

2.2.2. Workforce Home Business (WHB)

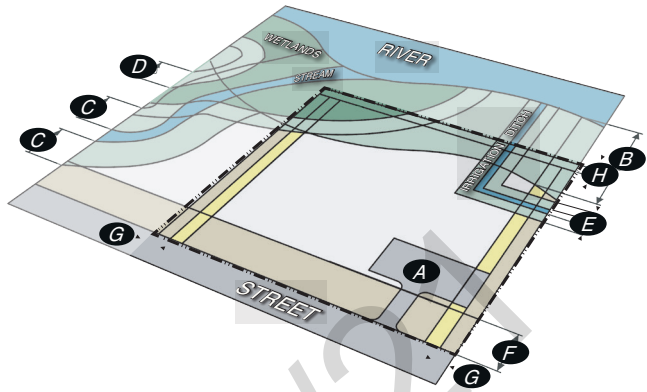
A. Intent

1. **Desired Future Character.** Future development and use that occurs in the Workforce Home Business (WHB) zone should allow for the exercise of property rights in a way that facilitates opportunities for workforce home businesses in a residential setting. Detached single-family residential is the preferred primary use with accessory home business uses and accessory residential units. Lots shall be large enough to accommodate more intense home business uses and accessory outbuildings while also providing for wildlife permeability and an abundance of landscape over built form.
2. **Existing Character.** The Workforce Home Business zone generally encompasses areas within Comprehensive Plan Subarea 7.2: Hog Island Home Business and includes a mix of developed residential lots with home businesses and larger agricultural holdings.
3. **Comprehensive Plan.** The Workforce Home Business zone is based primarily on Subarea 7.2 in the Comprehensive Plan.

B. Physical Development

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

1. Site Development Standards



Site Development Amount

Site Development (max) GSA(0.11) + 5,619 sf **(A)**

Site Development Location

Wildlife Habitat See NRO (Sec. 5.2.1.)

Scenic Viewsheds See SRO (Sec. 5.3.2.)

Waterbodies/Wetlands (Sec. 5.1.1.)

River Setback(min) 150' **(B)**

Stream/Lake/Pond Setback(min) 50' - 150' **(C)**

Wetland Setback (min) 30' **(D)**

Irrigation Ditch (7.7.4.D.)

Irrigation Ditch Setback (min) 15' **(E)**

Street Setback (min. except driveway across street yard) **(F)**

GSA ≥ 3 ac 50'

GSA < 3 ac 25'

Side/Rear Setback (min) **(G)**

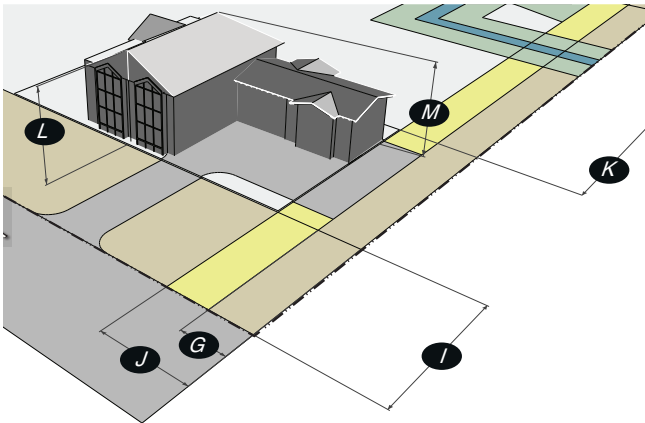
GSA ≥ 3 ac 20' **(H)**

GSA < 3 ac 12.5'

Landscaping (Div. 5.5.)

per 10,000 sf floor area 1 pu

Parking lot 1 pu per 8 spaces

2. Structure Standards**Structure Location**

Street Setback (min)		L
GSA ≥ 3 ac	50'	
GSA < 3 ac	25'	
Side/Rear Setback (min)		J
GSA ≥ 3 ac	40'	K
GSA < 3 ac	25'	

Eaves, canopies, decks, and other architectural projection that clear 9' above finish grade may extend 4' into a setback

Scale of Development

Floor area	
GSA ≤ 10 ac	GSA(0.032) + 3,900 sf
Not to Exceed	10,000 sf
GSA > 10 ac	(GSA ac - 10)100 sf + 10,000 sf
Not to Exceed	15,000 sf
Single building (max)	10,000 sf
Hospital, Religious Institution, Daycare or School	Maximum determined by CUP

Structure Height (Sec. 9.4.9.)

