
<u>Freestanding sign</u>	
<u>Height (max)</u>	<u>6'</u>
<u>Setback (min)</u>	<u>5'</u>
<u>Projecting sign</u>	

<u>Height (max)</u>	<u>24' above grade</u>
<u>Clearance (min)</u>	<u>7'6" from average grade</u>
<u>Setback (min)</u>	<u>18" from back of curb</u>
<u>Wall sign</u>	
<u>Window sign</u>	
<u>Window surface coverage (max)</u>	<u>25% up to 16 sf</u>
<u>Temporary Signs</u>	<u>(Sec. 5.6.1.)</u>
<u>11. Grading, Erosion Control, Stormwater</u>	
<u>Grading</u>	<u>(Sec. 5.7.2.)</u>
<u>Erosion Control</u>	<u>(Sec. 5.7.3.)</u>
<u>Erosion shall be controlled at all times</u>	
<u>Stormwater Management</u>	<u>(Sec. 5.7.4.)</u>
<u>No increase in peak flow rate or velocity across property lines</u>	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Floor area						
<u>≤ 15,000 SF</u>				X		(Sec. 5.7.1.)
<u>15,001 - 30,000 SF</u>		X		X		(Sec. 5.7.1.)
<u>> 30,000 SF</u>	X	X	X			(Sec. 5.7.1.)
Sign						
					X	(Sec. 5.7.1.)

C. Use Standards

Standards applicable to uses in the NM-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-2 zone, however, all standards in Article 6. are applicable in the NM-2 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Residential					
<u>Detached Single-Family Unit (6.1.4.B.)</u>	Y	0 sf	1 unit per lot	2/DU	
<u>Attached Single-Family unit (6.1.4.C.) (E.1)</u>	B	0 sf	E.1	<u>1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Apartment (6.1.4.D.) (E.1)</u>	B	0 sf	E.1		
<u>Dormitory (6.1.4.F.)</u>	C	0 sf	n/a	1/bed	
<u>Group Home (6.1.4.G.)</u>	C	0 sf	n/a	0.5/bed	
Institutional					
<u>Assembly (6.1.8.B.)</u>	C	0 sf	n/a	independent calculation	<u>to be amended pending Housing Mitigation LDR Update</u>
Transportation/Infrastructure					
<u>Utility Facility (6.1.10.C.)</u>	C	0 sf	n/a	<u>1/employee + 1/stored vehicle</u>	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Wireless Communications Facilities (6.1.10.D.)</u>				<u>1/employee + 1 per stored vehicle</u>	
<u>Minor</u>	B	0 sf	n/a		
Accessory Uses					
<u>Home Occupation (6.1.11.D.)</u>	B	0 sf	n/a	n/a	<u>to be amended pending Housing Mitigation LDR Update</u>
<u>Home Business (6.1.11.E.)</u>	C	0 sf	n/a	1/employee	
<u>Family Home Daycare (6.1.11.F.)</u>	B	0 sf	n/a	<u>1/employee + 1 off-street pick-up/drop-off</u>	

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	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	to be amended pending Housing Mitigation LDR Update
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
<u>Single-Family unit (detached, attached, or apartment)</u>	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
4. Operational Standards	
<u>Outdoor Storage</u>	(Sec. 6.4.1.)
<u>Refuse and Recycling</u>	(Sec. 6.4.2.)
<u>Trash & recycling enclosure required</u>	> 4 DUs and all nonresidential
<u>Noise</u>	(Sec. 6.4.3.)
<u>Sound level at property line (max)</u>	65 DBA
<u>Vibration</u>	(Sec. 6.4.4.)
<u>Electrical Disturbances</u>	(Sec. 6.4.5.)
<u>Fire and Explosive Hazards</u>	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the NM-2 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-2 zone, however, all standards in Article 7. are applicable in the NM-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options							
Option	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Option Standards
<u>Allowed Subdivision Options</u>							
<u>Land Division</u>	n/a	7,500 sf	n/a	n/a	determined by physical development		(Sec. 7.2.3.)
<u>Condominium/Townhouse</u>	n/a	n/a	n/a	n/a	determined by physical development		(Sec. 7.2.4.)
2. Residential Subdivision Requirements							
<u>Affordable Housing</u> (Div. 7.4.)							
<u>Required Affordable Housing</u>					1 affordable unit per 4 market units		
<u>Schools and Parks Exaction</u> (Div. 7.5.)							
<u>Schools exaction</u>					.020 acres per 1- or 2-family unit		
					.015 acres per multi-family unit		
<u>Parks exaction</u>						9 acres per 1,000 resident	
3. Infrastructure							
<u>Transportation Facilities</u> (Div. 7.6.)							
<u>Access</u>						required	
<u>Right-of-way for Minor Local Road</u> (min)						60'	
<u>Paved travel way for Minor Local Road</u> (min)						20'	
<u>Required Utilities</u> (Div. 7.7.)							
<u>Water</u>						public	
<u>Sewer</u>						public	
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.)		
<u>Land Division</u>							
<u>≤ 10 Lots</u>			X			X	
<u>> 10 Lots</u>		X	X			X	
<u>Condominium/Townhouse</u>							X

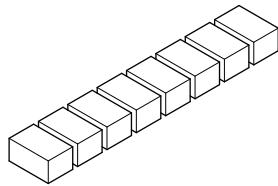
E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NM-2 zone.

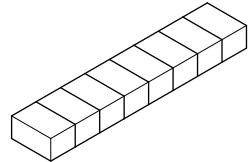
1. Attached Single-Family Unit/Apartment. No more than 8 units are allowed per building.

F. Configuration Options

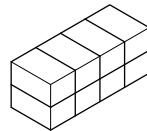
Configuration options in the NM-2 zone include, but are not limited to, the following:



Detached units



8 attached units



8 attached units

2.2.8. NH-1: Neighborhood High Density 1

(P17-077)

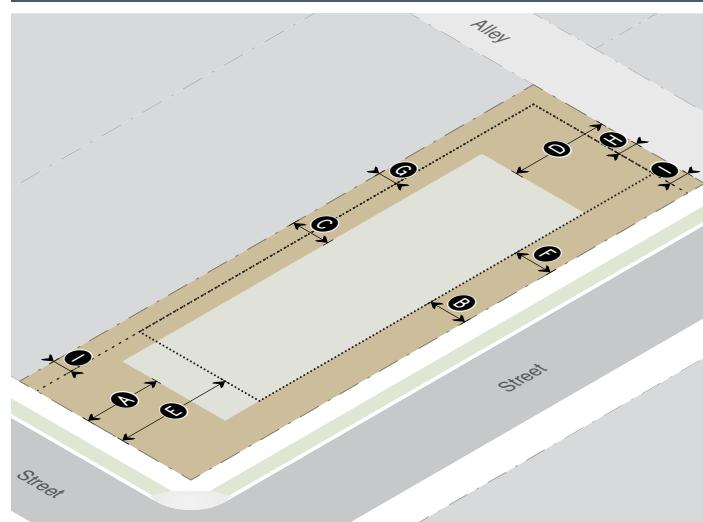
A. Intent

1. General Intent: The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed number. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings can be up to 3 stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a triplex to whatever size building can fit the site based on property size and dimensional limitations the limitations, such as FAR, setbacks, and parking. ARUs are not permitted.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Side street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Side street (min)	10'	F
Side interior/rear (min)	5'	G
Rear alley (min)	5'	H

Site Development Setbacks

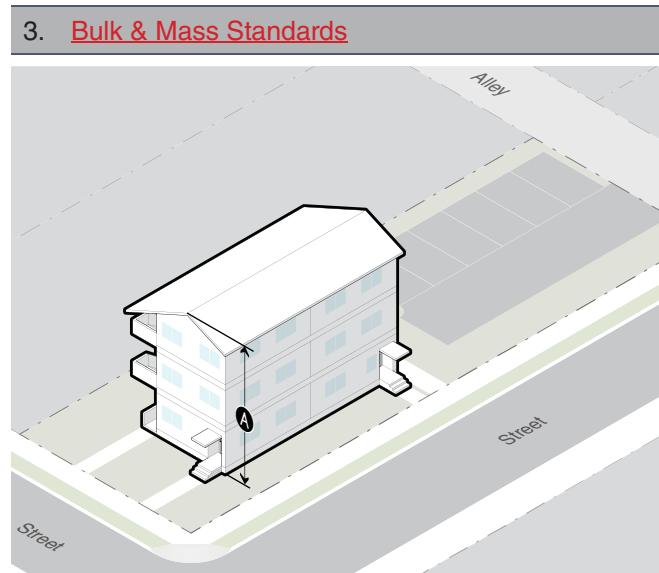
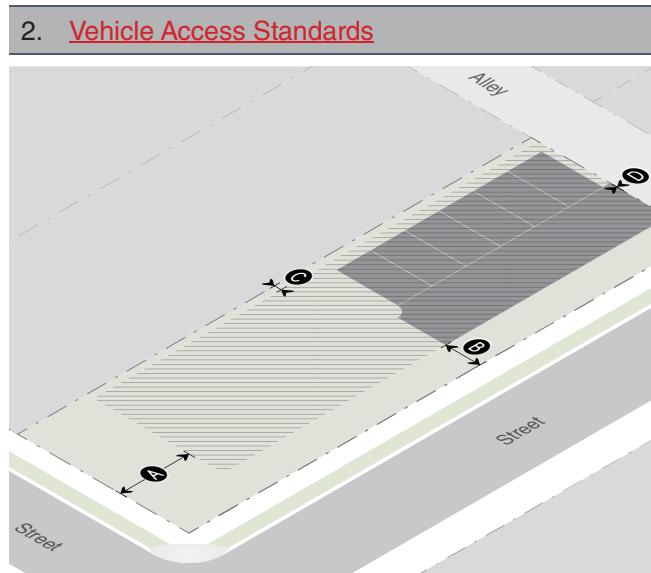
All site development, excluding driveways

Primary/side street (min)	0'
Side interior/rear (min)	5'

Landscaping

(Div. 5.5)

Landscape surface ratio (min)	
Apartment (3 to 4 units)	.40
All other allowed uses	.30
Plant units (min)	
All allowed uses	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces



Access		
<u>Primary street</u>	<u>Allowed</u>	
<u>Side street</u>	<u>Allowed</u>	
<u>Alley</u>	<u>Allowed</u>	
<u>Curb-cut width (max)</u>	<u>20'</u>	
<u>Driveway width in primary/side street setback (max)</u>	<u>20'</u>	
Driveway Setbacks		
<u>Primary street* (min)</u>	<u>20'</u>	A
<u>Side street* (min)</u>	<u>10'</u>	B
<u>Side interior (min)</u>	<u>1'</u>	C
<u>Rear (min)</u>	<u>5'</u>	
<u>Rear alley (min)</u>	<u>0'</u>	D

* Excludes 20' max driveway allowed in primary/side street setback

Primary Building Height	(Sec. 9.4.9)
<u>Height: roof pitch \leq 3/12 (max)</u>	<u>3 stories, not to exceed 35'</u> A
<u>Height: roof pitch 4/12, 5/12 (max)</u>	<u>3 stories, not to exceed 37'</u> A
<u>Height: roof pitch \geq 6/12 (max)</u>	<u>3 stories, not to exceed 39'</u> A
Accessory Structure Height	(Sec. 9.4.9)
<u>All accessory structures (max)</u>	<u>14'</u>
Scale of Development	(Sec. 9.4.13)
<u>Floor area ratio (FAR max)</u>	<u>.40</u>
<u>Deed restricted housing exemption</u>	<u>Sec. 7.8.3.</u>
<u>Workforce housing floor area bonus</u>	<u>Sec. 7.8.4.</u>

4. Maximum Scale of Development	
Individual Building (max gross floor area)	10,000 SF
5. Building Design Requirements	
Design review required for all nonresidential development, unless exempted by Planning Director	(Div. 5.8.)
6. Fencing	
<u>Height (max)</u>	
In street yard	4'
In side or rear yard	6'
<u>Setback (min)</u>	
Primary or side street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<u>Orientation</u>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
<u>Natural Resource Setback (min)</u>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<u>Irrigation Ditch Setback (min)</u>	(7.7.4.D.)
Irrigation Ditch	15'
<u>Natural Resource Overlay (NRO) Standards</u>	(Sec. 5.2.1.)
8. Scenic Standards	
<u>Exterior Lighting</u>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
<u>Lumens per sf of site development (max)</u>	3
<u>Lumens per site (max)</u>	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
<u>Scenic Resource Overlay (SRO) Standards</u>	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
<u>Steep Slopes</u>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%

<u>Hillside CUP required</u>	<u>Lot with average cross-slope ≥ 10%</u>
<u>Areas of Unstable Soils</u>	(Sec. 5.4.2.)
<u>Fault Area</u>	(Sec. 5.4.3.)
<u>Floodplains</u>	(Sec. 5.4.4.)
<u>Wildland Urban Interface</u>	(Sec. 5.4.5.)
10. Signs	(Div. 5.6.)
<u>Number of Signs (max)</u>	3 per business per frontage
<u>Home occupation/business</u>	1 unlit wall sign
<u>Background Color</u>	No white or yellow
<u>Sign Area</u>	
<u>Total sign area (max)</u>	3 sf per ft of street facade width up to 150 sf
<u>Home occupation/business</u>	2 sf
<u>Penalty</u>	10% per projecting and freestanding sign
Sign Type Standards	
<u>Canopy sign</u>	
<u>Clearance (min)</u>	7'6" from average grade
<u>Setback (min)</u>	18" from back of curb
<u>Freestanding sign</u>	
<u>Height (max)</u>	6'
<u>Setback (min)</u>	5'
<u>Projecting sign</u>	
<u>Height (max)</u>	24' above grade
<u>Clearance (min)</u>	7'6" from average grade
<u>Setback (min)</u>	18" from back of curb
<u>Wall sign</u>	
<u>Window sign</u>	
<u>Window surface coverage (max)</u>	25% up to 16 sf
<u>Temporary Signs</u>	(Sec. 5.6.1.)
11. Grading, Erosion Control, Stormwater	
<u>Grading</u>	(Sec. 5.7.2.)
<u>Erosion Control</u>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<u>Stormwater Management</u>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

<u>Physical Development</u>	<u>Sketch Plan</u> (Sec. 8.3.1.)	<u>Development Plan</u> (Sec. 8.3.2.)	<u>Building Permit</u> (Sec. 8.3.3.)	<u>DRC Review</u> (Sec. 8.2.6.)	<u>Sign Permit</u> (Sec. 8.3.5.)	<u>Grading Permit</u> (Sec. 8.3.4.)
<u>Floor area</u>						
<u>≤ 15,000 SF</u>			X			(Sec. 5.7.1.)
<u>15,001 - 30,000 SF</u>		X	X			(Sec. 5.7.1.)
<u>> 30,000 SF</u>	X	X	X			(Sec. 5.7.1.)
<u>Sign</u>				X		(Sec. 5.7.1.)

C. Use Standards

Standards applicable to uses in the NH-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This subsection is intended to indicate all of the use standards applicable in the NH-1 zone, however, all standards in Article 6. are applicable in the NH-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
<u>Residential</u>					
Attached Single-Family unit (6.1.4.C.) (E.1)	B	0 sf	E.1	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.) (E.2)	B	0 sf	E.2		
Dormitory (6.1.4.F.)	C	0 sf	n/a	1/bed	
Group Home (6.1.4.G.)	C	0 sf	n/a	0.5/bed	
<u>Institutional</u>					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
<u>Transportation/Infrastructure</u>					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	0 sf	n/a		
<u>Accessory Uses</u>					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
<u>Temporary Uses</u>					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	

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

3. Maximum Scale of Use

Individual Use (floor area) (max)

Single-Family unit (attached, or apartment)

Habitable floor area excluding basement 8,000 sf

Gross floor area excluding basement 10,000 sf

4. Operational Standards

Outdoor Storage

(Sec. 6.4.1.)

Refuse and Recycling

(Sec. 6.4.2.)

Trash & recycling enclosure required

> 4 DUs and all nonresidential

Noise

(Sec. 6.4.3.)

Sound level at property line (max)

65 DBA

Vibration

(Sec. 6.4.4.)

Electrical Disturbances

(Sec. 6.4.5.)

Fire and Explosive Hazards

(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the NH-1 zone are provided or referenced below.

Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NH-1 zone, however, all standards in Article 7. are applicable in the NH-1 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	GSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Option Standards
Allowed Subdivision Options							
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development	(Sec. 7.2.3.)	
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development	(Sec. 7.2.4.)	

2. Residential Subdivision Requirements

Affordable Housing

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

Schools and Parks Exaction

(Div. 7.5.)

Schools exaction

.020 acres per 1- or 2-family unit

.015 acres per multi-family unit

Parks exaction

9 acres per 1,000 resident

3. Infrastructure

<u>Transportation Facilities</u>		(Div. 7.6.)			
Access		required			
Right-of-way for Minor Local Road (min)		60'			
Paved travel way for Minor Local Road (min)		20'			
<u>Required Utilities</u>		(Div. 7.7.)			
Water		public			
Sewer		public			
4. Allowed Subdivision and Development Options					
5. 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

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NH-1 zone.

1. Attached Single-Family. A minimum of 3 units on the lot are required at the time of development.
2. Apartment. A minimum of 3 units on the lot are required at the time of development.

2.2.12. CR-3: Commercial Residential 3

(P17-077)

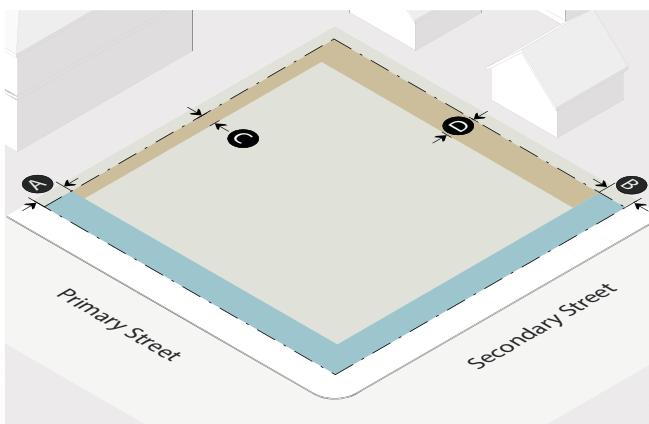
A. Intent

1. General Intent. The intent of the Commercial Residential-3 (CR-3) zone is to provide for a vibrant mixed-use zone consisting primarily of retail, office, lodging and residential uses. This zone is located on both sides of Highway 89 from High School Road to Flat Creek bridge at the entrance to downtown Jackson.
2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Front setbacks are varied, with some buildings pulled up to the street and others set back with landscaping in front, creating an attractive and green street edge.
3. Parking. Parking is primarily provided on-site, to the rear or side of buildings and screened from view.
4. Land Use. Active uses, such as retail and service, are encouraged on the ground level, often with lodging, residential, or office on the upper floors. Buildings of all residential uses are encouraged.
5. Comprehensive Plan. Based primarily on sub areas 4.1, 4.2, 4.3, 5.1, and 5.3 of the Comprehensive Plan.

