

TETON COUNTY

LAND DEVELOPMENT REGULATIONS

(UPDATED X/X/2022 TO INCLUDE AMENDMENTS EFFECTIVE THROUGH X/X/2022 AMD2022-0004)

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Div. 1.1. Title (1/1/15)

This Resolution shall be known as the "Teton County Land Development Regulations" and may also be referred to as "the LDRs" or "these LDRs."

Div. 1.2. Authority (1/1/15)

The Board of County Commissioners of Teton County (hereinafter "County") has the authority to adopt these LDRs in accordance with the Wyoming Constitution, Section 18-5-202 et. seq., Section 18-5-301 et. seq., Section 9-9-101, et. seq., and Section 34-12-101, et. seq., Wyoming Statutes, and such other authorities and provisions that are established in the statutory and common law of the State of Wyoming.

Div. 1.3. Purpose and Intent (1/1/15)

Based on the legislative discretion of the Board of County Commissioners, these LDRs are in accordance with the Jackson/Teton County Comprehensive Plan. Their purpose is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future inhabitants of the community with the intent listed below.

1.3.1. Implement the Community Vision

Preserve and protect the area's ecosystem in order to ensure a healthy environment, community, and economy for current and future generations.

1.3.2. Implement the Common Values of Community Character

(AMD2022-0004)

A. Ecosystem Stewardship

1. Maintain healthy populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character.
2. ~~Consume less nonrenewable energy as a community in the future than we do today~~
Emit less greenhouse gases than we did in 2012.

B. Growth Management

1. Direct at least 60% of future growth into a series of connected, Complete Neighborhoods in order to preserve critical habitat, scenery and open space in-our Rural Areas and provide workforce housing opportunities.
2. The Town of Jackson will continue to be the primary location for jobs, housing, shopping, educational, and cultural activities.

C. Quality of Life

1. Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally.

2. Develop a sustainable, vibrant, stable and diversified local economy.
3. ~~Residents and visitors will safely, efficiently, and economically move within our community and throughout the region using alternative modes of transportation. Travel by walk, bike, carpool, or transit will be more convenient than travel by single-occupancy vehicle.~~
4. Timely, efficiently, and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.

1.3.3. Implement the Illustration of Our Vision

- A. Achieve the desired future character identified for each Character District.
- B. Implement the policy objectives for each Character District.
- C. Achieve the character-defining features identified for each Subarea.

1.3.4. Predictable Regulations, Incentives, and Allowances

- A. Ensure standards are consistently applied to similar applications and circumstances.
- B. Ensure landowners, the public, and decision-makers know the amount, location, and type of growth to expect.
- C. Use data analysis and best practices to inform standards and implement the adaptive management philosophy of the Growth Management Program.

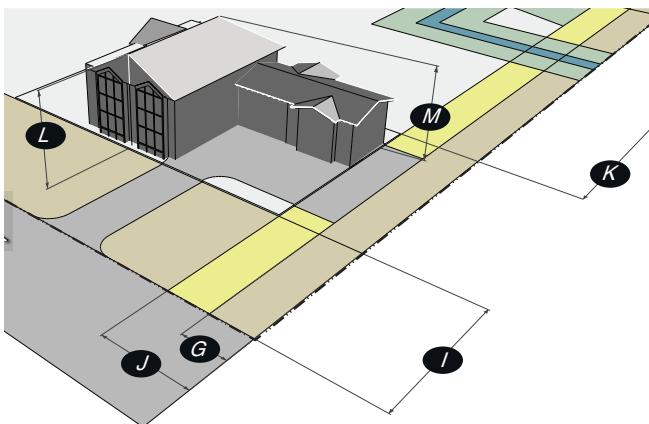
1.3.5. Coordination Between Jurisdictions

- A. Implement the joint Town/County Vision through coordinated, supportive actions.
- B. Maintain a common structure, format, and definitions in Town and County LDRs.

Div. 1.4. Organization of the LDRs (7/18/18)

These LDRs constitute the County's zoning and subdivision regulations. They have two organizing principles. Primarily, they are organized by zone in order to implement and emphasize the community's character-based planning approach. Secondarily, to provide ease of use, they are organized to answer three questions:

- What can be built or physically developed?
- What uses are allowed?
- How can the land be developed or subdivided?



2. Structure Standards

Structure Location

Street Setback (min)	I
GSA < 3 ac	25'
GSA ≥ 3 ac	50'
Side Setback (min)	J
GSA < 3 ac	10'
GSA ≥ 3 ac	30'
Rear Setback (min)	K
GSA < 3 ac	25'
GSA ≥ 3 ac	40'

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

Scale of Development

Floor area	
Maximum	GSA(0.032) + 3,900 sf
Not to exceed	10,000 sf
Single building (max)	10,000 sf

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.)
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Fencing

Wildlife Friendly Fencing	Required	(Sec. 5.1.2.)
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Exterior Materials

External surfaces	Non-reflective
Colors	Earth tones

3. Environmental

Wild animal feeding	(Sec. 5.1.3.)
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<u>Bear proof trash</u> - <u>Bear resistant</u> <u>trash container</u>	(Sec. 5.2.2.)
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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
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Lumens per site (max)	
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All fixtures	60,000
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Unshielded fixtures	4,000
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Light Color	≤3000 Kelvin
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5. Natural Hazards to Avoid

Steep Slopes [\(Sec. 5.4.1.\)](#)

Development prohibited	Slopes >30%
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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	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	
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	
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

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
Residential						
Detached Single-Family (6.1.4.B.)	Y	n/a	1/lot	8,000 sf habitable excluding basement	2/du	0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
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	n/a	see 6.1.11.B. & E.1.		1.25/du	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.)