Height: Any point (max)	30'	L
Height: Overall (max)	37.5'	M

Scenic Standards

RE: Scenic viewsheds	See SRO	(Sec. 5.3.2.)
----------------------	---------	---------------

Fencing

Wildlife Friendly Fencing	Required	(Sec. 5.1.2.)
---------------------------	----------	---------------

Exterior Materials

External surfaces	Non-reflective
Colors	Earth tones

3. Environmental

Wild animal feeding (Sec. 5.1.3.)

Bear proof trash (Sec. 5.2.2.)

4. Exterior Lighting (Sec. 5.3.1.)

Light trespass is 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

5. Natural Hazards to Avoid

Steep Slopes (Sec. 5.4.1.)

Development prohibited Slopes >30%

Unstable Soils (Sec. 5.4.2.)

Fault Areas (Sec. 5.4.3.)

Floodplains (Sec. 5.4.4.)

Wildland Urban Interface (Sec. 5.4.5.)

6. Signs (Sec. 5.6.2.)

Allowed Signs (max)	Area (max)	Height (max)
1 rustic freestanding or wall sign		

Nonresidential 12 sf 6'

Residential (unlighted) 4 sf 4'

1 wall sign per home occupation/home business 2 sf n/a

7. Grading, Erosion, 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

8. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Other
Site Disturbance					see 5.7.1.	
Structure			X		see 5.7.1.	
Fence					see 5.7.1.	see 5.1.2.
Sign				X	see 5.7.1.	
9. Infrastructure						
Transportation Facilities						(Div. 7.6.)
Access						Required
Right-of-way for a minor local road (min)						60'
Travel lane width for minor local road						10'
Road and driveway design					Also subject to Fire Protection Resolution	
Required Utilities						(Div. 7.7.)
Water (required)		Connection to public supply, installation of central supply, or evidence of individual well				
Sewer (required)						
0-500' from public sanitary sewer					Connect to public sanitary sewer	
Workforce Home Business Option (E.4.)					Connect to sanitary sewer or advanced wastewater treatment	

C. Use

Standards applicable to use are provided in this subsection. Where a cross-reference is listed see the referenced division or section for additional standards. All standards in Article 6 are applicable unless stated otherwise.

1. Allowed Uses					2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Scale (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space						
Agriculture (6.1.3.B.)	Y	n/a	n/a	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C)	C	35 ac	n/a	n/a	independent calculation	independent calculation
Residential						
Detached Single-Family (6.1.4.B.)	Y	n/a	1/lot	8,000 sf habitable excluding basement & E.4.	2/du	$0.000017 * sf +$ $(Exp(-15.49 +$ $1.59 * Ln(sf))) / 2.176$
Commercial						
Nursery	C	35 ac	n/a	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/comp- any vehicle + 1/employee	$0.000188 * sf$

Y=Use allowed, no use permit required

B=Basic Use Permit (Sec. 8.4.1) C=Conditional Use Permit (Sec. 8.4.2.) S=Special Use Permit (Sec. 8.4.3.)