B. Physical Development

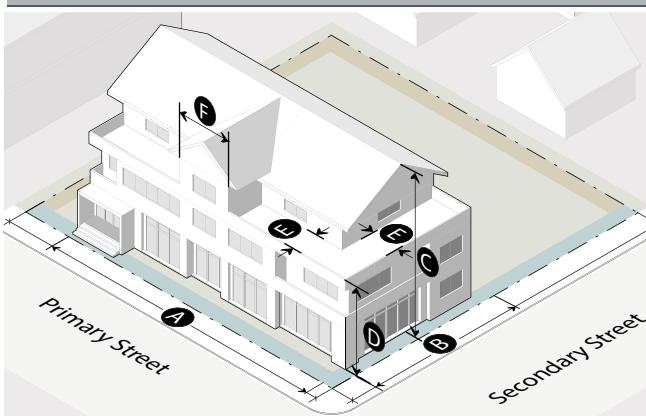
Standards applicable to physical development are provided on the following pages. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



Building Setbacks	Sec. 9.4.8.
Primary street setback range (min-max)	0' - 10' A
Secondary street setback range (min-max)	0' - 10' B
Side interior (min)	5' C
Rear (min)	10' D
Abutting protected zone (min)	10'
Landscaping	Div. 5.5.
Landscape surface ratio (min)	10%
Plant Units	
All uses	1/1,000 sf of landscape area
Parking lot (all uses)	1/12 parking spaces
Fencing	
Height in any street or side yard (max)	4'
Height in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from side or rear lot line (min)	0'
Parking Setbacks	Sec. 9.4.8.
Primary street, above ground (min)	30'
Secondary street, surface parking (min)	30'
Secondary street, tuck-under, enclosed, or structured parking (min)	0'
Access	
Curb cut width (max)	24'

2. Bulk Standards



Street Facade

Sec. 9.4.11.

Width of ground and 2nd story in primary street setback range

A

% of lot width (min) 70%

Length from street corner (min) 30'

Width of ground and 2nd story in secondary street setback range

B

% of lot width (min) 35%

Length from street corner (min) 30'

Building Height

Sec. 9.4.9.

Height (max) if roof pitch $\geq 5/12$ 46'

C

Height (max) if roof pitch $< 5/12$ 42'

C

Stories (max) 3

C

Stories or Height (min) in any street setback range 2 or 24'

D

Building Stepback

Sec. 9.4.12.

Stepback for any 3rd story street facade or street facade over 30' (min) 10'

E

Encroachment in stepback (max % of overall facade width) 60%

F

A building with only residential use that has at least 4 units is exempt from the stepback requirement

Scale of Development

Floor area ratio (FAR max) 0.40

Deed restricted housing exemption Sec. 7.8.3.

Workforce housing floor area bonus Sec. 7.8.4.

3. Form Standards



Design Guidelines

Div. 5.8.

These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Pedestrian Frontage

Trees in grates see Sec. 2.2.1.C.2.

Building Frontage Options

Shopfront see Sec. 2.2.1.D.1.

Office see Sec. 2.2.1.D.2

Residential see Sec. 2.2.1.D.3

Parking Type Options

On-street parking see Sec. 2.2.1.E.1.

Surface parking see Sec. 2.2.1.E.2

Enclosed parking see Sec. 2.2.1.E.3.

Tuck-Under Parking see Sec. 2.2.1.E.4.

Structured parking see Sec. 2.2.1.E.5

Underground parking see Sec. 2.2.1.E.6

4. Environmental Standards	
<u>Natural Resource Setback (min)</u>	Sec. 5.1.1.
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
<u>Irrigation Ditch Setback (min)</u>	Sec. 7.7.4.D.
Irrigation Ditch	15'
<u>Natural Resource Overlay (NRO)</u>	Sec. 5.2.1.
5. Scenic Standards	
<u>Exterior Lighting</u>	Sec. 5.3.1.
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
<u>Lumens per site (max)</u>	3
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
<u>Scenic Resource Overlay (SRO)</u>	Sec. 5.3.2.
6. Natural Hazards to Avoid	
<u>Steep Slopes</u>	Sec. 5.4.1.
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
<u>Areas of Unstable Soils</u>	Sec. 5.4.2.
<u>Fault Area</u>	Sec. 5.4.3.
<u>Floodplains</u>	Sec. 5.4.4.
<u>Wildland Urban Interface</u>	Sec. 5.4.5.

7. Signs (nonresidential)		Div. 5.6
<u>Number of signs (max)</u>	3 per business per frontage	
<u>Background color</u>	No white or yellow	
Sign Area		
<u>Total sign area (max)</u>	3 sf per ft of street facade width up to 150 sf	
<u>Penalty</u>	10% per projecting and freestanding sign	
Sign Type Standards		
<u>Canopy sign</u>		
<u>Clearance (min)</u>	7'6" from average grade	
<u>Setback (min)</u>	18" from back of curb	
<u>Freestanding sign</u>		
<u>Height (max)</u>	6'	
<u>Setback (min)</u>	5'	
<u>Projecting sign</u>		
<u>Height (max)</u>	24' above grade	
<u>Clearance (min)</u>	7'6" from average grade	
<u>Setback (min)</u>	18" from back of curb	
<u>Window sign</u>		
<u>Window surface coverage (max)</u>	25% up to 16 sf	
<u>Temporary signs</u>	Sec. 5.6.1	
8. Grading, Erosion Control, Stormwater		
<u>Grading</u>	Sec. 5.7.2.	
<u>Erosion Control</u>	Sec. 5.7.3.	
Erosion shall be controlled at all times		
<u>Stormwater Management</u>	Sec. 5.7.4.	
No increase in peak flow rate or velocity across property lines		

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
<u>Site Area</u>							
< 15,000 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
15,000 - 30,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf for only residential use	optional	X	X	X	X	Sec. 5.7.1.	Sec. 5.4.4.
<u>Sign</u>					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

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.)
<u>Residential Uses</u>					
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	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.)	B	n/a	n/a	0.25/bed	
Dormitory (6.1.4.F.)	B	n/a	n/a	0.5/bed	
Group Home (6.1.4.G.)	C	n/a	n/a		
<u>Commercial Uses</u>					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	
Retail (6.1.6.C.)	B	6,000 sf excluding basement	n/a	3.37/1,000 sf	
Service (6.1.6.D.)	B	n/a	n/a	2.25/1,000 sf	to be amended pending Housing Mitigation LDR Update
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/73 sf dining area + 1/40 sf bar area	
Heavy Retail/Service (6.1.6.F.) (E.3)	B	n/a	n/a	1.5/1,000 sf + 2.25 per repair bay + 0.75/wash bay	
<u>Amusement/Recreation</u>					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	to be amended pending Housing Mitigation LDR Update
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	
<u>Institutional Uses</u>					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	
<u>Industrial Uses</u>					
Light Industry (6.1.9.B.)(E.3)	B	n/a	n/a	0.75/1,000sf + 0.75/company vehicle	to be amended pending Housing Mitigation LDR Update
<u>Transportation/Infrastructure</u>					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	
Minor	B	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.)

1. <u>Allowed Uses</u>				2. <u>Use Requirements</u>	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
<u>Accessory Uses</u>					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	
<u>Temporary Uses</u>					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	to be amended pending Housing Mitigation LDR Update
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	

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

3. <u>Operational Standards</u>	
<u>Outdoor Storage</u>	Sec. 6.4.1.
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
<u>Refuse and Recycling</u>	Sec. 6.4.2.
Trash & recycling enclosure required	> 4 DUs and all nonresidential
<u>Noise</u>	Sec. 6.4.3.
Sound level at property line (max)	65 DBA
<u>Vibration</u>	Sec. 6.4.4.
<u>Electrical Disturbances</u>	Sec. 6.4.5.
<u>Fire and Explosive Hazards</u>	Sec. 6.4.6.

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options									
<u>Option</u>	<u>GSA (min)</u>	<u>Lot Size (min)</u>	<u>Density (max)</u>	<u>LSR (min)</u>	<u>FAR (max)</u>	<u>Option Standards</u>			
<u>Allowed Subdivision Options</u>									
<u>Land Division</u>	n/a	7,500 sf	n/a	determined by physical development		<u>Sec. 7.2.3.</u>			
<u>Townhouse Condominium Subdivision</u>	n/a	n/a	n/a	n/a	n/a	<u>Sec. 7.2.4.</u>			
2. Residential Subdivision Requirements									
<u>Affordable Housing</u>									
<u>Required Affordable Housing</u>				to be amended pending Housing Mitigation LDR Update					
<u>Schools and Parks Exaction</u>									
<u>Schools exaction</u>				<u>.020 acres per 1- or 2-family unit</u> <u>.015 acres per multi-family unit</u>					
<u>Parks exaction</u>				<u>9 acres per 1,000 resident</u>					
3. Infrastructure									
<u>Transportation Facilities</u>									
<u>Access</u>					<u>(Div. 7.6.)</u>				
<u>Right-of-way for Minor Local Road (min)</u>					<u>60'</u>				
<u>Paved travel way for Minor Local Road (min)</u>					<u>20'</u>				
<u>Required Utilities</u>									
<u>Water</u>					<u>public</u>				
<u>Sewer</u>					<u>public</u>				
4. Required Subdivision and Development Option Permits									
<u>Option</u>	<u>Planned Unit Development (Sec. 8.7.3.)</u>	<u>Sketch Plan (Sec. 8.3.1)</u>	<u>Development Plan (Sec. 8.3.2.)</u>	<u>Development Option Plan (Sec. 8.5.2.)</u>	<u>Subdivision Plat (Sec. 8.5.3.)</u>				
<u>Land Division</u>									
<u>≤ 10 Lots</u>			X			X			
<u>> 10 Lots</u>	X		X			X			
<u>Condominium/Townhouse</u>									

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking
 - a. Applicability. The following options for providing required parking shall apply to allowed uses except:
 - i. Residential Uses (Sec. 6.1.4.);
 - ii. Lodging Uses (Sec. 6.1.5.); and
 - iii. Accessory Residential Unit (6.1.11.B.).
 - b. On-street Parking. Required parking may be provided on-street provided the following standards are met.
 - i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

<u>Uninterrupted Curb per On-street Parking Space</u>	
<u>Parking Space Angle</u>	<u>Uninterrupted Curb</u>
<u>Parallel</u>	<u>22'</u>
<u>45°/60°</u>	<u>18'</u>
<u>90°</u>	<u>9'</u>
 - ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.
 - iii. The on-street parking shall follow the established configuration of existing on-street parking.
 - iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.
2. Loading Requirement. Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.
3. South Highway or South Park Loop Frontage. Heavy Service/Retail and Light Industry uses are only allowed on sites with Highway 89 frontage south of South Park Loop Road and sites with South Park Loop frontage.

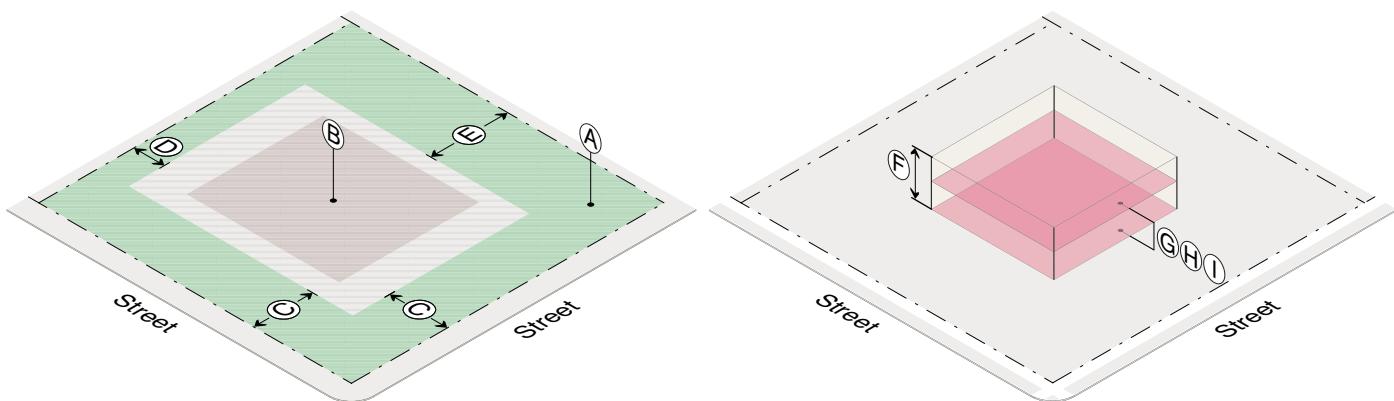
2.3.4. [deleted] (P17-077) Urban Residential (UR) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Urban Residential (UR) Zone is to provide for high density residential areas and promote affordable housing types as part of a full range of residential uses in a pedestrian-oriented environment.

B. Physical Development

Standards applicable to physical development in the UR zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the UR. This Subsection is intended to indicate all of the physical development standards applicable in the UR, however, all standards in Article 5. are applicable in the UR, unless stated otherwise.



1. Structure Location and Mass									
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
Allowed use	.30	.40	12'	5'	20'	28'	2	3	.45
Exceptions									

FAR: A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.

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 and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation: 10'

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single building	n/a
3. Building Design Requirements	
Nonresidential Design Guidelines	(Div. 5.8.)
Design review required for all nonresidential development, unless exempted by Planning Director	
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
5. Landscaping	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
8. Scenic Standards	
Exterior Lighting	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
Steep Slopes	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
10. Signs	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow

Sign Area		11. Grading, Erosion Control, Stormwater														
Total sign area (max)	3 sf per ft of street facade width up to 150 sf	Grading			(Sec. 5.7.2.)											
Home occupation/business	2 sf	Erosion Control			(Sec. 5.7.3.)											
Penalty	10% per projecting and freestanding sign	Erosion shall be controlled at all times														
Sign Type Standards		Stormwater Management			(Sec. 5.7.4.)											
Canopy sign																
Clearance (min)	7'6" from average grade	No increase in peak flow rate or velocity across property lines														
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.)															
12. Required Physical Development Permits																
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)										
Dwelling Unit																
<5 units				×			(Sec. 5.7.1.)									
5-10 units		×	×	×			(Sec. 5.7.1.)									
>10 units	×	×	×				(Sec. 5.7.1.)									
Nonresidential Floor Area																
≤5,000 sf				×	×		(Sec. 5.7.1.)									
5,001-15,000 sf		×	×	×			(Sec. 5.7.1.)									
>15,000 sf	×	×	×	×			(Sec. 5.7.1.)									
Sign					×		(Sec. 5.7.1.)									

C. Use Standards

Standards applicable to uses in the UR zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the UR. This Subsection is intended to indicate all of the use standards applicable in the UR, however, all standards in Article 6. are applicable in the UR, unless stated otherwise.

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.)

3. Maximum Scale of Use**Individual Use (floor area) (max)**

Single-Family unit (detached, attached, or apartment)

Habitable floor area excluding basement 8,000 sf

Gross floor area excluding basement 10,000 sf

4. Operational Standards**Outdoor Storage** (Sec. 6.4.1.)**Refuse and Recycling** (Sec. 6.4.2.)

Trash & recycling enclosure required > 4 DUs and all nonresidential

Noise (Sec. 6.4.3.)

Sound level at property line (max) 65 DBA

Vibration (Sec. 6.4.4.)**Electrical Disturbances** (Sec. 6.4.5.)**Fire and Explosive Hazards** (Sec. 6.4.6.)**D. Development Options**

Standards applicable to development options and subdivision in the UR zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UR zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the UR zone, however, all standards in Article 7. are applicable in the UR zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	5,000 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development (UCD)	15,000 sf	n/a	23.5 du/ae	.20	n/a	.65	n/a	(Sec. 7.1.3.)
Planned Unit Development (PUD- ToJ)	15,000 sf	n/a	n/a	n/a	.30	.65	.5	(Sec. 4.4.2.)
2. Residential Subdivision Requirements								
Affordable Housing (Div. 7.4.)								
Required Affordable Housing +affordable unit per 4 market units								
Schools and Parks Exaction (Div. 7.5.)								
Schools exaction .020 acres per 1- or 2-family unit .015 acres per multi-family unit								
Parks exaction 9 acres per 1,000 resident								

3. Infrastructure

Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

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 Lots	X (PUD)	X	X		X
Condominium/Townhouse					
Non-subdivision development option (UCD or PUD-ToJ)					
0-4 Units	X (PUD)			X	
5-10 Units	X (PUD)		X		
>10 Units	X (PUD)	X	X		

E. Additional Zone-specific Standards

1. **PUD-ToJ Height.** For a PUD-ToJ proposed in the UR zoning district, structure height may be 48 feet provided the following criteria are met:
 - i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
 - ii. It may have an employment and/or price restriction;
 - iii. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.
 - a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure:
 - i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
 - ii. It may have an employment and/or price restriction;
 - iii. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.
 - b. The project shall provide the affordable housing required by Division 7.4 on site.
 - c. The site shall be at least 2 acres to provide opportunity for sufficient setback from, and building height step-down to small scale development.
 - d. The site shall be served by transit within 1/4 mile.
 - e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.
 - f. The additional building height shall not increase the floor area allowance or decrease the required open space.

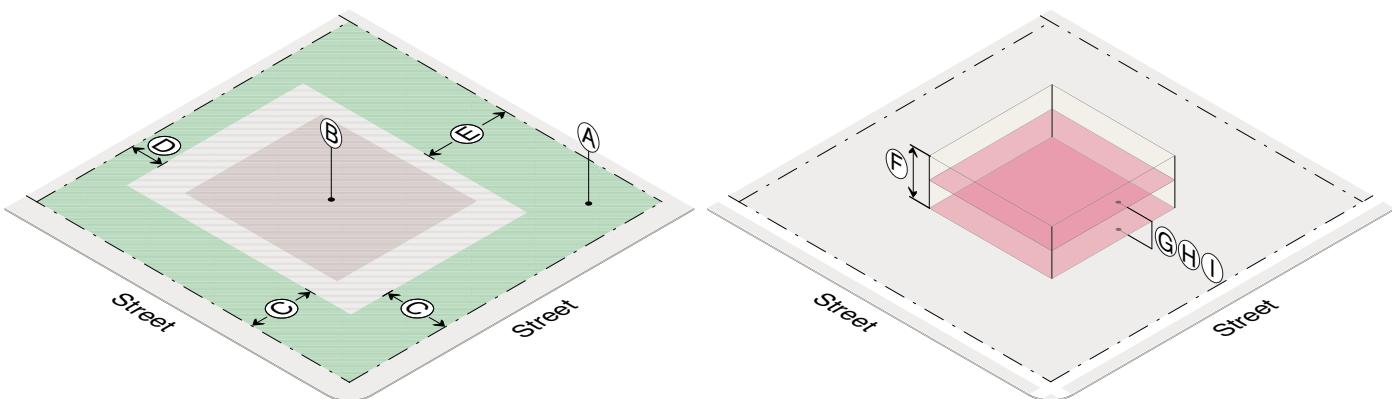
2.3.5. [deleted] (P17-077) Auto Urban Commercial-Town (AC-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Auto-Urban Commercial-Town (AC-ToJ) Zone is to provide for commercial development that is oriented to the street and is easily accessed by automobiles with adequate parking and pedestrian connections to adjoining developments in order to promote non-vehicular movement between buildings in commercial areas. Uses in the AC-ToJ zone primarily serve residents' commercial needs, and provide some tourist service uses. The AC-ToJ zone is intended to be applied to community-serving commercial areas.

B. Physical Development

Standards applicable to physical development in the AC-ToJ zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the AC-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the AC-ToJ zone, however, all standards in Article 5. are applicable in the AC-ToJ zone, unless stated otherwise.



1. Structure Location and Mass

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback	Side- Setback (min)	Rear- Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
Detached single-family unit	.50	.28	20'	10'	30'	26'	2	3	.30
with attached accessory unit	.48	.30	20'	10'	20'	26'	2	3	.32
with detached accessory unit	.48	.30	n/a	n/a	n/a	n/a	n/a	n/a	.32
with 2 accessory units	.45	.32	n/a	n/a	n/a	n/a	n/a	n/a	.35
Live/Work unit	.50	.28	20'	10'	30'	26'	2	3	.40
Office	.25	n/a	20'	10'	20'	35'	2	3	.40
Lodging in the LO	.20	n/a	10'	0'	20'	35'	n/a	n/a	.80
Other principal use	.20	n/a	20'	10'	20'	35'	2	3	.25
Pre-1994 lot < 15,000 sf	.20	n/a	20'	10'	20'	35'	2	3	.46
Accessory use	See standards for primary use with which associated								
Detached accessory structure	n/a	n/a	30'	5'	5'	28'	2	n/a	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.

FAR: A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.

Side/Rear Yard Residential Projections: Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Accessory Structure Detached Separation: 10'

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single building	15,000 sf
Single building in LO with CUP	35,000 sf
Single building out of LO with CUP	50,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Div. 5.8.)	
Design review required for all nonresidential development, unless exempted by Planning Director	
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
5. Landscaping (Div. 5.5.)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min) (Sec. 5.1.1.)	
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
8. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Area (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
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.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units			*			(Sec. 5.7.1.)
5-10 units		*	*			(Sec. 5.7.1.)
>10 units	*	*	*			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf			*	*		(Sec. 5.7.1.)
5,001-15,000 sf		*	*	*		(Sec. 5.7.1.)
>15,000 sf	*	*	*	*		(Sec. 5.7.1.)
Sign					*	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the AC-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the AC-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the AC-ToJ zone; however, all standards in Article 6. are applicable in the AC-ToJ zone, unless stated otherwise.

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 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
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

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.)
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

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single family unit (detached, attached, or apartment)	
Habitable floor area excluding basement	8,000-sf
Gross Floor area excluding basement	10,000-sf
Live/work unit	750-sf min/2,000-sf max habitable
Lodging operation with multiple buildings	90,000-sf habitable
Individual retail use excluding basement	
without CUP	12,500-sf habitable
with CUP	50,000-sf habitable
4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.) (E.3.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65-DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the AC-ToJ zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the AC-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the AC-ToJ zone; however, all standards in Article 7. are applicable in the AC-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development (UCD)	22,500 sf	n/a	11.7 du/ae	.40	n/a	.40	.35	(Sec. 7.1.3.)
Planned Unit Development (PUD-ToJ)	22,500 sf	n/a	n/a	n/a	.45	.40	.30	(Sec. 4.4.2.)
2. Residential Subdivision Requirements								
Affordable Housing (Div. 7.4.)								
Required Affordable Housing								+affordable unit per 4 market units
Schools and Parks Exaction (Div. 7.5.)								
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								9 acres per 1,000 resident
3. Infrastructure								
Transportation Facilities (Div. 7.6.)								
Access								required
Right-of-way for Minor Local Road (min)								60'
Paved travel way for Minor Local Road (min)								20'
Required Utilities (Div. 7.7.)								
Water								public
Sewer								public

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.)
<u>Land Division</u>					
≤ 10 Lots				✗	✗
> 10 Lots		✗	✗		✗
<u>Condominium/Townhouse</u>					
<u>Non-subdivision development option (UCD or PUD-ToJ)</u>					
0-4 Units	✗ (PUD)			✗	
5-10 Units	✗ (PUD)			✗	
> 10 Units	✗ (PUD)	✗	✗		

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the AC-ToJ zone:

1. **Attached Single-Family and Apartment Units.** Attached single-family and apartment units shall be located on the second or third floor.
2. **Open Storage.** The open storage of vehicles and equipment is prohibited.
3. **Pedestrian Facilities.** All new development, redevelopment and infill development in the Lodging Overlay and AC-ToJ zone shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.
4. **Highway Frontage Setback.** Where the highway frontage setback is 20 feet, the minimum parking area setback shall be 20 feet. This setback shall be landscaped generally in accordance with Div. 5.5, Landscaping Standards. In addition, where a 20 foot structure setback is required from the right-of-way of U.S. Highway 26-89-189-191, the first 20 feet adjacent to the right-of-way (as a minimum) must be landscaped. The objectives for highway setback landscaping shall be to provide for an attractive, high-quality streetscape, and where applicable, entryways to the Town of Jackson. Plant units shall maximize year-round screening. Public sidewalks and pathways may traverse landscaped areas, and monument signage is encouraged.

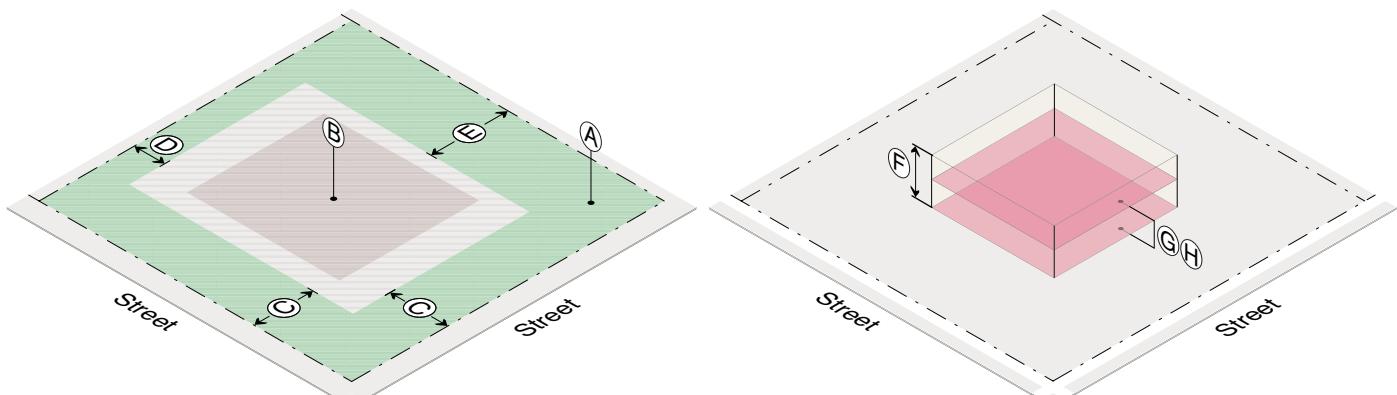
2.3.6. [deleted] (P17-077) Auto Urban Residential-Town (AR-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Auto-Urban Residential-Town (AR-ToJ) Zone is to maintain the character and cohesiveness of residential neighborhoods while allowing for a wide range of residential types, including affordable housing.

B. Physical Development

Standards applicable to physical development in the AR-ToJ zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the AR-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the AR-ToJ zone; however, all standards in Article 5. are applicable in the AR-ToJ zone, unless stated otherwise.



1. Structure Location and Mass								
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
Detached single-family unit	.50	.28	20'	10'	30'	26'	2	.30
with attached accessory unit	.48	.30	20'	10'	20'	26'	2	.32
with detached accessory unit	.48	.30	n/a	n/a	n/a	n/a	n/a	.32
with 2 accessory units	.45	.32	n/a	n/a	n/a	n/a	n/a	.35
Other principal use	.45	n/a	20'	10'	30'	26'	2	.35
Accessory use	See standards for primary use with which associated							
Detached accessory structure	n/a	n/a	30'	5'	5'	26'	2	n/a

Exceptions

FAR: A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.

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 and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Accessory Structure Detached Separation: 10'

2. Maximum Scale of Development		7. Environmental Standards	
Individual Building (gross floor area) (max)		Natural Resource Setback (min) (Sec. 5.1.1.)	
Single building	10,000 sf	Cache Creek South of Cache Creek Dr.	20'
3. Building Design Requirements		Flat Creek North of Hansen Ave.	25'
Nonresidential Design Guidelines (Div. 5.8.)		Flat Creek South of Hansen Ave.	50'
Design review required for all nonresidential development, unless exempted by Planning Director		Wetland	30'
4. Site Development		Irrigation Ditch Setback (min) (7.7.4.D.)	
Site Development Setbacks (min)		Irrigation Ditch	15'
Side/rear yard	5'	Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
Front yard		8. Scenic Standards	
40% of lineal frontage	0'	Exterior Lighting (Sec. 5.3.1.)	
60% of lineal frontage	structure setback	Light trespass prohibited.	
Curb Cut (max)	40% of lineal frontage	All lights over 600 initial lumens shall be fully shielded.	
5. Landscaping (Div. 5.5.)		Lumens per sf of site development (max)	
Plant Units (min)		Lumens per site (max)	3
Residential	1 per du	All fixtures	100,000
Nonresidential	1 per 1,000 sf of landscape area	Unshielded fixtures	5,500
Parking Lot (all uses)	1 per 12 parking spaces	Light Color	≤3000 Kelvin
6. Fencing		Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
Height (max)		9. Natural Hazards to Avoid	
In street yard	4'	Steep Slopes (Sec. 5.4.1.)	
In side or rear yard	6'	Development prohibited	Slopes > 25%
Setback		Hillside CUP	Lot with average cross-slope ≥ 10%
Front lot line/R.O.W./Sidewalk	1'	Areas of Unstable Soils (Sec. 5.4.2.)	
Side or rear Yard lot line	0'	Fault Area (Sec. 5.4.3.)	
Orientation		Floodplains (Sec. 5.4.4.)	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner		Wildland-Urban Interface (Sec. 5.4.5.)	
10. Signs (Div. 5.6.)		10. Signs (Div. 5.6.)	
Number of Signs (max)		Number of Signs (max)	3 per business per frontage
Home occupation/business		Home occupation/business	1 unlighted wall sign
Background Color		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.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				*		(Sec. 5.7.1.)
5 - 10 units		*		*		(Sec. 5.7.1.)
>10 units	*		*			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf				*	*	(Sec. 5.7.1.)
5,001 - 15,000 sf		*		*	*	(Sec. 5.7.1.)
>15,000 sf	*		*		*	(Sec. 5.7.1.)
Sign					*	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the AR-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to Section 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the AR-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the AR-ToJ zone; however, all standards in Article 6. are applicable in the AR-ToJ zone, unless stated otherwise.

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

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.)	Employee Housing Floor Area (min) (Div. 6.3.)
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

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single Family unit (detached)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory residential unit	800 sf habitable
4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the AR-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the AR-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the AR-ToJ zone; however, all standards in Article 7. are applicable in the AR-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development (UCD)	22,500 sf	n/a	11.7 du/ae	.40	n/a	.40	.35	(Sec. 7.1.3.)
Planned Unit Development (PUD-ToJ)	22,500 sf	n/a	n/a	n/a	.45	.40	.30	(Sec. 4.4.2.)
2. Residential Subdivision Requirements								
Affordable Housing (Div. 7.4.)								
Required Affordable Housing								+ affordable unit per 4 market units
Schools and Parks Exaction (Div. 7.5.)								
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								9 acres per 1,000 resident
3. Infrastructure								
Transportation Facilities (Div. 7.6.)								
Access								required
Right-of-way for Minor Local Road (min)								60'
Paved travel way for Minor Local Road (min)								20'
Required Utilities (Div. 7.7.)								
Water								public
Sewer								public

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.)
<u>Land Division</u>					
≤ 10 Lots			X		X
> 10 Lots		X	X		X
<u>Condominium/Townhouse</u>					
Non-subdivision development option (UCD or PUD-ToJ)					
0-4 Units	X (PUD)			X	
5-10 Units	X (PUD)		X		
> 10 Units	X (PUD)	X	X		

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the AR-ToJ zone:

1. Accessory Residential Units (ARUs)

- Accessory residential units are only permitted in conjunction with a detached single-family unit.
- No more than 2 accessory units per lot are allowed.
- If only one accessory unit per lot is constructed, it may be attached to or detached from the principal structure.
- If 2 accessory units are constructed on one lot, one shall be attached to the principal structure, the other shall be detached. The minimum separation between detached units shall be 10 feet.

2.3.7. [deleted] (11/23/16, Ord. 1149)

[Section number reserved, original Section deleted]

2.3.8. [deleted] (11/23/16, Ord. 1149)

[Section number reserved, original Section deleted]

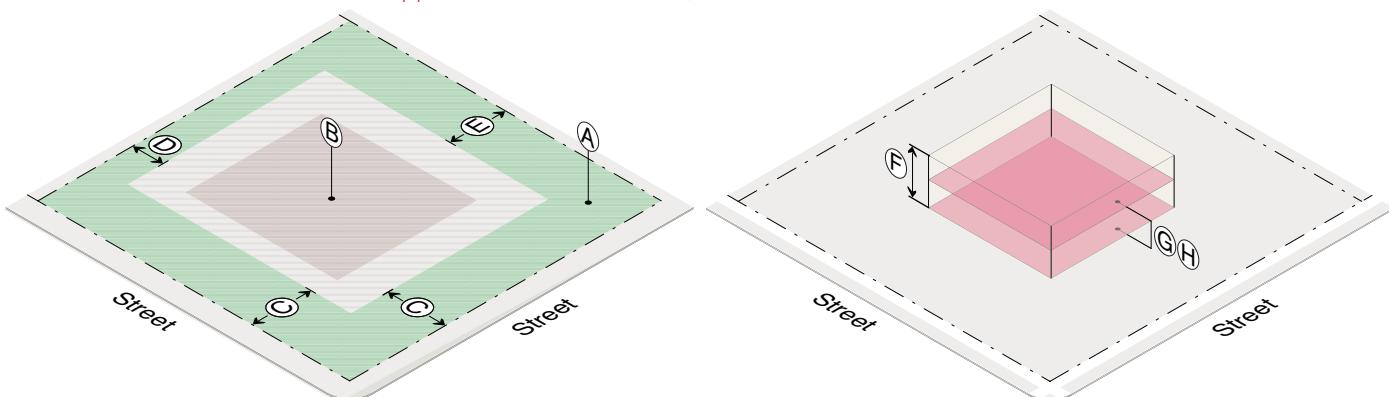
2.3.9. [deleted] (P17-077) Business Park-Restricted Uses (BP-R) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Business Park-Restricted Uses (BP-R) Zone is to provide suitable locations and environs for not only industrial, wholesaling, distribution and service commercial uses typically allowed in the Business Park-Town (BP-TdJ) Zone, but also uses such as office, commercial retail, certain services, restaurant/bar, drive-in facilities, and Urban Cluster Development to meet general community needs.

B. Physical Development

Standards applicable to physical development in the BP-R zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the BP-R zone. This Subsection is intended to indicate all of the physical development standards applicable in the BP-R zone, however, all standards in Article 5. are applicable in the BP-R zone, unless stated otherwise.



1. Structure Location and Mass																
	(A) LSR (min)	(B) Lot Coverage (max)	(C) Street Setback (min)	(D) Side Setback (min)	(E) Rear Setback (min)	(F) Height (max) (E.3.)	(G) Stories (max)	(H) FAR (max)								
Live-work unit	.15	n/a	20'	10'	20'	35'	2	.40								
Office	.25	n/a	20'	10'	20'	35'	2	.40								
Retail, services (E.2.), restaurant, bar	.20	n/a	20'	10'	20'	35'	2	.25								
Other principal use	.15	n/a	20'	10'	20'	35'	2	.41								
Accessory use	See standards for primary use with which associated															
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.																
FAR. A 25% increase in FAR is allowed in all nonresidential zones, provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.																
Detached Accessory Structure Separation: 10'																

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single nonresidential building	15,000 sf
Single nonresidential building with CUP	50,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Div. 5.8.)	
Design review required for all nonresidential development, unless exempted by Planning Director	
4. Site Development	
Site Development Setbacks (min) (E.5.)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage
5. Landscaping (Div. 5.5.)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
8. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	3
Lumens per site (max)	100,000
All fixtures	
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
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.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				×		(Sec. 5.7.1.)
5-10 units			×	×		(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001-15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the BP-R zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the BP-R zone. This Subsection is intended to indicate all of the use standards applicable in the BP-R zone, however, all standards in Article 6. are applicable in the BP-R zone, unless stated otherwise.

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.)	E	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.)	E	0-sf	n/a	1.5/DU or 1.5/1,500-sf	n/a
Commercial					
Office (E.4.) (6.1.6.B.)	E	0-sf	n/a	3.3/1,000-sf	14 sf/1,000-sf
Retail (E.4.) (6.1.6.C.)	E	0-sf	n/a	4.5/1,000-sf	156 sf/1,000-sf
Service (E.2. & E.4.) (6.1.6.D.)	E	0-sf	n/a	3/1,000-sf	56 sf/1,000-sf
Restaurant/Bar (E.4.) (6.1.6.E.)	E	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 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.)	E	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.)	E	0-sf	n/a	4.5/1,000-sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	E	0-sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	E	0-sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	E	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

3. Maximum Scale of Use**Individual Use (floor area) (max)**

Single family unit (attached, or apartment)

Habitable floor area excluding basement 8,000 sf

Gross floor area excluding basement 10,000 sf

Individual retail use excluding basement

without CUP 12,500 sf habitable

with CUP 50,000 sf habitable

Accessory residential unit

800 sf habitable

4. Operational Standards**Outdoor Storage**

(Sec. 6.4.1.)

Refuse and Recycling

(Sec. 6.4.2.)

Trash & recycling enclosure required >4 DUs and all nonresidential

Noise

(Sec. 6.4.3.)

Sound level at property line (max)

65 DBA

Vibration

(Sec. 6.4.4.)

Electrical Disturbances

(Sec. 6.4.5.)

Fire and Explosive Hazards

(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the BP-R zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-R zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the BP-R zone, however, all standards in Article 7. are applicable in the BP-R zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	5,000 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development (UCD)	22,500 sf	n/a	11.7 du/ae	.40	n/a	.40	.35	(Sec. 7.1.3.)

2. Residential Subdivision Requirements

Affordable Housing

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

Schools and Parks Exaction

(Div. 7.5.)

Schools exaction

.020 acres per 1- or 2-family unit
 .015 acres per multi-family unit

Parks exaction

9 acres per 1,000 resident

3. Infrastructure

Transportation Facilities

(Div. 7.6.)

Access

required

Right-of-way for Minor Local Road (min)

60'

Paved travel way for Minor Local Road (min)

20'

Required Utilities

(Div. 7.7.)

Water

public

Sewer

public

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			✗		✗
>10 Lots	✗	✗			✗
Condominium/Townhouse					
Non-subdivision development option (UCD)					
0-4 Units				✗	
5-10 Units			✗		
>10 Units	✗	✗			

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the BP-R zone.