1. Allowed Uses					2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Scale (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Amusement/Recreation						
Outfitter/Tour Operator (6.1.7.E.)	C	35 ac	n/a	n/a	independent calculation	independent calculation
Institutional						
Assembly (out of NRO)	C	35 ac	n/a	n/a	independent calculation	independent calculation
Daycare/Education (out of NRO)	C	35 ac	n/a	n/a	independent calculation	exempt (see 6.3.2.C.11 and 6.3.2.C.12)
Industrial						
Gravel Extraction/ Processing (6.1.9.F.)	S		see 6.1.9.F.		1/employee	0.000107*sf
Transportation/Infrastructure						
Utility Facility (6.1.10.C.)	C	n/a	n/a	n/a	1/employee + 1/ stored vehicle	0.000107*sf
Wireless Communications		see 6.1.10.D.			1/employee + 1/ stored vehicle	0.000107*sf
Accessory Uses						
Accessory Residential Unit (6.1.11.B., E.1.)	B		see 6.1.11.B. & E.2.		1.25/du	exempt
Home Occupation (6.1.11.D.)	B	n/a	1/du	25% of habitable du sf	n/a	exempt
Home Business (6.1.11.E. & E.3.)	C	n/a	1/du	25% of habitable du sf	1/employee & E.3.	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	1/du	care for 3-6 persons	1/employee + 1 off-street pick-up/ drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	n/a	n/a	care for 7-11 persons	1/employee + 2 off-street pick-up/ drop-off	exempt
Temporary Uses						
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	n/a	1/1,000 sf outdoor display area + 1/ employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	n/a	n/a	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	n/a	1/lot	n/a	2/du	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	n/a	5/1,000 sf display area	exempt
Temp. Gravel Extraction (6.1.12.F.)	B	n/a	n/a	15 ac	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.) S=Special Use Permit (Sec. 8.4.3.)

1. Allowed Uses					2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Scale (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Special Event (6.1.12.G)	Y	n/a	n/a	3 events/year	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.) S=Special Use Permit (Sec. 8.4.3.)

3. Operational Standards	
Outside Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash and recycling enclosure required	
Noise	(Sec. 6.4.3.)
Max sound level at property line	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)
Heat and Humidity	(Sec. 6.4.7.)
Radioactivity	(Sec. 6.4.8.)

D. Development Options and Subdivision

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

1. Allowed Development and Subdivision Options							
Option	Lot Size (min)	Rural Area (min)	Conserv. Area (min)	Develop. Area (max)	Density (max)	Additional Floor Area (max)	Strds.
Subdivision Options							
Land Division	35 ac	--	--	--	--	--	(7.2.3.)
Development Options							
WHB Option	3 ac	--	--	--	--	--	(7.8.2 & E.4.)
CN-PRD*	n/a	JH: 105 ac Alta: 70 ac	90% of Rural GSA	--	--	n/a	(7.1.6.)
CN Development Area	n/a	--	--	1 ac per 19 ac Rural GSA	1 du per 4.375 ac Rural GSA	n/a	
Reserved Rural Development Area	n/a	--	--	1 ac per 9 ac conserved	1 du per 35 ac Rural GSA	n/a	
Floor Area Option	n/a	35 ac	90% of Rural GSA	n/a	2 additional ARU per 35 ac	10,000 sf per 35 ac	(7.1.5.)
Rural PRD	n/a	>49 ac	Greater of: 70% of Rural GSA OR 49 ac	3 ac per 7 ac conserved	3 du per 35 ac	n/a	(7.1.2)

* (JH): East of the Tetons, (Alta): West of the Tetons

2. Residential Subdivision Requirements					
Parks Exactions			(Sec. 7.5.2.)		
Exaction land (min)			0.02 acres per housing unit or lot		
School Exactions			(Sec. 7.5.3.)		
Exaction land (min)			0.01 acres per housing unit or lot		
3. Infrastructure					
Transportation Facilities			(Div. 7.6.)		
Required Utilities			(Div. 7.7.)		
4. Permits Required					
Physical Development	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			X		X
Workforce Home Business Option			X		X
Complete Neighborhood PRD		X	X		if subdivided
Floor Area Option				X	
Rural PRD		optional	X		if subdivided

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the WHB zone.

1. Conditional Uses.

- a. Setbacks for the conditional use shall be established through the CUP process to ensure compatibility of conditional use with surrounding context and character and to mitigate impacts of use on natural resources and/or neighboring residences.
- b. **Prohibited in the NRO.** Conditional institutional uses are prohibited within the NRO.