1. Attached single-family and apartment units shall be located on the second or third floor.
2. Allowed service uses exclude gunsmithing, taxidermy, mortuary/funeral home, kennels and veterinary services, restaurant/bar, and drive-in facility uses.
3. Mixed-use structures with a residential component for which a Conditional Use Permit has been approved may be raised up to 46 feet upon compliance with the following conditions:

- a. ~~The top 2 stories of the structure must be used for residential purposes only.~~
- b. ~~The roof pitch must be at least 4 feet in 12 feet.~~
- c. ~~The setback from U.S. Highway 26, 89, 189, High School Road and South Park Loop County Road and 191 shall be not less than 150 feet.~~
- d. ~~The rear setback shall be not less than 50 feet.~~
- e. ~~Building height shall not exceed 35 feet as measured from an elevation equal to the elevation of the adjacent Highway 26, 89, 189 and 191 at its highest point adjacent to the project.~~

4. Allowed Retail, Office, Service, and Restaurant/Bar uses are required to take their primary access and be primarily oriented towards Teton County Road No. 22-1 or U.S. Highway 26/89/189/191 or High School Road in order to minimize traffic impacts on internal roads in the adjacent lands zoned BP-ToJ.
5. Where the highway frontage setback is 20 feet, the minimum parking area setback shall be 20 feet. This setback shall be landscaped generally in accordance with Div. 5.5., Landscaping Standards. In addition, where a 20-foot structure setback is required from the right-of-way of U.S. Highway 26-89-189-191, the first 20 feet adjacent to the right-of-way (as a minimum) must be landscaped. The objectives for highway setback landscaping shall be to provide for an attractive, high-quality streetscape, and where applicable, entryways to the Town of Jackson. Plant units shall maximize year-round screening. Public sidewalks and pathways may traverse landscaped areas, and monument signage is encouraged.

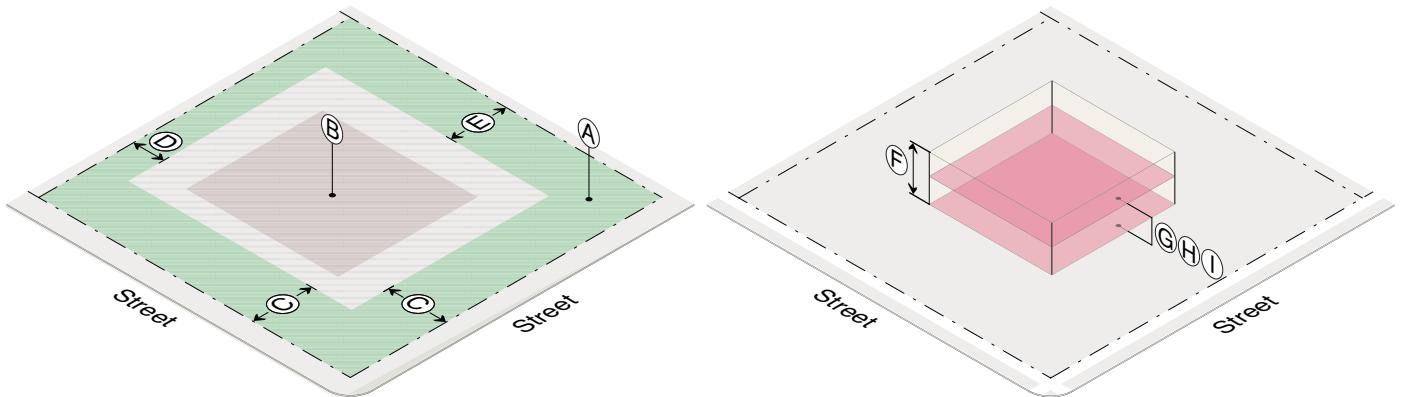
2.3.11. [deleted] (P17-077) Business Conservation-Town (BC-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Business Conservation-Town (BC-ToJ) Zone is to provide for the continuation of existing commercial development where the expansion of the nonresidential use into a commercial node is considered inappropriate. The BC-ToJ zone recognizes existing business uses as conforming, but requires a Conditional Use Permit for any change of use. The BC-ToJ zone shall not be expanded except to allow for a remedy of a nonconformity of an existing business.

B. Physical Development

Standards applicable to physical development in the BC-ToJ zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the BC-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the BC-ToJ zone, however, all standards in Article 5. are applicable in the BC-ToJ zone, unless stated otherwise.



1. Structure Location and Mass									
	(A) LSR (min)	(B) Lot Coverage (max)	(C) Street Setback (min)	(D) Side Setback (min)	(E) Rear Setback (min)	(F) Height (max)	(G) Stories (max)	(H) Stories- (L0) (max)	(I) FAR (max)
Detached single-family unit	.50	n/a	20'	10'	30'	26'	2	3	.30
with attached accessory unit	.48	n/a	20'	10'	20'	26'	2	3	.32
with detached accessory unit	.48	n/a	n/a	n/a	n/a	n/a	n/a	n/a	.32
with 2 accessory units	.45	n/a	n/a	n/a	n/a	n/a	n/a	n/a	.35
Other principal use	.30	n/a	20'	10'	20'	26'	2	3	.30
Accessory use	See standards for primary use with which associated								
Detached accessory structure	n/a	n/a	30'	5'	5'	26'	2	n/a	n/a
Exceptions									
FAR. A 25% increase in FAR is allowed in all, provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.									
Side/Rear Yard 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 and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.									
Detached Accessory Structure Separation. 10'									

2. Maximum Scale of Development		7. Environmental Standards	
Individual Building (gross floor area) (max)		Natural Resource Setback (min) (Sec. 5.1.1.)	
Single building (not lodging)	6,000 sf	Cache Creek South of Cache Creek Dr.	20'
Lodging building in the LO	15,000 sf	Flat Creek North of Hansen Ave.	25'
3. Building Design Requirements		Flat Creek South of Hansen Ave.	
Nonresidential Design Guidelines (Div. 5.8.)		Wetland	
Design review required for all nonresidential development, unless exempted by Planning Director		Irrigation Ditch Setback (min) (7.7.4.D.)	
4. Site Development		Irrigation Ditch	
Site Development Setbacks (min)		Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
Side/rear yard	5'	8. Scenic Standards	
Front yard		Exterior Lighting (Sec. 5.3.1.)	
40% of lineal frontage	0'	Light trespass prohibited.	
60% of lineal frontage	structure setback	All lights over 600 initial lumens shall be fully shielded.	
Curb Cut (max)	40% of lineal frontage	Lumens per sf of site development (max)	
5. Landscaping (Div. 5.5.)		3	
Plant Units (min)		Lumens per site (max)	
Residential	1 per du	All fixtures	
Nonresidential	1 per 1,000 sf of landscape area	100,000	
Parking Lot (all uses)	1 per 12 parking spaces	Unshielded fixtures	
6. Fencing		5,500	
Height (max)		Light Color	
In street yard	4'	≤3000 Kelvin	
In side or rear yard	6'	Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
Setback		9. Natural Hazards to Avoid	
Front lot line/R.O.W./Sidewalk	1'	Steep Slopes (Sec. 5.4.1.)	
Side or rear lot line	0'	Development prohibited	
Orientation		Slopes > 25%	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner		Hillside CUP required	
		Lot with average cross-slope ≥ 10%	
10. Signs		Areas of Unstable Soils (Sec. 5.4.2.)	
		Fault Area (Sec. 5.4.3.)	
		Floodplains (Sec. 5.4.4.)	
		Wildland Urban Interface (Sec. 5.4.5.)	
		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.)

11. Grading, Erosion Control, Stormwater

Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit				×		(Sec. 5.7.1.)
<5 units				×		(Sec. 5.7.1.)
5-10 units			×	×		(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area				×	×	(Sec. 5.7.1.)
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001-15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the BC-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BC-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the BC-ToJ zone, however, all standards in Article 6. are applicable in the BC-ToJ zone, unless stated otherwise.

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.)	E	0-sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	E	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.)	E	0-sf	n/a	2/DU + 0.5/DU if \geq 3 units served by lot	n/a
Apartment (6.1.4.D., E.5.)	E	0-sf	n/a	2/DU + 0.5/DU if \geq 3 units served by lot	n/a
Dormitory (6.1.4.F.)	E	0-sf	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	E	0-sf	30 rooms per acre	0.5/bed	n/a
Lodging (E.4.)					
Conventional Lodging (6.1.5.B.)	E (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.)	E (LO)	0-sf	n/a	2/LU	47 sf/1,000 sf
Commercial					
Office (6.1.6.B.)	E	0-sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	E	0-sf	n/a	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	E	0-sf	n/a	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	E	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.)	E	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.)	E	0-sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	E	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.),

3. Maximum Scale of Use

Individual Use (floor area) (max)

Single-family unit (detached)

Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Lodging operation with multiple buildings	90,000 sf habitable
Individual retail use excluding basement	12,500 sf habitable

4. Operational Standards

Outdoor Storage

(Sec. 6.4.1.)

Refuse and Recycling

(Sec. 6.4.2.)

Trash & recycling enclosure required

> 4 DUs and all nonresidential

Noise

(Sec. 6.4.3.)

Sound level at property line (max)

65 DBA

Vibration

(Sec. 6.4.4.)

Electrical Disturbances

(Sec. 6.4.5.)

Fire and Explosive Hazards

(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the BC-ToJ zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the BC-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the BC-ToJ zone, however, all standards in Article 7. are applicable in the BC-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								

Land Division

n/a 7,500 sf n/a n/a determined by physical development (Sec. 7.2.3.)

2. Residential Subdivision Requirements

Affordable Housing

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

Schools and Parks Exaction

(Div. 7.5.)

Schools exaction

.020 acres per 1- or 2-family unit
 .015 acres per multi-family unit

Parks exaction

.9 acres per 1,000 resident

3. Infrastructure

Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

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

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.

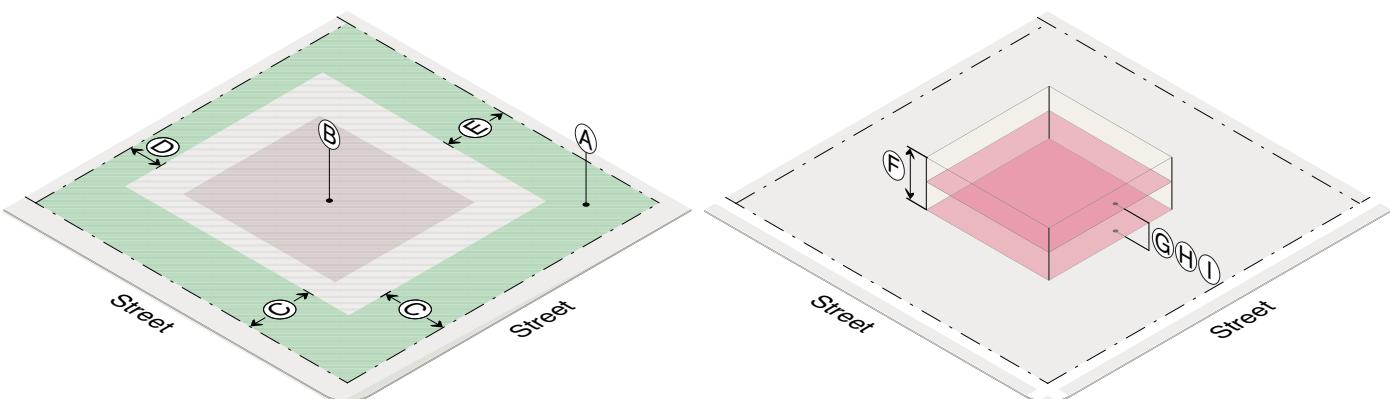
2.3.12. ~~[deleted] (P17-077) Residential Business (RB)~~ (1/4/17, Ord. 1159)

A. Intent

The purpose of the Residential Business (RB) zone is to provide for the conduct of small scale businesses on a lot where the principal use is residential.

B. Physical Development

Standards applicable to physical development in the RB zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the RB zone. This Subsection is intended to indicate all of the physical development standards applicable in the RB zone, however, all standards in Article 5. are applicable in the RB zone, unless stated otherwise.



1. Structure Location and Mass

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (L0) (max)	FAR (max)
Allowed use	.30	n/a	25'	10'	25'	30'	2	3	.32
Detached accessory structure	n/a	n/a	30'	5'	5'	30'	2	3	n/a

Exceptions

FAR. A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.

Side/Rear Yard 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 and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single building-	10,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines	(Div. 5.8.)
Design review required for all nonresidential development, unless exempted by Planning Director	
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
5. Landscaping	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 8 parking spaces
6. Fencing	
Height (max)	
In street yard-	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min)	
Cache Creek South of Cache Creek Dr.	(Sec. 5.1.1.) 20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	
Irrigation Ditch	(7.7.4.D.) 15'
Natural Resource Overlay (NRO) Standards	
8. Scenic Standards	
Exterior Lighting	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	
9. Natural Hazards to Avoid	
Steep Slopes	
Development prohibited	(Sec. 5.4.1.) Slopes > 25%
Hillside Area Standards	
Hillside CUP- required	(Sec. 5.4.1.) Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	
Fault Area-	(Sec. 5.4.2.)
Floodplains	(Sec. 5.4.3.)
Wildland Urban Interface	(Sec. 5.4.4.)
10. Signs	
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.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				×		(Sec. 5.7.1.)
5-10 units			×	×		(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001-15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the RB zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the RB zone. This Subsection is intended to indicate all of the use standards applicable in the RB zone; however, all standards in Article 6. are applicable in the RB zone, unless stated otherwise.

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		

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.)
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.)

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single-family unit (detached, attached, or apartment)	
Habitable floor area excluding basement	8,000-sf
Gross floor area excluding basement	10,000-sf
Nonresidential use	Less than residential
4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the RB zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the RB zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the RB zone, however, all standards in Article 7. are applicable in the RB zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
2. Residential Subdivision Requirements								
Affordable Housing (Div. 7.4.)								
Required Affordable Housing								1 affordable unit per 4 market units
Schools and Parks Exaction (Div. 7.5.)								
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								9 acres per 1,000 resident
3. Infrastructure								
Transportation Facilities (Div. 7.6.)								
Access								required
Right-of-way for Minor Local Road (min)								60'
Paved travel way for Minor Local Road (min)								20'
Required Utilities (Div. 7.7.)								
Water								public
Sewer								public
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				*				*
>10 Lots		*		*				*
Condominium/Townhouse								*

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the RB-zone:

1. **Primary Use Residential.** The primary use of any property or development within the RB-zone shall be residential.
2. **Residential Types and Standards.** In addition to conventional single-family units and accessory residential units as provided in 2.3.12.C., Allowed Uses and Use Standards, 2-family structures are allowed in the RB zone. All residential uses and unit types are subject to the standards in 2.3.12.B., Structure Location and Mass.
3. **Nonresidential Use Accessory.** Any nonresidential use of a property or development in the RB-zone shall be accessory to the residential use. No nonresidential use may occupy more than 50% of the total allowable floor area on any property. All nonresidential activity and structures shall be located to the rear of the primary residence(s).
4. **Open Storage.** Open storage of materials, vehicles, and equipment is allowed provided it is adequately screened from residential areas of adjacent properties.

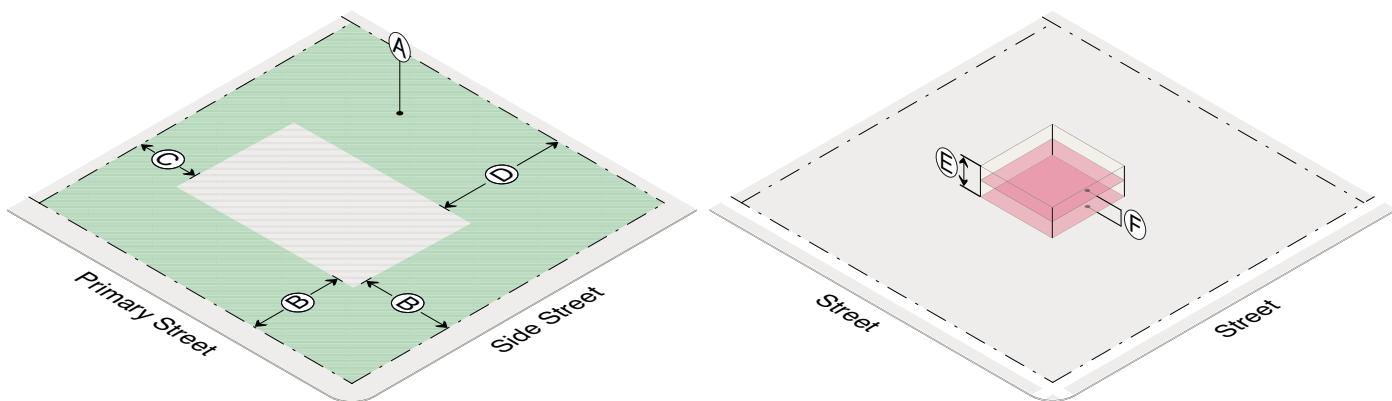
2.3.13. ~~[deleted] (P17-077) Mobile Home Park-Town (MHP-ToJ)~~ (1/4/17, Ord. 1159)

A. Intent

The purpose of the Mobile Home Park – Town of Jackson (MHP-ToJ) zone is to provide locations for mobile homes in a park-like setting and to provide for the continuation and redevelopment of existing mobile homes.

B. Physical Development

Standards applicable to physical development in the MHP-ToJ zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the MHP-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the MHP-ToJ zone; however, all standards in Article 5. are applicable in the MHP-ToJ zone, unless stated otherwise.



1. Structure Location and Mass

	(A)	(B)	(C)	(D)	(E)	(F)
	LSR (min)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	FAR (max)
Mobile home					18'	
in an existing mobile home park				see E.1.		
in a new mobile home park				Standards established through Mobile Home Park approval		
Other principal uses	.60	25'	15'	40'	28'	.30
Accessory Uses				See standards for primary use with which associated		

2. Maximum Scale of Development	
Individual Building (max gross FA)	
n/a	
3. Design Requirements	
Nonresidential Design Guidelines (Div. 5.8.)	
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
5. Landscaping (Div. 5.5.)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking lot	1 per 8 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Buffers (min) (Sec. 5.1.1.)	
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation ditch	15'
Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
8. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000'
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 30%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Areas (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	
10. Signs (Div. 5.6.)	
Allowable Signage	
Home occupation/business	1 unlighted wall sign
Sign Area (max)	
Home occupation/business	2 sf
11. Grading, Erosion Control, Stormwater	
Grading (Sec. 5.7.2.)	
Erosion Control (Sec. 5.7.3.)	
Erosion shall be controlled at all times	
Stormwater Management (Sec. 5.7.4.)	
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				*		(Sec. 5.7.1.)
5 - 10 units			*	*		(Sec. 5.7.1.)
>10 units	*	*	*			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				*	*	(Sec. 5.7.1.)
5,001 - 15,000 sf		*	*	*		(Sec. 5.7.1.)
>15,000 sf	*	*	*	*		(Sec. 5.7.1.)
Sign						*
						(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the MHP-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the MHP-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the MHP-ToJ zone; however, all standards in Article 6. are applicable in the MHP-ToJ zone, unless stated otherwise.

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.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
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.)

3. Maximum Scale of Use

not applicable

4. Operational Standards**Outside Storage**

(Sec. 6.4.1.)

Refuse and Recycling

(Sec. 6.4.2.)

Trash and recycling enclosure required >4 DUs and all nonresidential

Noise

(Sec. 6.4.3.)

Max sound level at property line 55 DBA

Vibration

(Sec. 6.4.4.)

Electrical Disturbances

(Sec. 6.4.5.)

Fire and Explosive Hazards

(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the MHP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the MHP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the MHP-ToJ zone; however, all standards in Article 7. are applicable in the MHP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	BSA (min)	Lot Size (min)	Density (max)	OSR (min)	FAR- (max)	Height (max)	Option Standards
Allowed Subdivision Options	subdivision prohibited						
Allowed Development Options							

Mobile Home Park

n/a

see Sec. 7.1.4. for standards

18'

(Sec. 7.1.4.)

2. Residential Subdivision Requirements**Affordable Housing**

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

Schools and Parks Exactions

(Div. 7.5.)