2. Accessory Residential Unit (ARU)

- a. **ARU Restriction and Floor Area Exemption.** Any ARU that is subject to an affordable or workforce deed restriction acceptable to the Jackson/Teton County Housing Department shall be exempt from FAR, maximum floor area calculation, and scale of use maximums associated with the primary use.
- b. **Primary use residential.**
 - i. **Maximum Scale.** An ARU accessory to a residential use shall not exceed 1,000 sf of gross floor area including basement floor area.
 - ii. **Density.** One ARU shall be permitted accessory to a detached single family unit. A second ARU shall be permitted accessory to a detached single-family unit provided the following standards are met.
 - a). **Gross Site Area.** Gross Site Area shall be at least 3 acres.
 - b). **Attached.** At least one of the ARUs shall be attached to another structure on the site.

- c). **Restriction.** One of the ARUs shall be subject to an affordable or workforce deed restriction acceptable to the Jackson/Teton County Housing Department.
 - d). **Limit on Incentive.** Approval of a second ARU shall not increase the amount of residential development allowed in the Town and County above the amount allowed and planned for since 1994, see Sec. 7.8.2.
 - c. **Primary use non-residential.** An ARU accessory to a non-residential use shall not exceed 850 sf of gross floor area including basement floor area. The floor area of an ARU accessory to a non-residential use shall be exempt from FAR and maximum floor area calculations. The unit shall be subject to a deed-restriction administered by the Jackson/Teton County Housing Department and recorded with the County Clerk. The maximum number of ARUs accessory to a nonresidential use shall be determined based on the definition of Accessory Use (6.1.2.B.3.).
- 3. **Home Business.** The following standards apply to accessory home business uses, in addition to the standards in 6.1.11.E. Where standards are in conflict, these zone-specific standards shall apply.
 - a. **Operations Plan.** A home business use shall be subject to an operations plan approved as part of its use permit. The purpose of the operations plan is to outline business operations to provide clarity and predictability regarding the impacts of the home business on neighboring properties. The operations plan shall address the following, if applicable.
 - i. Hours of operation,
 - ii. Noise and environmental impacts, including siting of activities and wells,
 - iii. Parking and material storage, including best practices for chemical storage.
 - b. **Hours of Operation.** Hours of operation shall be established through the CUP process and shall not exceed 7:00 am to 10:00 pm.
 - c. **Storage.** Vehicles and materials associated with the business shall be stored in buildings or screened. If vehicles and materials cannot be stored in buildings, the following standards shall be met:
 - i. **Materials.**
 - a). Area occupied by stored materials shall not exceed 2,000 sf and shall be designated as part of the operations plan approval.
 - b). Maximum height of materials stored outdoors shall not exceed 3 feet.
 - c). Materials shall not be located within setbacks and shall be located in a way that is visually unobtrusive from the road and adjoining parcels.
 - d). Materials shall be screened with native landscaping.
 - e). Toxic materials and chemicals shall never be stored outside.
 - ii. **Commercial Vehicles.**
 - a). Passenger vehicles, including mini-vans, pick-up trucks and SUVs, may be stored in parking areas, designated as part of the operations plan, located to the rear of the structure or in another location that is visually unobtrusive.
 - b). Designated parking areas shall be screened with native landscaping.

- c). All other commercial vehicles shall be stored inside of buildings overnight and when not in use.
 - iii. **Permit Issuance.** A Home Business use permit shall not be issued until accessory structures required by the approved operations plan have been constructed.
4. **Subdivision and Development Options**
- a. **Workforce Home Business Option.** This incentive tool shall allow for subdivision of land to a higher density than allowed by the land division option in order to produce restricted lots intended to accommodate the needs of home businesses.
 - i. **Minimum Lot Size.** A new lot of record may be created with a 3 acre minimum lot size.
 - ii. **Restriction.** The lot shall be subject to an affordable or workforce deed restriction acceptable to the Jackson/Teton County Housing Department and recorded with the County Clerk.
 - iii. **Use.** The principal use shall be detached-single family residential.
 - iv. **Maximum Scale of Residential Use.** The residential unit shall not exceed 2,500 square feet of habitable floor area, excluding basement floor area.
 - v. **Sewer.** The lot shall connect to a sanitary sewer or advanced wastewater treatment system for wastewater treatment.
 - vi. **Limits on Incentive.** Approval of any new lot that is less than 35 acres shall not increase the amount of residential development allowed in the Town and County above the amount allowed and planned for since 1994, see Sec. 7.8.2.