School Exaction

.020 acres per 1- or 2-family unit

.015 acres per multi-family unit

Park Exaction

9 acres per 1,000 resident

3. Infrastructure**Transportation Facilities**

(Div. 7.6.)

Access

required

Right-of-way for a Minor Local Road (min)

60'

Paved travel way for a Minor Local Road (min)

20'

Required Utilities

(Div. 7.7.)

Water

public

Sewer

public

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

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the MHP-ToJ zone:

1. **Mobile Homes.** A mobile home shall be located within a mobile home park.
 - a. **A new mobile home park shall be developed pursuant to the standards of Sec. 7.1.4.**
 - b. **Existing Mobile Home Parks.** Existing mobile home parks within the MHP-ToJ zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.
 - i. **Density.** The number of units in an existing mobile home park in the MHP-ToJ zone shall not be limited.
 - ii. **Area.** Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be included in the existing land area per individual mobile homes, unless the area between 2 particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.
 - iii. **Impervious Surface.** The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the average amount of impervious coverage per mobile home lot or pad in the existing park.
 - iv. **Yards.** Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.

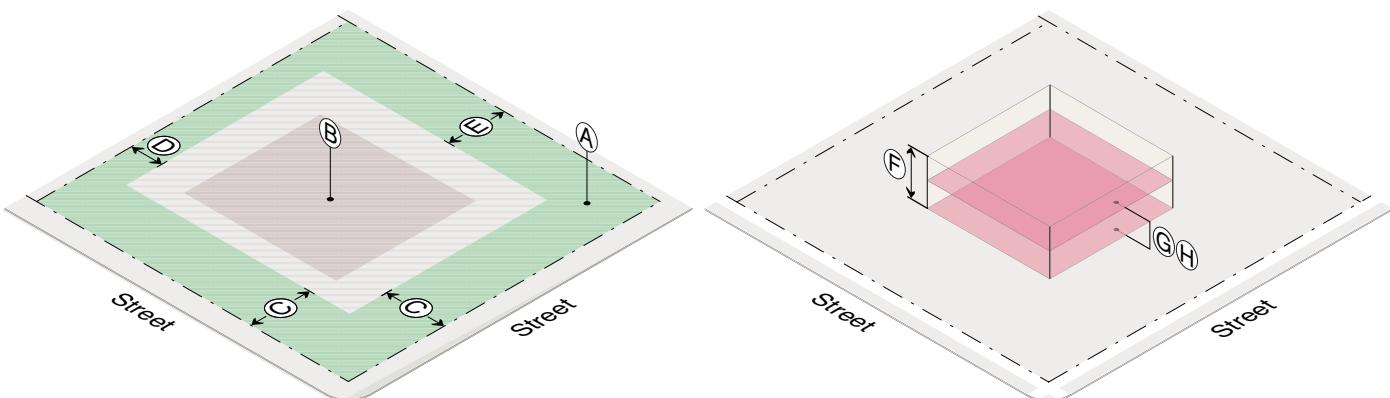
2.3.14. [deleted] (P17-077) Neighborhood Conservation-Town (NC-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Neighborhood Conservation-Town (NC-ToJ) Zone is to recognize existing residential neighborhoods and subdivisions and allow development to continue in a way that is consistent with the existing neighborhood character. The NC-ToJ zone is intended primarily for single-family detached dwellings and accessory uses and structures. The NC-ToJ zone shall not be applied to vacant land, except to allow for in-fill development, and shall not be permitted to expand beyond its original boundaries.

B. Physical Development

Standards applicable to physical development in the NC-ToJ zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the NC-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the NC-ToJ zone, however, all standards in Article 5. are applicable in the NC-ToJ zone, unless stated otherwise.



1. Structure Location and Mass

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
	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' (E.3.)	5' (E.3.)	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'

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
n/a	
3. Design Requirements	
Nonresidential Design Guidelines (Div. 5.8.)	
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
5. Landscaping (Div. 5.5.)	
Plant Units (min)	
Residential	1 per du
6. Fencing	
Height (max)	
In-street yard	4'
In-side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min) (Sec. 5.1.1.)	
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards (Sec. 5.2.1.)	
8. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards (Sec. 5.3.2.)	
9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Area (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	
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.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
≤5 units				×		(Sec. 5.7.1.)
5 - 10 units		×	×			(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001 - 15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NC-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NC-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the NC-ToJ zone, however, all standards in Article 6. are applicable in the NC-ToJ zone, unless stated otherwise.

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.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (Sec. 6.1.11., E.3.)	B	0 sf	see E.3.	1/bedroom	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
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 (See. 8.4.1.), C=Conditional Use Permit (See. 8.4.2.)

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single-Family unit (detached)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory Residential Unit	
Detached ARU on Lot < 11,250 sf	500 sf habitable
All other ARUs	800 sf habitable

4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NC-ToJ zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the NC-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NC-ToJ zone, however, all standards in Article 7. are applicable in the NC-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division (E.1 & E.2)	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
2. Residential Subdivision Requirements								
Affordable Housing								(Div. 7.4.)
Required Affordable Housing								1 affordable unit per 4 market units
Schools and Parks Exaction								(Div. 7.5.)
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								9 acres per 1,000 resident
3. Infrastructure								
Transportation Facilities								(Div. 7.6.)
Access								required
Right-of-way for Minor Local Road (min)								60'
Paved travel way for Minor Local Road (min)								20'
Required Utilities								(Div. 7.7.)
Water								public
Sewer								public

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				*	*
>10 Lots		*	*		*
Condominium/Townhouse					

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NC-ToJ zone:

1. **Subdivision.** All new divisions of land within the NC-ToJ zone shall comply with Sec. 8.3.2., Sec. 8.5.3., and this Section. The maximum number of lots into which any given lot of record may be subdivided in the NC-ToJ zone shall be determined as follows:
 - a. **Maximum Number of Lots According to Prior Regulations.** The maximum number of lots into which a lot of record in the NC-ToJ zone can be subdivided shall not exceed the maximum number of lots that would have been permitted on the lot of record in the zones mapped on the Zoning Map, Town of Jackson, Wyoming, adopted on April 5, 1967, as amended from time to time with a final revision date of December 31, 1993, and as follows:
 - i. **LR-1.** The minimum lot area shall be 12,000 square feet per dwelling or building.
 - ii. **S-ToJ, MR-2 and All Others.** The minimum lot area shall be 7,500 square feet.
2. **Resubdivision.** Lots of record may not be combined with other lots of record for the purpose of resubdividing to increase density. However, resubdivision for other purposes where overall existing densities are retained or reduced shall be permitted.

3. **Accessory Residential Units (ARUs)**

- a. ~~Accessory residential units are prohibited north of West Broadway accessed via Budge Drive and West Broadway Avenue.~~
- b. ~~A maximum of 1 ARU shall be permitted per lot; except that, 2 units may be permitted on lots that meet minimum lot size and have alley access or reverse street frontage.~~
- c. ~~Home Occupations and Home Businesses in ARUs are prohibited.~~
- d. ~~Detached~~
 - i. ~~Detached ARUs shall only be permitted on lots that meet minimum lot size.~~
 - ii. ~~Detached ARUs less than 14' in height shall have at least 5' side and rear setbacks, otherwise they shall have at least 10' side and rear setbacks. Second floor decks shall also have at least 10' side and rear setbacks. The exception to this standard is that detached ARUs located on an alley or lot with reverse street frontage are permitted at least 5' rear setbacks regardless of height.~~

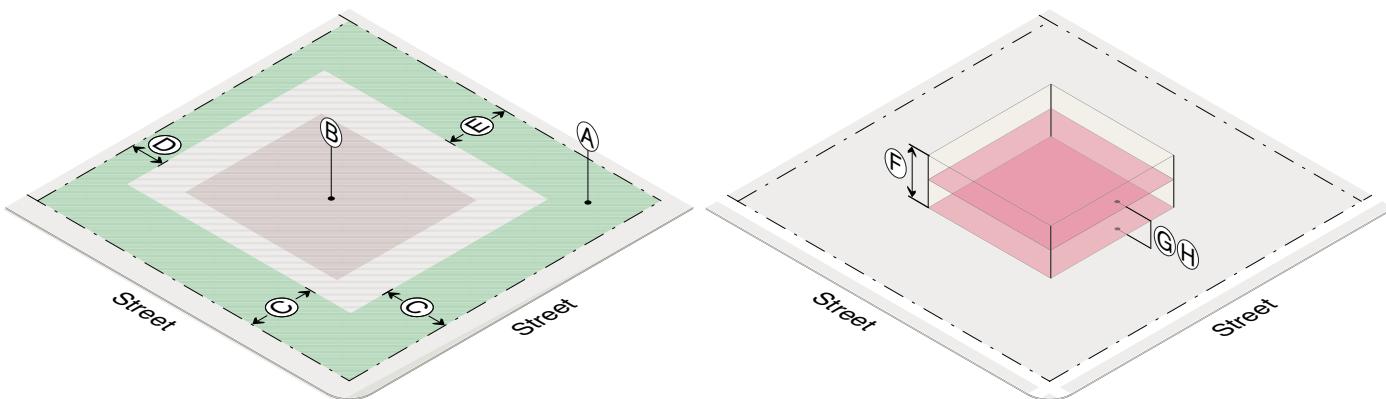
2.3.15. [deleted] (P17-077) Neighborhood Conservation-2-Family (NC-2) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Neighborhood Conservation 2 family (NC-2) zone is to recognize existing residential neighborhoods and subdivisions and allow development to continue in a way that is consistent with the existing neighborhood character. The NC-2 zone is intended primarily for single-family detached and duplex dwellings and accessory uses and structures. The NC-2 zone shall not be applied to vacant land, except to allow for in-fill development, and shall not be permitted to expand beyond its original boundaries.

B. Physical Development

Standards applicable to physical development in the NC-2 zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the NC-2 zone. This Subsection is intended to indicate all of the physical development standards applicable in the NC-2 zone, however, all standards in Article 5. are applicable in the NC-2 zone, unless stated otherwise.



1. Structure Location and Mass								
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
Detached single-family unit								
2 units on lot	.45	.34	20'	10'	15'	28'	2	.42
1 unit on lot	.45	.32	25'	10'	25'	30'	2	.40
Attached single-family unit	n/a	n/a	20'	10'	15'	28'	2	.30
Other principal use	.45	.34	20'	10'	15'	28'	2	.42
Accessory use	See standards for primary use with which associated							
Detached accessory structure	n/a	n/a	30'	5' (E.5.)	5' (E.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'

2. Maximum Scale of Development	
n/a	
3. Design Requirements	
Nonresidential Design Guidelines	(Div. 5.8.)
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
5. Landscaping	(Div. 5.5.)
Plant Units (min)	
Residential	1 per du
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek (South of Cache Creek Drive)	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)

8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000'
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
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.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units			×			(Sec. 5.7.1.)
5-10 units		×	×			(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf			×	×		(Sec. 5.7.1.)
5,001-15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NC-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the NC-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NC-2 zone, however, all standards in Article 6. are applicable in the NC-2 zone, unless stated otherwise.

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					
Accessory Residential Unit (6.1.11.B., E.5.)	B	0 sf	2 units per lot	1/bedroom	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
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.)

3. Maximum Scale of Use

Individual Use (floor area) (max)

Single family unit (detached, attached, or apartment)

Habitable floor area excluding basement	8,000 sf
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Gross floor area excluding basement	10,000 sf
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Accessory Residential Unit

Detached ARU on Lot < 11,250 sf	500 sf habitable
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All other ARUs	800 sf habitable
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4. Operational Standards

Outdoor Storage	(Sec. 6.4.1.)
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Refuse and Recycling	(Sec. 6.4.2.)
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Trash & recycling enclosure required	>4 DUs and all nonresidential
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Noise	(Sec. 6.4.3.)
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Sound level at property line (max)	65 DBA
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Vibration	(Sec. 6.4.4.)
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Electrical Disturbances	(Sec. 6.4.5.)
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Fire and Explosive Hazards	(Sec. 6.4.6.)
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D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NC-2 zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the NC-2 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NC-2 zone, however, all standards in Article 7. are applicable in the NC-2 zone, unless stated otherwise.

1. Development Options and Subdivision

Option	Site Area (min)	Lot Size (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options (E.1.,E.4.)								
Land Division	n/a	7,500 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4..)
Allowed Development Options								
Urban Cluster Development (UCD)	22,500 sf	n/a	11.7 du/ae	.40	n/a	.40	.35	(Sec. 7.1.3.)

2. Residential Subdivision Requirements

Affordable Housing

(Div. 7.4.)

Required Affordable Housing

1 affordable unit per 4 market units

Schools and Parks Exaction

(Div. 7.5.)

Schools exaction

.020 acres per 1- or 2-family unit

.015 acres per multi-family unit

Parks exaction

9 acres per 1,000 resident

3. Infrastructure

Transportation Facilities

(Div. 7.6.)

Access

required

Right-of-way for Minor Local Road (min)

60'

Paved travel way for Minor Local Road (min)

20'

Required Utilities

(Div. 7.7.)

Water

public

Sewer

public

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			✗		✗
>10 Lots		✗	✗		✗
Condominium/Townhouse					✗
Non-subdivision development option (UCD)					
0-4 Units				✗	
5-10 Units			✗		
>10 Units	✗		✗		

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NC-2 zone:

1. Development is allowed according to the standards for single-family development and Urban Cluster Development in the AR/AC-TdJ zones.
2. There shall be 25 feet minimum separation between principal structures.
3. Subdivision. All new divisions of land within the NC-2 zone shall comply with Sec. 8.3.2., Sec. 8.5.3., and this Section. The maximum number of lots into which any given lot of record may be subdivided in the NC-2 zone shall be determined as follows:

- a. **Maximum Number of Lots According to Prior Regulations.** The maximum number of lots into which a lot of record in the NC-2 zone can be subdivided shall not exceed the maximum number of lots that would have been permitted on the lot of record in the zone mapped on the Zoning Map, Town of Jackson, Wyoming, adopted on April 5, 1967, as amended from time to time with a final revision date of December 31, 1993, and as follows:
 - i. **LR-1.** The minimum lot area shall be 12,000 square feet per dwelling or building.
 - ii. **S-ToJ, MR-2 and All Others.** The minimum lot area shall be 7,500 square feet.
4. **Resubdivision.** Lots of record may not be combined with other lots of record for the purpose of resubdividing to increase density. However, resubdivision for other purposes where overall existing densities are retained or reduced shall be permitted.
5. **Accessory Residential Units (ARUs)**
 - a. Where there are two primary dwelling units per site, there may only be a single ARU per primary dwelling unit.
 - b. Home Occupations and Home Businesses in ARUs are prohibited.
 - c. **Detached**
 - i. Detached ARUs shall only be permitted on lots that meet minimum lot size.
 - ii. Detached ARUs less than 14' in height shall have at least 5' side and rear setbacks, otherwise they shall have at least 10' side and rear setbacks. Second floor decks shall also have at least 10' side and rear setbacks. The exception to this standard is that detached ARUs located on an alley or lot with reverse street frontage are permitted at least 5' rear setbacks regardless of height.

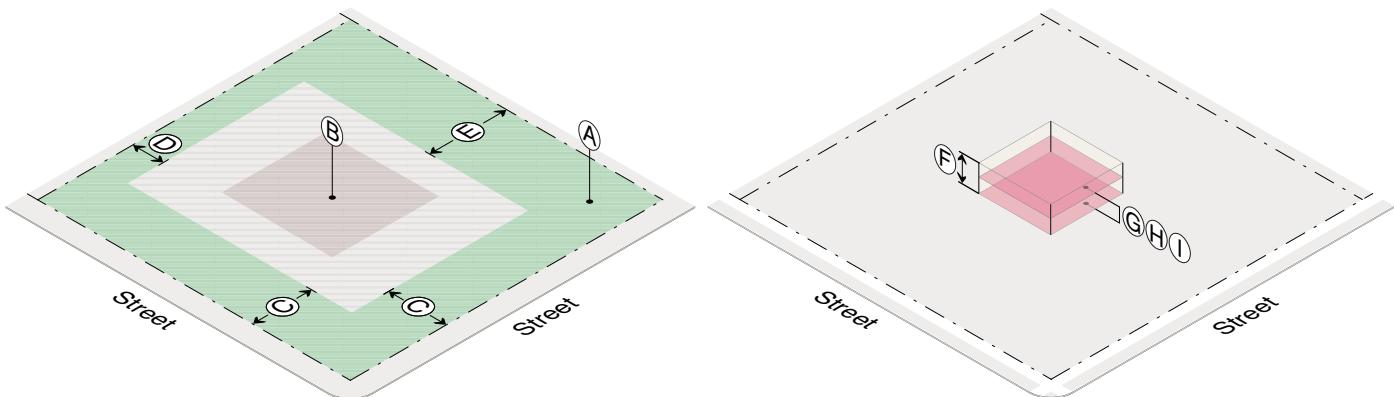
2.3.16. [deleted] (P17-077) Suburban-Town (S-ToJ) (1/4/17, Ord. 1159)

A. Intent

The purpose of the Suburban-Town (S-ToJ) Zone classification is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape over buildings, where there is less human interaction than in the Urban zones, where a stronger sense of privacy is maintained through building orientation and landscaping, and where shared open space is provided. The S-ToJ Zone is also intended to provide for low to moderate density residential development with a range of primary residential and associated uses.

B. Physical Development

Standards applicable to physical development in the S-ToJ zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the S-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the S-ToJ zone, however, all standards in Article 5. are applicable in the S-ToJ zone, unless stated otherwise.



1. Structure Location and Mass

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSP (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
Allowed use	.60	.26	25'	15'	40'	28'	2	3	.30
Detached accessory structure	n/a	n/a	30'	5' (E.2.)	5' (E.2.)	28'	2	3	n/a

Exceptions

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'

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single building	10,000 sf
3. Building Design Requirements	
Nonresidential Design Guidelines	(Div. 5.8.)
Design review required for all nonresidential development, unless exempted by Planning Director	
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
5. Landscaping	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	1'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

7. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
8. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited.	
All lights over 600 initial lumens shall be fully shielded.	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	40,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
10. Signs	
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.)

11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units				×		(Sec. 5.7.1.)
5-10 units			×	×		(Sec. 5.7.1.)
>10 units	×	×	×			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤5,000 sf				×	×	(Sec. 5.7.1.)
5,001-15,000 sf		×	×	×		(Sec. 5.7.1.)
>15,000 sf	×	×	×	×		(Sec. 5.7.1.)
Sign					×	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the S-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the S-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the S-ToJ zone, however, all standards in Article 6. are applicable in the S-ToJ zone, unless stated otherwise.

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					
Accessory Residential Unit (6.1.11.B., E.2.)	B	0-sf	1-unit per lot	1/bedroom	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.)	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 (See. 8.4.1.), C=Conditional Use Permit (See. 8.4.2.)

3. Maximum Scale of Use**Individual Use (floor area)**

Single-family unit (detached)

Habitable floor area excluding basement (max) 8,000 sf

Gross floor area excluding basement (max) 10,000 sf

Habitable floor area (min) 1,000 sf

Accessory Residential Unit

Detached ARU on Lot < 18,000 sf 500 sf habitable

All other ARUs 800 sf habitable

4. Operational Standards**Outdoor Storage**

(Sec. 6.4.1.)

Refuse and Recycling

(Sec. 6.4.2.)

Trash & recycling enclosure required > 4 DUs and all nonresidential

Noise

(Sec. 6.4.3.)

Sound level at property line (max) 65 DBA

Vibration

(Sec. 6.4.4.)

Electrical Disturbances

(Sec. 6.4.5.)

Fire and Explosive Hazards

(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the S-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the S-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the S-ToJ zone, however, all standards in Article 7. are applicable in the S-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options								
Option	Site Area (min)	Lot Size- (min)	Density (max)	OSR (min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Allowed Subdivision Options								
Land Division	n/a	12,000 sf	n/a	n/a	determined by physical development			(Sec. 7.2.3.)
Townhouse Condominium-Subdivision	n/a	n/a	n/a	n/a	determined by physical development			(Sec. 7.2.4.)
Allowed Development Options								
Urban Cluster Development								(Sec. 7.1.3.)
25% ratio	80,000 sf	n/a	3.64 du/ac	.25	n/a	.30	.35	
35% ratio	80,000 sf	n/a	4.0 du/ac	.35	n/a	.30	.38	
Planned Unit Development (PUD)	80,000 sf	n/a	n/a	n/a	.70	.20	.25	(Sec. 4.4.2.)
2. Residential Subdivision Requirements								
Affordable Housing								(Div. 7.4.)
Required Affordable Housing								1 affordable unit per 4 market units
Schools and Parks Exaction								(Div. 7.5.)
Schools exaction								.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction								9 acres per 1,000 resident
3. Infrastructure								
Transportation Facilities								(Div. 7.6.)
Access								required
Right-of-way for Minor Local Road (min)								60'
Paved travel way for Minor Local Road (min)								20'
Required Utilities								(Div. 7.7.)
Water								public
Sewer								public

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					
Non-subdivision development option (UCD or PUD-ToJ)					
0-4 Units	X (PUD)			X	
5-10 Units	X (PUD)			X	
>10 Units	X (PUD)	X		X	

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the S-ToJ zone:

1. Group Home Use Standards

Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

2. Accessory Residential Units (ARUs)

- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached
 - Detached ARUs shall only be permitted on lots that meet minimum lot size.
 - Detached ARUs less than 14' in height shall have at least 5' side and rear setbacks, otherwise they shall have at least 10' side and rear setbacks. Second floor decks shall also have at least 10' side and rear setbacks. The exception to this standard is that detached ARUs located on an alley or lot with reverse street frontage are permitted at least 5' rear setbacks regardless of height.

Article 4. Special Purpose Zones

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E. Establishment of a New PUD

Establishment of PUD zoning shall be achieved through an application for approval of a PUD development option established in this Division. PUD applications shall be reviewed pursuant to Sec. 8.7.3.

F. Amendment of an Existing PUD or Other Special Project

An amendment to an existing PUD or other special project listed in 1.8.2.C. shall be reviewed and approved pursuant to 8.2.13.D.

G. PUD Option Schedule

The below table establishes the PUD options allowed in each zoning district and references the standards for each option. Any PUD option not specifically established in this Division is prohibited.

PUD Option Schedule: Character Zones														Rural Area Zones
	Complete Neighborhood Zones													
	NL-1	NL-2	NL-3	NL-4	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
PUD-TOJ (Sec. 4.4.2.)	--	--	--	--	--	--	--	--	--	--	--	--	--	n/a

Key: P = PUD option allowed with permit
-- = PUD option prohibited

PUD Option Schedule: Legacy Zones															Civic Zones		
	Complete Neighborhood Zones														Rural Area Zones	Civic Zones	
	TS	UC	UR	AC-ToJ	AR-ToJ	BP-R	BP-ToJ	BG-ToJ	RB	MHP-ToJ	NG-ToJ	NC-2	S-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
PUD-TOJ (Sec. 4.4.2.)	--	P	P	P	P	--	--	--	--	--	--	--	P	--	--	--	

Key: P = PUD option allowed with permit -- = PUD option prohibited

4.4.2. Planned Unit Development - Town (PUD-ToJ) (8/9/17, Ord. 1183)

A. Purpose and Intent

The Planned Unit Development - Town (PUD-ToJ) option is intended to provide a mechanism for land development through an overall, unified approach rather than the traditional lot by lot approach. The PUD-ToJ allows for a variety of types of residential development and encourages appropriate mixes of residential product types. The purpose of the PUD-ToJ option is:

1. To encourage flexibility, innovation of design and variety of development types in order to promote the most suitable use of a site.
2. To facilitate efficient provision of streets, utilities and municipal services.

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- h. **Spring, Summer, and Fall Habitat Occurs in Riparian Areas.** During spring, summer, and fall, bald eagles forage primarily in riparian areas for fish, waterfowl, and other prey items.
- i. **Winter Habitat Is Important.** During winter, heavy snow accumulation and freezing water surfaces reduces the availability of spring, summer, and fall habitat. At these times, bald eagles forage on wild ungulate and livestock carrion, supplemented by fish and waterfowl carcasses. Ungulate carrion is readily available but sparsely distributed on ungulate winter ranges, meaning that in addition to its nesting habitat, the crucial ungulate winter ranges also become critical to the bald eagle's survival.
- j. **Additional Crucial Winter Habitat Essential to Survival.** It is vital that bald eagle crucial winter habitat be protected to ensure the survival of this species in Teton County.

D. Applicability of NRO Standards

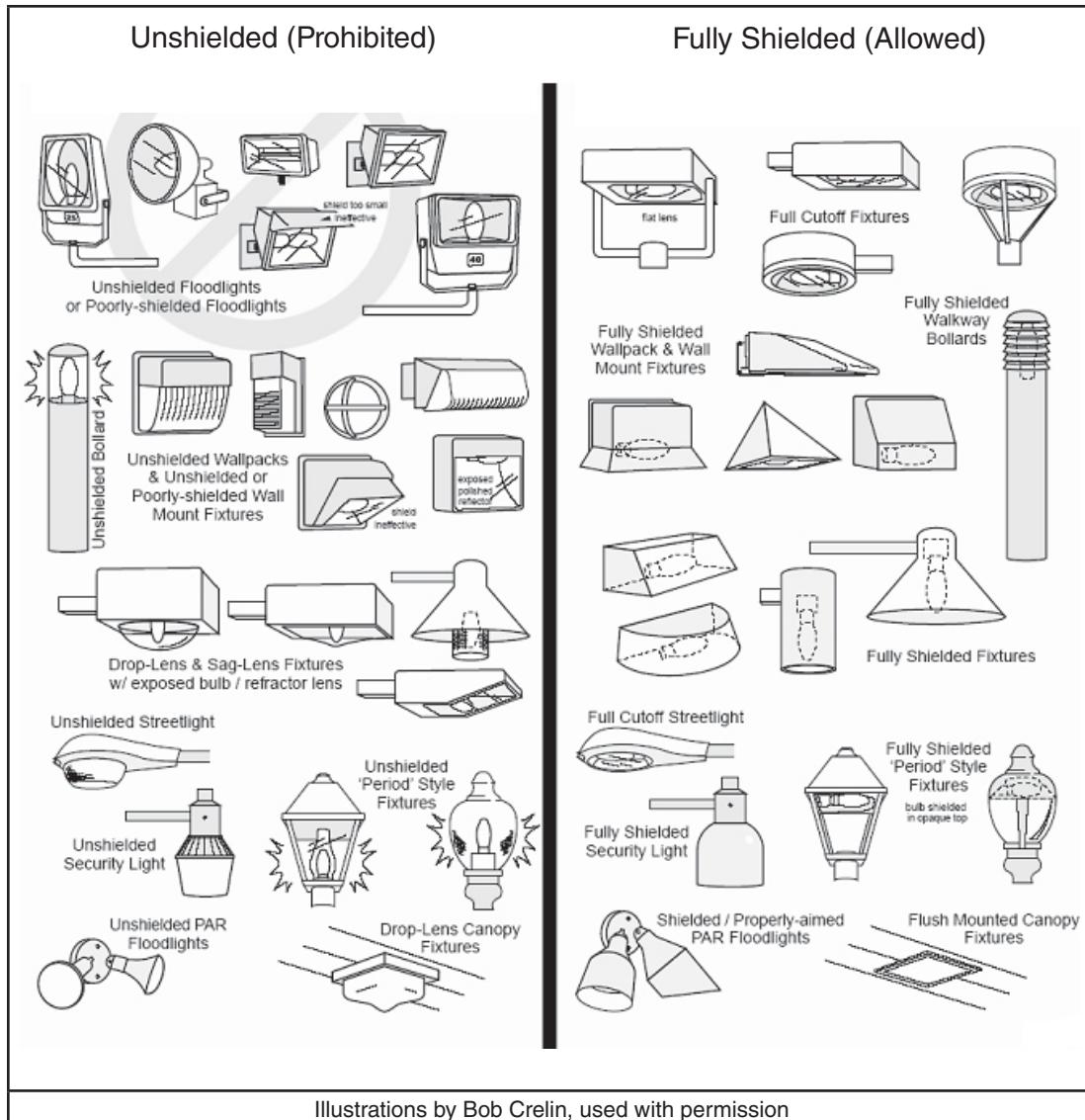
In addition to all other standards required by these LDRs, all physical development, use, development options and subdivision within the NRO shall comply with all standards of this Section, unless exempted below. Demonstration of compliance with the standards of this Section shall come from a qualified professional, even if an EA is exempt.

1. **Alterations and Additions.** Structural alterations and additions to existing structures shall be exempt from the standards of this Section.
2. **NL-2, NL-3, and NM-1~~NC-ToJ~~ Zoned Lands.** All physical development, use, and development options, except new subdivisions, within the [NL-2, NL-3, and NM-1](#) ~~NC-ToJ~~ zone shall be exempt from the standards of this Section, except that F.4., F.6., and Sec. 5.1.2. shall apply.
3. **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 standards of this Section, except that F.4. and F.6. shall apply.

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



2. **Total Exterior Light Output.** Total exterior light output for light fixtures on a site shall not exceed the limits shown in the table below.

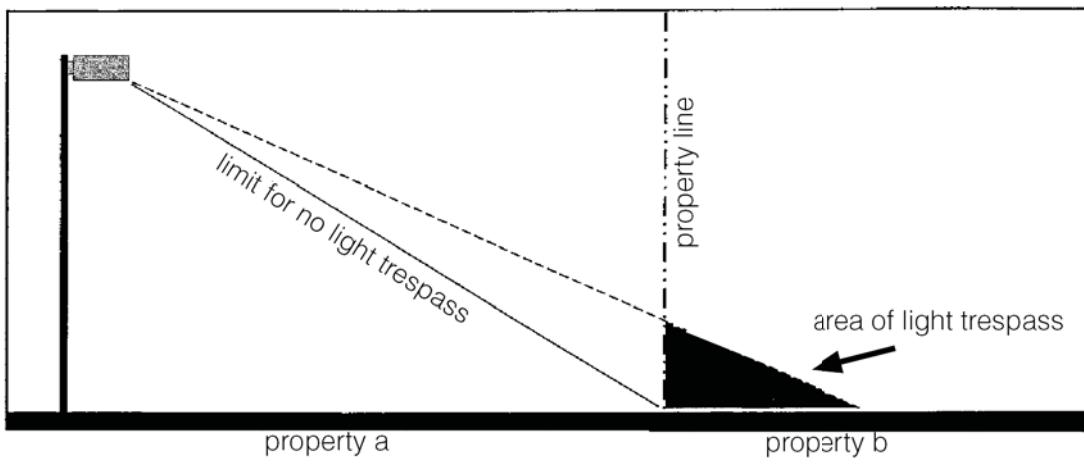
How much light is permitted?	All Fixtures	Unshielded Fixtures (for lights emitting fewer than 600 lumens)
Maximum lumens per sq ft of site development		
DC, CR-1, CR-2, <u>CR-3</u> , OR, TS, UC, <u>UR</u> , <u>AC-ToJ</u> , <u>AR-ToJ</u> , <u>BP-R</u> , <u>BP-R</u> , BP-ToJ, <u>BC-ToJ</u> , <u>MHP-ToJ</u> , <u>P/SP</u> , P-ToJ, <u>NL-4</u> , <u>NM-2</u> , <u>NH-1NC-2</u>	3	Not applicable
R-ToJ, <u>S-ToJ</u> , <u>NC-ToJ</u> , <u>RB</u> , <u>NL-2</u> , <u>NL-2</u> , <u>NL3</u> , <u>NM-1</u>	1.5	Not applicable
Maximum lumens per site		
DC, CR-1, CR-2, <u>CR-3</u> , OR, TS, UC, <u>UR</u> , <u>AC-ToJ</u> , <u>AR-ToJ</u> , <u>BP-R</u> , BP-ToJ, <u>BC-ToJ</u> , <u>MHP-ToJ</u> , P/SP, P-ToJ, <u>NL-4</u> , <u>NM-2</u> , <u>NH-1NC-2</u>	100,000	5,500
R-ToJ, <u>S-ToJ</u> , <u>NC-ToJ</u> , <u>RB</u> , <u>NL-2</u> , <u>NL-2</u> , <u>NL3</u> , <u>NM-1</u>	60,000	4,000

- a. These lumen limits are upper limits and not a design goal; the design goal should be the lowest levels of lighting possible.
- b. Individuals with visual impairments and organizations that primarily serve individuals with visual impairments (e.g. retirement communities, hospices, and hospitals) may use up to 4 times the illumination allowed by this section.

3. **Light Color.** Correlated color temperature of any exterior light source shall not exceed 3000 Kelvin.

EXAMPLE: Many light bulb manufacturers include correlated color temperature on packaging. Where packaging does not indicate light color in Kelvins, it is often indicated in descriptive terms. Lights with a “cool” quality typically exceed 3000 Kelvin in color temperature. Light bulbs that create a more “warm” tone are typically under 3000 K..

4. **Light Trespass.** All lighting fixtures shall limit horizontal light levels such that no light falls onto the adjacent property as shown in the diagram below.



5. **Maximum Pole Height of Light Fixture.**

Zone	Maximum Pole Height of Light Fixtures
DC, CR-1, CR-2, <u>CR-3</u> , OR, TS, UC, UR, AC-ToJ, AR-ToJ, BP+R, BP-ToJ, BC-ToJ, MHP-ToJ , P/SP, P-ToJ, <u>NL-4</u> , <u>NM-2, NH-1NC-2</u>	18 feet
R-ToJ, S-ToJ, NC-ToJ, RB, NL-2, NL-2, NL3, NM-1	15 feet

6. **Controls.** All nonresidential lighting fixtures shall employ automatic lighting controls that extinguish exterior lighting when sufficient daylight is available. Such controls include, but are not limited to: timers, wireless remote monitoring with turn on/off capabilities, photo sensitive light controls, photoelectric switches,

D. Applicability

1. **Foreground Standards.** All physical development, use, development options, and subdivision within the Foreground of the Scenic Areas described above shall comply with the foreground standards of 5.3.2.G.
2. **Development in Skyline.** All physical development, use, development options, and subdivision within the Skyline of the SRO shall comply with the skyline standards of 5.3.2.H.
3. **Exemptions**
 - a. **NL-2, NL-3, NM-1 NC-ToJ Zones.** All physical development, use, and development options, except new subdivisions, within the NL-2, NL-3, NM-1 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.

E. Impact on SRO

1. The base site area shall not be reduced because a portion of a lot of record is located within the SRO.
2. When conflicts exist between the NRO and SRO, the standards of Sec. 5.2.1. shall have priority and be achieved to the maximum extent practical. The requirements of this Section shall receive second priority.

F. Visual Resource Analysis

1. If a proposed physical development, use, development option, or subdivision is in the SRO, the application shall contain a visual analysis narrative, provide a photographic simulation or other comparable visual analysis of the proposed development, depict the boundaries of the SRO, compare the visual impacts of alternative site designs, if any, and include plans identifying how the proposal complies with the standards of this Section.
2. A visual resource analysis shall demonstrate and document for review the visual impact of the proposed development on surrounding designated scenic corridors and viewpoints. The analysis shall show, in accurate perspective format, what portions of the proposed development are visible from various points along the scenic corridor or from critical viewpoints. Multiple perspectives may be required along scenic corridors to accurately reflect the appearance of the development as the viewpoint is moved along the corridor.

Div. 5.4. Natural Hazard Protection Standards

The purpose of this Division is to limit development in naturally hazardous areas.

Development in hazardous areas threatens the health, safety and welfare of human inhabitants, steep slopes, poor soils, avalanche chutes, floodplains, dense forest and areas along fault lines offer unique opportunities for interaction with the environment, but when natural events do occur in these areas the results can be disastrous.

5.4.1. Steep Slopes ([1/4/17, Ord. 1162 P17-077](#))

A. Slopes in Excess of 25%

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

B. Exceptions

1. **NL-2, NL-3, NM-1 NC-ToJ Zone-Zones.** In the **NL-2, NL-3, NM-1 Zones 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.

C. Parking Lot Requirements

- General. All parking lots shall comply with the plant unit requirements below.

Zone	Required Plant Units per Parking Space by Use and Zone			
	Agriculture	Residential	Institutional	Use
R	0	--	--	1 per 8 spaces
S	--	<u>1 per 12 spaces</u>	--	<u>1 per 8 spaces</u>
MHP-ToJ	--	--	--	<u>1 per 8 spaces</u>
NL-1	--	<u>1 per 12 spaces</u>	--	<u>1 per 8 spaces</u>
NL-2	--	--	--	<u>1 per 8 spaces</u>
NL-3	--	--	--	<u>1 per 8 spaces</u>
NL-4	--	--	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>
NM-1	--	--	--	<u>1 per 8 spaces</u>
NM-2	--	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>
NH-1	--	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>
AR-ToJ	--	<u>1 per 12 spaces</u>	<u>1 per 12 spaces</u>	<u>1 per 8 spaces</u>
AC-ToJ	--	--	<u>1 per 12 spaces</u>	<u>1 per 8 spaces</u>
BP-ToJ	--	--	--	1 per 16 spaces
UC	--	--	--	1 per 12 spaces
UR	--	--	--	<u>1 per 12 spaces</u>
TS	--	--	--	0
BC-ToJ	--	--	--	<u>1 per 12 spaces</u>
NC-ToJ	--	--	--	<u>1 per 8 spaces</u>
RB	--	--	--	<u>1 per 8 spaces</u>
DC	--	--	--	0
CR-1	--	--	--	1 per 12 spaces
CR-2	--	--	--	1 per 12 spaces
CR-3	--	--	--	<u>1 per 12 spaces</u>
OR	--	--	--	1 per 12 spaces
P/SP-ToJ	--	--	--	1 per 8 spaces

- Existing Trees Can Be Counted. Existing trees that can be preserved by leaving the area under their canopy substantially undisturbed shall count towards the plant unit requirement for parking lots.
- Landscape Objectives. The primary objectives of parking lot plant units shall be:

- a. To avoid large, unbroken expanses of asphalt;
- b. To screen or soften parked vehicles as viewed from off site;
- c. To provide attractive, pleasing streetscapes; and
- d. To better define and organize vehicular and pedestrian spaces.

D. Loading Area Requirement

Except in the UC, DC, CR-1, CR-2, CR-3, and OR zones, two plant units per loading bay shall be provided.

E. Standard Plant Unit

This Section describes a standard landscaping element called a “plant unit.” It serves as a basic measure of plant material.

1. **Standard Plant Units.** Three standard plant unit alternatives are identified in the table below. Any one or a combination of the alternatives may be used. Some of the alternatives, however, may be required upon review of the proposed landscape plan.

EXAMPLE: Where year-round screening is needed, Alternative C may be required. Plant sizes given are minimums. All plant units shall be in scale with the development proposed, and shall be of adequate installed size to clearly achieve the purpose of the required plant units (e.g. screening, buffering, softening of structural mass, community character enhancement).

Standard Plant Unit Alternatives	
Alternative	Quantity, Size & Type of Plants Required
A	1 3" caliper canopy tree
	6 6' – 8' large shrubs or multi-stem trees
	4 #5 container shrubs
B	2 3" caliper canopy trees
	2 6' – 8' large shrubs or multi-stem trees
	3 8' high evergreen trees
C (preferred for year-round screening)	3 6' – 8' large shrub or multi-stem trees
	3 8' high evergreen trees
	2 #5 container shrubs

2. **Plant Guidelines.** The following plant types are provided as guidelines:
 - a. 3-Inch Caliper Canopy Tree - Cottonwood or Aspen.
 - b. 6 to 8-Foot Large Shrub or Multi-Stem Trees - Chokecherry or Amur Maple.
 - c. #5 Container Shrub - Dogwood or Willow.

- 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.
2. **Native Vegetation.** All plant material should be native vegetation, which duplicates adjacent plant communities both in species composition and spatial distribution patterns.

EXAMPLE: Landscaping placed on a hillside or slope should consist of plant material that is typically found on a similar hillside or slope. Similarly, landscaping plant material placed in a floodplain or drainageway should be native vegetation that is generally found in a similar floodplain or drainageway. Further, the use of native vegetation should acknowledge the relative attractiveness of certain plant species to wildlife. Responsive planting designs should therefore position plants, which are palatable to wildlife in areas where browsing damage will not affect the screening or ornamental qualities of the planting plan.

C. Removal of Existing Vegetation Prohibited

Removal of specimen trees of 3 inch caliper or greater, and removal of shrub stands and rows with an average height of 3 feet or greater is prohibited in the DC, CR-1, CR-2, CR-3, OR, UC, NL-4, AC-ToJ, PRD, MHP-ToJ, RB, and BP-ToJ zones except in accordance with an approved landscape plan. Removal of dead, diseased, or damaged trees and shrubs which are a potential hazard to life and property may be approved by the Planning Director. In addition, vegetation may be removed to meet fuel reduction mitigation measures required by the Fire Marshal.

D. Use of Landscaped Areas

No portion of a site required to be landscaped shall be used for the parking of vehicles or for open storage of any kind.

E. Open Space Standards

All areas of required open space that are presently covered with natural vegetation and are to remain undisturbed shall not be required to be landscaped. Areas of open space that have been disturbed, except those to be used as sports fields and other areas that are to be paved, must be restored to prior conditions, as much as feasible. In addition, adequate ground cover shall be provided so that no landscaped ground areas are exposed to erosion. Noxious weeds appearing on the designated list under the Wyoming Weed and Pest Control Act of 1973 shall be controlled.

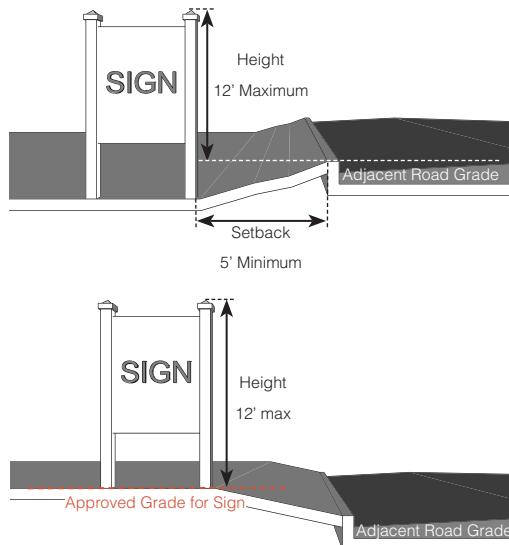
F. Landscaping in Public Rights-of-Way

In addition to required landscaping on private property, the property owner shall be responsible for the provision and maintenance of landscaping in accordance with the requirements of this Section for that area between the property line and the back of curb or the edge of the traveled way of any public street, alley or other public way, in a manner which provides consistency of landscaping and maintenance between

7. Freestanding Signs

a. Height

- i. Permitted freestanding signs and support structures within the Town Square Sign District and DC, CR-1, CR-2, CR-3, OR, UC, AC-ToJ/LO, BC-ToJ, RB, UR, AR-ToJ, S-ToJ, and NC-ToJ NL-1, NL-2, NL-3, NL-4, NM-1, MN-2, and NH-1 zones in the General Sign District and shall not exceed 6 feet in height.
- ii. Permitted freestanding signs and support structures within the AC-ToJ, BP-ToJ, and R-ToJ zones in the General Sign District shall not exceed 12 feet in height.
- iii. Sign heights for freestanding signs including support structures and any decorative extensions above the sign shall be measured from the adjacent road grade to the top of the sign including support structures. If the adjacent road grade is lower than the proposed freestanding sign, the sign shall be measured from the approved grade at the base of the proposed sign to the top of the sign including support structures.



Div. 5.8. Design Guidelines

5.8.1. Applicability ([11/23/16, Ord. 1151P17-077](#))

A. General

The following applications shall be required to complete design review based upon criteria established in the Town's Design Guidelines prior to the issuance of a building permit or development plan, as established in [Div. 8.3](#).

1. All applications for nonresidential development and redevelopment within the Town.
2. All applications within the DC, CR-1, CR-2, [CR-3](#), and OR zones.

B. Zone-Specific Applicability

In certain zones only portions of the Town's Design Guidelines apply. The zone-specific applicability of the design guidelines is established in [Article 2](#).-[Article 4](#).

C. Planning Director Exemption

The Planning Director may exempt certain building additions and exterior modifications to existing buildings that require only a building permit approval, provided that the modifications do not expand the floor area of the building by more than 20% and such additions and modifications are consistent with the materials and architecture of the existing structure.

5.8.2. Design Guidelines (1/1/15, Ord. 1074)

The Town's Design Guidelines are established and adopted pursuant to Resolution No. 04-02 and are available in the office of the Planning Department or on the Town's website: www.townofjackson.com.

5.8.3. Design Review Committee (1/1/15, Ord. 1074)

Procedures and requirements for conduct of the Town's Design Review Committee are established in [Article 8](#).

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USE CATEGORY	Town Character Zones												Complete Neighborhood Zones				Def/ Stos
	<u>NL-1</u>	<u>NL-2</u>	<u>NL-3</u>	<u>NL-4</u>	<u>NM-1</u>	<u>NM-2</u>	<u>NH-1</u>	DC	CR-1	CR-2	<u>CR-3</u>	OR	n/a				
Specific Use																	6.1.2.
Open Space																	
Agriculture	B	B	B	B	B	B	B	B	B	B	B	B	B				6.1.3.B.
Outdoor Recreation	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	=	=	=	=	=	=				6.1.4.B.
Attached Single-Family Unit	=	=	=	=	B	B	B	B	B	B	B	B	B				6.1.4.C.
Apartment	=	=	B	B	B	B	B	B	B	B	B	B	B				6.1.4.D.
Mobile Home	=	=	=	=	=	=	=	=	=	=	=	=	=				6.1.4.E.
Dormitory	=	=	C	C	B	C	C	C	C	C	B	C	C				6.1.4.F.
Group Home	C	=	C	C	B	C	C	C	C	C	C	C	C				6.1.4.G.
Live/Work Unit	=	=	=	=	=	=	=	=	B	=	B	=	B				6.1.4.H.
Lodging									B(LO)	B(LO)	B(LO)	=	=				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	B	B	B				6.1.6.B.
Retail	=	=	=	=	=	=	B	B	B	B	B	B	B				6.1.6.C.
Service	=	=	=	=	=	=	B	B	B	B	B	B	B				6.1.6.D.
Restaurant/Bar	=	=	=	=	=	=	B	B	B	B	B	B	B				6.1.6.E.
Heavy Retail/Service	=	=	=	=	=	=	=	=	B	B	B	B	B				6.1.6.F.
Mini-Storage Warehouse	=	=	=	=	=	=	=	=	B	B	B	B	B				6.1.6.G.
Nursery	=	=	=	=	=	=	=	=	=	B	B	B	B				6.1.6.H.

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

USE CATEGORY	Specific Use	Town Character Zones										Complete Neighborhood Zones				Rural Area Zones	Def/ Stos
		<u>NL-1</u>	<u>NL-2</u>	<u>NL-3</u>	<u>NL-4</u>	<u>NM-1</u>	<u>NM-2</u>	<u>NH-1</u>	DC	CR-1	CR-2	<u>CR-3</u>	OR	n/a			
Amusement/Recreation									B	B	B	<u>B</u>	--	--		6.1.7.	
Amusement									B	B	B	<u>B</u>	--	--		<u>6.1.7.B.</u>	
Developed Recreation									B	B	B	<u>B</u>	--	--		<u>6.1.7.D.</u>	
Outfitter/Tour Operator									C	B	B	<u>B</u>	--	--		<u>6.1.7.E.</u>	
Adult Entertainment Business									--	--	--	--	--	--		<u>6.1.7.F.</u>	
Institutional																6.1.8.	
Assembly			<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	--		<u>6.1.8.B.</u>	
Daycare/Education									B	B	B	<u>B</u>	B	--		<u>6.1.8.C.</u>	
Industrial																6.1.9.	
Light Industry									--	--	--	<u>B</u>	--	--		<u>6.1.9.B.</u>	
Heavy Industry									--	--	--	<u>B</u>	--	--		<u>6.1.9.C.</u>	
Disposal									--	--	--	<u>B</u>	--	--		<u>6.1.9.D.</u>	
Transportation/Infrastructure																6.1.10.	
Parking									C	C	C	<u>C</u>	--	--		<u>6.1.10.B.</u>	
Utility Facility			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	C	<u>C</u>	C	--		<u>6.1.10.C.</u>	
Wireless Communication Facilities																<u>6.1.10.D.</u>	
Minor		<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	B	B	B	<u>B</u>	B	--			
Major									--	--	--	<u>B</u>	--	--			
Heliport									--	--	--	<u>C</u>	--	--		<u>6.1.10.E.</u>	
Accessory Uses																<u>6.1.11.</u>	
Accessory Residential Unit		<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	B	B	B	<u>B</u>	B	--		<u>6.1.11.B.</u>	
Bed and Breakfast									--	--	--	<u>B</u>	--	--		<u>6.1.11.C.</u>	
Home Occupation		<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	B	B	B	<u>B</u>	B	--		<u>6.1.11.D.</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

USE CATEGORY	Town Character Zones										Complete Neighborhood Zones				Rural Area Zones		Def/ Stos
	<u>NL-1</u>	<u>NL-2</u>	<u>NL-3</u>	<u>NL-4</u>	<u>NM-1</u>	<u>NM-2</u>	<u>NH-1</u>	DC	CR-1	CR-2	<u>CR-3</u>	OR	n/a				
Specific Use	C	C	C	C	C	C	C	--	--	--	--	--	--	--			
Home Business	C	C	C	C	C	C	C	--	--	--	--	--	--	--	6.111.E.		
Family Home Daycare	B	B	B	B	B	B	B	B	B	B	B	B	--	--	6.111.F.		
Home Daycare Center	C	=	C	=	C	C	C	--	--	--	--	--	--	--	6.111.G.		
Drive-In Facility	H	H	H	H	H	H	H	--	--	--	B	--	--	--	6.111.H.		
Temporary Uses															6.112.		
Christmas Tree Sales	=	=	=	=	Y	Y	Y	Y	Y	Y	Y	Y	--	--	6.112.B.		
Real Estate Sales Office	B	=	C	=	B	B	B	--	--	--	--	--	--	--	6.112.C.		
Temporary Shelter	B	B	B	B	B	B	B	--	--	--	--	--	--	--	6.112.D.		
Farm Stand	=	=	=	=	=	=	=	B	B	B	B	--	--	--	6.112.E.		
Temp. Gravel Extraction and Processing	B	B	B	B	B	B	B	--	--	--	--	--	--	--	6.112.F.		

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed
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USE CATEGORY		Town Legacy Zones															
		Complete Neighborhood Zones						Rural Areas									
Specific Use	TS	UC	UR	AC-	AR-	BP-	BP-	BC-	RB	MHP-	NC-	S-	R-ToJ	P/SP-	P-ToJ	Def/	Stds
Open Space	--	--	--	--	--	B	--	G	--	--	B	B	B	Y	Y	--	6.1.2.
Agriculture	--	--	--	--	--	G	G	G	--	--	G	C	C	C	C	--	6.1.3.B.
Outdoor Recreation	--	--	--	--	--	G	G	G	--	--	G	C	C	C	C	--	6.1.3.C.
Residential																	
Detached Single-Family Unit	--	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	--	B	--	--	--	6.1.4.C.
Apartment	--	B	Z	B	B	Z	--	B	Z	--	B	--	B	--	--	--	6.1.4.D.
Mobile Home	--	--	--	--	--	--	--	--	B	Z	--	--	--	--	--	--	6.1.4.E.
Dormitory	--	C	G	G	G	G	--	G	G	--	G	G	G	C	C	--	6.1.4.E.
Group Home	--	C	G	G	G	G	--	G	G	--	G	G	C	C	--	--	6.1.4.G.
Live/Work Unit	--	--	--	B	--	G	C	--	--	--	--	--	--	--	--	--	6.1.4.H.
Lodging																	
Conventional Lodging	C(L)O)B(LO)	--	B(L)O)	--	--	--	--	G(L)O)Z	--	--	--	--	--	--	--	--	6.1.5.B.
Short-Term Rental Unit	C(L)O)B(LO)	--	B(L)O)	--	--	--	--	G(L)O)Z	--	--	--	--	--	--	--	--	6.1.5.C.
Commercial																	
Office	B	B	--	B	B	(OF)	G	Z	--	G	B	Z	--	--	C	--	6.1.6.B.
Retail	B	B	--	B	B	--	G	Z	--	G	--	--	--	--	--	--	6.1.6.C.
Service	B	B	--	B	B	--	G	Z	--	G	--	--	--	C	--	6.1.6.D.	
Restaurant/Bar	B	B	--	B	B	--	G	Z	--	G	--	--	--	--	--	--	6.1.6.E.
Heavy Retail/Service	--	--	--	G	--	B	B	B	--	G	--	--	--	C	--	6.1.6.E.	
Mini-Storage Ware-house	--	--	--	G	--	B	B	B	--	G	--	--	--	C	--	6.1.6.G.	
Nursery	--	--	--	B	--	C	C	G	--	G	--	--	--	C	--	6.1.6.H.	

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USE CATEGORY	Town Legacy Zones																	
	Complete Neighborhood Zones																	
Specific Use	TS	UC	UR	AC- Tod	AR- Tod	BP- Tod	BP- R	BC- Tod	RB- Tod	MHP- Tod	NC- Tod	NC-2- Tod	S- Tod	R-Tod	P/SP- Tod	P-Tod	Civic Zones	Def/ Stds
Amusement/Recreation																		6.1.7.
Amusement	C	C	—	B	—	—	—	—	—	—	—	—	—	—	—	—	—	6.1.7.B.
Developed Recreation	—	B	—	B	—	E	C	E	—	—	—	—	—	—	C	—	—	6.1.7.D.
Outfitter/Tour Operator	—	C	—	E	—	E	C	E	—	—	—	—	—	—	—	—	—	6.1.7.E.
Adult Entertainment	—	—	—	—	—	C	—	—	—	—	—	—	—	—	—	—	—	6.1.7.F.
Business																		6.1.8.
Institutional																		6.1.8.
Assembly	—	C	G	G	G	G	C	E	E ^z	—	—	E	C	C	C	—	—	6.1.8.B.
Daycare/Education	—	B	—	B	—	E	C	—	—	—	—	—	—	—	C	—	—	6.1.8.C.
Industrial																		6.1.9.
Light Industry	—	—	—	E	—	B	B	E	E ^z	—	—	—	—	—	C	—	—	6.1.9.B.
Heavy Industry	—	—	—	—	—	E	C	—	—	—	—	—	—	—	C	—	—	6.1.9.C.
Disposal	—	—	—	—	—	E	C	—	—	—	—	—	—	—	C	—	—	6.1.9.D.
Transportation/Infrastructure																		6.1.10.
Parking	—	—	—	E	—	—	—	—	—	—	—	—	—	—	C	—	—	6.1.10.B.
Utility Facility	—	C	E	E	E	C	C	E	E ^z	E	E	E	E	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	B	6.1.10.D.
Major	—	—	—	—	—	—	—	—	C	—	—	—	—	—	—	C	C	6.1.10.E.
Heliport	—	—	—	C	—	C	C	E	—	—	—	—	—	—	C	—	—	6.1.10.E.

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USE CATEGORY	Town Legacy Zones											
	Complete Neighborhood Zones											
Specific Use	TS	UC	UR	AC-	AR-	BP-	BP-	MHP-	NC-	NC-	P/SP-	
				TeJ	TeJ	TeJ	TeJ	TeJ	TeJ	TeJ	TeJ	
Accessory Uses												
Accessory Residential Unit	B	B	--	B	B ^z	E	C	B	B	B	B	B
Bed and Breakfast	--	B(LO)	--	B(LO)	--	--	E(LO)	--	--	--	--	--
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	--
Home Business	--	B	E	E	E	--	E	B	--	E	C	--
Family Home Daycare	--	B	B	B	B	B	B	B	B	B	B	--
Home Daycare Center	--	B	E	B	E	C	--	--	--	E	--	B
Drive-In Facility	--	B	--	B	--	E	--	--	--	--	--	--
Temporary Uses												
Christmas Tree Sales	--	Y	Y	Y	Y	Y	Y	--	--	Y	Y	6.1.12.B
Real Estate Sales Office	--	--	B	--	B	B	--	--	--	B	B	--
Temporary Shelter	--	B	B	B	--	--	B	B	B	B	B	--
Farm Stand	--	B	--	B	--	--	B	--	--	B	B	--
Temp. Gravel Extraction and Processing	--	B	B	B	B	B	B	B	B	B	B	6.1.12.E

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Noise Level Restrictions	
Zone	Maximum Permitted Sound Level
R, S, NC-ToJ, AR-ToJ, MHP-ToJ-NL-1, NL-2, NL-3, NL-4, NM-1, NM-2, NH-1	55 DBA
All other zones	65 DBA

B. Exceptions

- General.** Noises of vehicles, home appliances, and chain saws in private use, occasionally used safety signals, warning signals, emergency pressure relief valves, and temporary construction operations shall be exempt from the requirements of this Section.
- Limited Exception/Limited Interval of Time/One Day.** The maximum permitted sound level may be exceeded by 10 DBA for a single period, not to exceed 15 minutes, in any one day.
- Impact Noises.** For the purposes of this Section, impact noises are those noises whose peak values are more than 6 DBA higher than the values indicated on the sound level meter, and are of short duration, such as the noise of a forging hammer or punch press. For impact noises, the maximum permitted sound level may be exceeded by 10 DBA.

C. Measurement

Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute (ANSI S1.4-1961) "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale and the meter to the slow response. Measurements shall be conducted in accord with ANSI S1.2-1962 "American Standard Method for the Physical Measurement of Sound" (or most current standards). Measurements may be made at any point along a zone boundary or site boundary line.

6.4.4. Vibration (1/4/17, Ord. 1163)

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

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Div. 7.1. Development Option Standards

7.1.1. Development Options Schedule (11/23/16, Ord. 1153 P17-077)

The table below establishes the development options allowed in each zone. The standards for each development option are established in this Division. The density and intensity requirements for each development option are located in the standards for the zone, found in [Article 2](#)-[Article 4](#). The thresholds for permitting allowed development options are also established by zone.

Town Character Zones - Development Options															
Option	Complete Neighborhood Zones												Rural Area Zones		
	NL-1	NL-2	NL-3	NL-4	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	Stds	
UCD	--	--	--	--	--	--	--	--	--	--	--	--	--	7.1.3.	
MHP								--	--	--	--	--	--	7.1.4.	

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

Town Legacy Zones - Development Options																
Option	Complete Neighborhood Zones												Rural Area Zones		Civic Zones	
	AC- TS	AR- UC	BP- UR	BP-R ToJ	BC- BP-R	MHP- ToJ	NC- RB	S- ToJ	R- ToJ	P/SP- ToJ	P- ToJ	Stds				
UCD	--	P	P	P	P	--	--	--	--	P	P	--	--	--	7.1.3.	
MHP	--	--	--	--	--	--	--	P	--	--	--	--	--	--	7.1.4.	

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

7.1.2. Planned Residential Development (PRD) (1/1/15, Ord. 1074)

[Section number reserved, standards only apply in County]

7.1.3. Urban Cluster Development (UCD) (1/1/15, Ord. 1074 P17-077)

A. Purpose

The purpose of Urban Cluster Development is to permit development that will result in improved living and working environments, promote more efficient development, encourage a variety of types of residential dwellings, encourage ingenuity and originality in total development and individual site design, allow for denser clustering of development where appropriate, and preserve open space to serve wildlife, scenic, agricultural, and recreational purposes, all within the densities established for the zone. Furthermore, it is the purpose of the Urban Cluster Development option to preserve and enhance the character and qualities of urban and suburban neighborhoods.

B. Standards

The site, lot, and building standards for Urban Cluster Developments are given added flexibility in order to permit and encourage compact development, affordable housing, preservation of open space, innovative site planning and design, and compatibility with existing neighborhoods, in concurrence with the Comprehensive Plan. Urban Cluster Development proposals shall demonstrate substantial compliance with the following standards as applicable to the specific proposal.

1. **Conformance with Other Applicable Regulations.** Urban Cluster Developments shall conform with the requirements of these LDRs, all other applicable Resolutions of the Town, County, and Wyoming State Statutes, except as modified by this Section.
2. **Interior Yards.** Urban Cluster Developments allow increased density and flexibility over the Single-Family Detached option. However, in the interior of the project, the requirements for front, side, and rear yards may be deviated from.
3. **Perimeter Setbacks.** For any Urban Cluster Development, the minimum perimeter setbacks (street yard, side yard, and rear yard) are those set forth for a structure in the zone. Notwithstanding perimeter setbacks may be required to be increased in order to preserve the character and qualities of adjacent properties, provide adequate buffer and transition areas, provide functional open space, preserve existing vegetation, or to meet any other objectives of this Section.
4. **Dwelling Unit Types.** All Urban Cluster Developments shall be permitted and are encouraged to provide a variety and mix of dwelling unit types. Permitted unit types may include, but shall not be limited to, single-family homes (attached and detached), townhouses, condominiums, apartments, and accessory residential units. ~~Mobile home parks are permitted provided the provisions of Sec. 7.1.4. are met.~~
5. **Mix of Unit Types/Sizes.** In order to provide a variety of dwelling unit types, all Urban Cluster Developments of more than 4 units must provide 2 or more types or sizes of unit. Units within a single project may vary by type, square footage of living area, or number of bedrooms. For purposes of this Section each unit type listed in B.4., above is to be considered a separate and distinct unit type from the other types listed. Units may vary in size by number of bedrooms, or by a difference in total living area of not less than 20%.

EXAMPLE: A 3-bedroom townhouse varies in size from a 2-bedroom townhouse. A 3-bedroom townhouse with 1,400 square feet of total living area varies from a 3-bedroom townhouse of 1,100 square feet. A 3-bedroom townhouse of 1,400 square feet does not vary from a 3-bedroom townhouse of 1,300 square feet.

Units shall vary by type or size according to the schedule set forth in the table below.

- e. **Pathways.** Provision shall be made for pedestrian and bicycle travel in accordance with Pathways Master Plan - The Town of Jackson & Teton County, Wyoming, March 2007. Linkages to schools, parks, public lands, and pathways existing on adjacent properties shall be provided.
- 15. **Parking and Drive Areas.** All parking, drive, and maneuvering areas shall be designed in accordance with Sec. 6.2.5.
- 16. **Pedestrian System.** Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwelling units, appropriate project facilities, and principal off-site pedestrian destinations.
- 17. **Adequate Facilities.** There shall be a demonstration that the development proposed is provided with adequate potable water, sewage treatment, solid waste disposal, electrical, park, school, police, and fire-fighting facilities.

C. Review Procedure and Findings for Approval

Any application for an Urban Cluster Development may be approved only if the following findings are made:

1. That the proposed project is in substantial compliance with all applicable standards of this Section;
2. That the proposed project substantially meets the character objectives of preservation or enhancement of the zone and neighborhood in which it is to be located. Projects which are out of scale and character with their surroundings will not be approved;
3. That streets and intersections serving the project will not be reduced to unacceptable levels of service, nor will the safety of motorists, pedestrians, and cyclists be jeopardized;
4. That the density and distribution of population resulting from the project will not overburden schools, parks, utilities, or other public services; and
5. That all adverse impacts associated with the proposed project are effectively mitigated to the extent possible.

7.1.4. [deleted] P17-077 Mobile Home Park (1/1/15, Ord. 1074)

Mobile Home Parks shall meet the following standards. Mobile Home Parks may be proposed in the MHP-ToJ or as an Urban Cluster Development.

- A. **Existing Mobile Home Parks in the MHP-ToJ.** Existing mobile home parks within the MHP-ToJ zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.
 - 1. **Density.** The number of units in an existing mobile home park in the MHP-ToJ shall not be limited.

2. **Area.** Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be included in the existing land area per individual mobile homes, unless the area between two particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.
3. **Impervious Surface.** The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the average amount of impervious coverage per mobile home lot or pad in the existing park.
4. **Yards.** Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.

B. General Mobile Home Park Dimensional Requirements

1. **Area Requirements.** A lot for a single wide unit shall be at least 3,300 square feet in area and a lot for a double wide unit shall be at least 5,000 square feet in area if common recreational open area is provided pursuant to this Section. If no common recreational open area is to be provided, the above stated area requirements shall be increased to 3,800 and 5,500 square feet respectively.
2. **Replacement of Single Unit Lot with Doublewide Unit.** If any lot in a Mobile Home Park is initially designed to accommodate a single unit, it shall not be replaced by a doublewide unit unless all applicable setbacks and spacing between units are met, and the stand is modified to accept the double wide unit.
3. **Side to Side Spacing.** There shall be a minimum 20 feet side-to-side spacing between units.
4. **End to Side Spacing.** There shall be a minimum 15 feet end-to-side spacing between units.
5. **End to End Spacing.** There shall be a minimum ten 10 feet end-to-end spacing between units.
6. **Contiguous to Other Lot of Record.** On any lot in a Mobile Home Park site which is contiguous to another lot of record not in the Mobile Home Park, the unit shall be set back a minimum of 25 feet from the boundary line contiguous to the other lot of record.
7. **Contiguous to Internal Streets.** A unit shall be set back a minimum of 25 feet from an internal street or road.

8. **Additions and Alterations.** Any additions or alterations made to a mobile home-unit, including porches, awnings, and overhangs, shall not exceed an area of one hundred 160 square feet, shall be set back a minimum distance of fifteen 15 feet from an adjacent mobile home, conform in color with the existing unit, and be of suitable material.
9. **Limits of Mobile Home Space.** The limits of each mobile home space shall be marked on the ground with monuments placed at each corner.
10. **Adequate Support for Placement.** The area of the mobile home stand shall be improved to provide adequate support for the placement of the mobile home.
11. **Skirting.** Skirting of mobile homes is mandatory and shall be accomplished within 60 days of placement and installation of the mobile home.
12. **Height.** Mobile homes, including any additions, shall not exceed 18 feet in height.
13. **Accessory Structures.** Accessory structures, such as storage buildings, shall not exceed one story or fifteen 15 feet in height, whichever is greater.
14. **Storage Buildings.** Storage buildings and structures may be provided adjacent to individual mobile homes to accommodate seasonal equipment, outdoor furniture, and other large or bulky possessions not normally stored within the mobile home unit. Such structures shall not be used as a living unit and shall not exceed two hundred fifty 250 square feet of space.

C. **Access, Traffic Circulation, and Parking**

1. **Internal Streets.** Internal streets and walkways within the mobile home park shall be privately owned, built, and maintained, and shall be designed for safe and convenient access to all stands and parking spaces, and to facilities for common use of Mobile Home Park residents.
2. **Internal Streets to Each Stand.** An internal street shall be provided to each stand. The street shall be a minimum of 24 feet in width. The internal street shall be continuous and connect with other streets in the Mobile Home park or with public streets or shall be provided with a cul-de-sac having an outside roadway diameter of at least 100 feet, and a street property line diameter of at least 125 feet. No cul-de-sac shall exceed 500 feet in length.
3. **Drives.** All drives, including the private access to the site, shall be surfaced with a minimum of 4 inches of crushed aggregate.
4. **Parking Lot.** The common parking lot or guest parking lot shall be surfaced with a minimum of 4 inches of crushed aggregate.
5. **Lot.** Each mobile home lot shall be provided with two parking spaces thereon.
6. **Guest Parking Space.** A minimum of 1 guest parking space shall be maintained for every 3 mobile home lots for the purpose of guest parking. No mobile home lot shall be more than three 300 feet from such guest parking lot.

7. **Internal Streets.** Internal streets shall be maintained free of cracks, holes, and other hazards.
8. **Street Intersections.** Street intersections generally shall be at right angles for a distance of 75 feet from the point of intersection of the centerlines of intersecting streets; a right angle shall be maintained as nearly as possible with consideration for topography and the Mobile Home Park design. There shall be no intersections of streets at angles of less than 60 degrees.
9. **Intersecting Streets form Jog.** Where the centerlines of intersecting streets are offset to form a jog, the minimum distance between the centerlines of the offset intersecting streets shall be 100 feet.
10. **Alignment and Grade of Streets Adapted to Topography.** The alignment and grades of all internal streets shall be properly adapted to the topography of the Mobile Home Park and shall provide for safety of traffic and pedestrian movement, satisfactory surface and groundwater drainage, and the proper functioning of sanitary and storm sewer systems.
11. **Access to Public Street.** A Mobile Home Park shall have an entrance drive from a public street or highway and access to individual homes shall be from the internal roadway.
12. **Entrance in Relation to Public Street Intersection.** Mobile Home Park entrance drives shall not be located closer than 150 feet to intersections of public streets or highways. The entrance drive shall be at least 30 feet in width, except that the minimum width shall be at least 40 feet if the drive is divided by a landscaped median.
13. **Right of Way for Public Street.** Where a public street is planned, a 60 foot right-of-way shall be maintained.

D. Common Recreational Open Area Standards

Mobile Home Parks shall comply with the standards below:

1. **Common Recreational Open Area.** A minimum of 300 square feet of recreational open space per mobile home unit shall be provided on portions of the Mobile Home Park site, which are free from hazards that are incompatible with the purposes of recreational areas. The common recreational open area shall be located so as to minimize hazards to users from traffic and drivers and shall be located so as to be conveniently accessible to all residents of the Mobile Home Park.
2. **Permitted Uses.** Common recreational open area shall not include drives, parking areas, storage areas, service areas, or areas required for setbacks, but may include playgrounds, swimming pools, tennis courts, pathways, and other outdoor recreation facilities.

3. **Location and Minimum Size.** The common recreational open area shall be provided in one or more locations within the Mobile Home Park, unless the individual lots meet the larger lot sizes as stated in this Section. The minimum size of each required common recreational open area, if applicable, shall be 5,000 square feet.
4. **Maintenance.** Maintenance of common recreational open area shall be the responsibility of the manager.
5. **Landscaping.** All common recreational open area and other common open area shall be landscaped.

E. Landscaping Standards

1. **Setbacks and Landscaping.** Where a Mobile Home Park is contiguous to a public street, there shall be a minimum setback of 25 feet from the right-of-way line that shall be landscaped in accordance with the requirements of Div. 5.5.
2. **Landscape Area.** There shall be a landscape area of 10 feet along all other boundaries to be landscaped according to the requirements of Div. 5.5.

F. Landscaping of Unpaved Areas

Unpaved areas between mobile homes shall be landscaped with lawns or other appropriate ground cover, and shall be maintained.

1. **Watering Systems.** Sprinklers, hose bibs, or other suitable types of watering systems shall be provided for all landscaped open spaces.
2. **Hose Bibs.** Each mobile home space shall be provided with hose bibs.

G. Maintenance

Maintenance of all landscaping, except that on individual mobile home spaces, shall be the responsibility of the management in rental Mobile Home Parks.

H. Water and Sewer Connections

If a proposed Mobile Home Park will generate over 2,000 gallons of wastewater per day, or require over 2,000 gallons of water per day, as determined by the Town Engineer, approval is required from the Wyoming Department of Environmental Quality. If the wastewater generated or water required will be less than 2,000 gallons per day, approval of the Town Engineer is required.

7.1.5. Floor Area Option (1/4/17, Ord. 1164)

[Section number reserved, standards only apply in County]

7.1.6. Complete Neighborhood Planned Residential Development (CN-PRD) (1/4/17, Ord. 1164)

[Section number reserved, standards only apply in County]

Div. 7.2. Subdivision Standards

This Division contains the development standards required for subdivision, such as requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided property and minimize impacts on existing community services and infrastructure. See [Sec. 8.5.3.](#) for the procedure to subdivide property.

7.2.1. Subdivision Types Schedule (11/23/16, Ord. 1153 P17-077)

The table below establishes the subdivision types allowed in each zone. The standards for all subdivisions and each subdivision type are established in this Division. The density and intensity requirements for each subdivision type are located in the standards for the zone, found in [Article 2.-Article 4.](#) The thresholds for permitting allowed subdivision are also established by zone.

Town Character Zones - Subdivision Types														Rural Area Zones	Stds		
Complete Neighborhood Zones																	
	NL-1	NL-2	NL-3	NL-4	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a				
Land Division	P	P	P	P	P	P	P	P	P	P	P	P	--	7.2.3.			
Condominium/Townhouse	--	--	--	--	--	P	P	P	P	P	P	P	--	7.2.4.			

Key: P = Development option allowed with appropriate permit
-- = Development option prohibited

Town Legacy Zones - Subdivision Types														Rural Area Zones	Civic Zones	Stds
Complete Neighborhood Zones																
	TS	UC	UR	AG	AR	BP	BP	BC	MHP	NC	NC	S	R-	P/SP-	P-	Stds
Land Division	P	P	P	P	P	P	P	P	--	P	P	P	P	P	P	7.2.3.
Condominium/Townhouse	P	P	P	P	P	P	P	--	P	--	--	P	--	P	P	7.2.4.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

- C. In the NL-1, NL-4, NM- 2., CR-2, and CR-3 S-ToJ, AR-ToJ, and AC-ToJ zones, structures and other land disturbing activities for active recreation facilities; however, evening or night facilities which require obtrusive lighting are prohibited.
- D. Creation of ecologically functioning wetlands for wastewater and stormwater treatment.
- E. Wildlife habitat improvements that are primarily enhancing existing wildlife habitat or are restoring existing, but degraded, habitat.

7.3.6. Record of Restriction (1/1/15, Ord. 1074)

Required open space shall be duly restricted, in perpetuity, by recorded instrument in a form acceptable to the County Attorney and the Board of County Commissioners. The instrument shall not be amended or varied without first obtaining approval by the Board of County Commissioners. Refer to a sample easement, which may be obtained from the Planning Department, for guidance. At minimum, the instrument shall contain the following:

- A. A legal description of the property and its location;
- B. The purpose of the restriction on the property;
- C. Conveyance of rights to enforce the restrictions to an organization qualified and dedicated to preserving the values intended by the restrictions;
- D. Specification of the uses and physical development permitted and prohibited on the property under restriction;
- E. Enforcement procedures;
- F. Documentation of the existing uses and condition of the property under restriction;
- G. Specification that notice be given 15 days prior to any transfer of ownership, and that such notice be in a written form to the qualified organization holding the easement; and
- H. A granting of the restrictions in perpetuity.

7.3.7. Ownership of Open Space (1/1/15, Ord. 1074)

An individual landowner, a homeowners association, or nonprofit organization may retain ownership of the required open space. Ownership does not affect the terms of the easement.

Maximum Exempt Unrestricted Floor Area per Voluntarily Restricted Floor Area	
Zone	Unrestricted Floor Area : Restricted Floor Area
<u>NM-2</u>	<u>2:1</u>
<u>NH-1</u>	<u>2:1</u>
DC	2:1
CR-1	2:1
CR-2	2:1
<u>CR-3</u>	<u>2:1</u>
OR	2:1

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.
3. **Required Restrictions Do Not Apply.** Floor area that is required to be restricted in order to comply with Div. 6.3., Div. 7.4., or another standard of these LDRs shall not be included in the calculation of the maximum amount of unrestricted floor area allowed by this Section.
4. **Allowed Use.** Floor area approved pursuant to this Section shall only be used for one of the following uses:
 - a. Attached Single Family Dwelling (6.1.4.C.); or
 - b. Apartment (6.1.4.D.); or
 - c. Dormitory (6.1.4.E.); or
 - d. Group Home (6.1.4.G.).

C. Exemptions

Floor area meeting the applicability standards of this Section is exempt from calculation of the following standards, but is still subject to all other applicable standards of these LDRs.

1. Maximum Floor Area Ratio (FAR)
2. Thresholds for physical development permits
3. Affordable housing required by Div. 7.4.
4. Limit on 20% expansion of a nonconforming physical development

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D. Timing

A pre-application conference shall be held prior to the submittal of an application.

A potential applicant shall initiate a request for a pre-application conference pursuant to Sec. 8.2.4. The pre-application conference shall be scheduled for a date acceptable to the requester that is within 60 days of receipt of the request.

E. Conference Focus

At the pre-application conference, the applicant and representatives of the Town shall discuss the potential proposal to identify the standards and procedures that would apply to the proposal. Applicable LDR provisions not identified at the pre-application conference or amended following the pre-application conference are still applicable to the proposal. The level of detail of the Town's review will match the level of detail contained in the materials submitted with the request for the pre-application conference. The pre-application conference is intended as a means of facilitating the application review process; discussions at the meeting and the written summary of the meeting are not binding on the Town.

F. Conference Summary

The pre-application conference requester shall be provided a written summary of the pre-application conference within 14 days of its completion.

G. Expiration

A pre-application conference only satisfies a pre-application conference requirement if the application for which it is required is submitted within 12 months of the pre-application conference.

8.2.2. Environmental Analysis (EA) (1/4/17, Ord. 1165 P17-077)

A. Purpose

The purpose of an Environmental Analysis (EA) is to coordinate the application of all natural resource protection standards through identification of the natural resources on a site. An EA review does not result in application approval, it results in recommended natural resource protections for an application.

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. **NL-2, NL-3, and NM-1 NC-ToJ**. All development located in the NL-2, NL-3, and NM-1 NC-ToJ zones, 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;

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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 See 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.

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