*=Reference the definition of Reception Site (Sec. 6.1.3)

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.)
Accessory Residential Unit (6.1.11.B., E.1.)	B	n/a	see 6.1.11.B. & E.1.		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.)	C	n/a	1/du	25% of habitable du sf	1/du	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						
Temporary Shelter (6.1.12.D.)	B	n/a	1/lot	n/a	2/du	exempt
Temp. Gravel Extraction (6.1.12.F.)	B	n/a	n/a	15 ac	1/employee	exempt
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.)

[*=Reference the definition of Reception Site \(Sec. 6.1.3\)](#)

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	55 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
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Development prohibited	Slopes > 30%		
Areas of Unstable Soils	(Sec. 5.4.2.)	Freestanding Sign	1 sf per linear foot of building facing the street not to exceed 40 sf
Fault Areas	(Sec. 5.4.3.)	Wall Sign	1 sf per 2 linear feet of building facing the street not to exceed 24 sf
Floodplains	(Sec. 5.4.4.)	Monument or Entry Sign	6 sf
Wildland Urban Interface	(Sec. 5.4.5.)	Residential	
10. Signs	(Div. 5.6.)	Single-family and multi-family < 8 units	3 sf
Allowable Signage		Multi-family ≥ 8 units	6 sf
Nonresidential uses		Home occupation/business	2 sf
Freestanding Sign	1 per building or complex	Sign Height (max)	
Wall Sign	1 per frontage for each building or storefront	Nonresidential	
Monument or Entry Sign	1 per entrance other than frontage	Freestanding Sign	8'
Residential uses		Monument or Entry	4'
Single-family and multi-family < 8 units	1 unlighted wall sign	Residential	6'
Multi-family ≥ 8 units	1 freestanding or 1 wall sign	Home occupation/business	n/a
Home occupation/business	1 unlighted wall sign	11. Grading, Erosion Control, Stormwater	
Sign Area (max)		Grading	(Sec. 5.7.2.)
Nonresidential		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.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit					
< 5 units			X		(Sec. 5.7.1.)
5 - 10 units		X	X		(Sec. 5.7.1.)
> 10 units	X	X	X		(Sec. 5.7.1.)
Nonresidential Floor Area					
< 3,450 sf			X		(Sec. 5.7.1.)
3,450 to 12,000 sf		X*	X		(Sec. 5.7.1.)
> 12,000 sf	X*	X*	X		(Sec. 5.7.1.)
Sign				X	(Sec. 5.7.1.)

* Not required for physical development associated with an agricultural use meeting the standards for exemption outlined in Section 6.1.3.B.

* ARUs are included in "Dwelling Unit"

13. Infrastructure	
Transportation Facilities (Div. 7.6.)	
Access	required
Right-of-way for a Minor Local Road (min)	60'
Travel lane width for a Minor Local Road (min)	10'
Road and driveway design	also subject to Fire Protection Resolution
Required Utilities (Div. 7.7.)	
Water	Connection to public supply, installation of central supply, or evidence of individual well required
Sewer	
Connection to a public sanitary sewer required	within 500'
Small Wastewater Facility (septic) approval required	otherwise

C. Use Standards

Standards applicable to uses in the AC-TC 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-TC zone. This Subsection is intended to indicate all of the use standards applicable in the AC-TC zone, however, all standards in [Article 6](#) are applicable in the AC-TC zone unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	Y	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	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$
Dormitory (6.1.4.F.)	B	0 sf	30 rooms per acre	1/bed	exempt
Group Home (6.1.4.G.)	B	0 sf	30 rooms per acre	0.5/bed	exempt
Commercial					
Office (6.1.6.B.)	B	0 sf	n/a	3.3/1,000 sf	0.000215 0.000431 * sf
Retail (6.1.6.C.)	B	0 sf	n/a	4.5/1,000 sf	0.000188 0.000377 * sf
Service (6.1.6.D.)	B	0 sf	n/a	3/1,000 sf	0.000188 0.000377 * sf

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

[*Reference the definition of Reception Site \(Sec. 6.1.3\)](#)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Restaurant/Bar (6.1.6.E.)	B	0 sf	n/a	1/55 sf dining area + 1/30 sf bar area	<u>0.000523</u> 0.001045*sf
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/ repair bay + 1/wash bay	<u>0.000107</u> 0.000214*sf
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	<u>0.000006</u> 0.000011*sf
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	<u>0.000188</u> 0.000377*sf
Amusement/Recreation					
Amusement (6.1.7.B.)	C	0 sf	n/a	1/30 sf seating area	<u>0.000188</u> 0.000377*sf
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				0 sf	
Assembly (6.1.8.B.)	B	0 sf	n/a	independent calculation	independent calculation
Daycare/Education (6.1.8.C.)	B	0 sf	n/a	independent calculation	exempt (see 6.3.2.C.11 and 6.3.2.C.12)
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	<u>0.000107</u> 0.000214*sf
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	0 sf	n/a	n/a	<u>0.000107</u> 0.000214*sf
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107</u> 0.000214*sf
Wireless Communication Facilities (6.1.10.D.)	6.1.10.D.	0 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107</u> 0.000214*sf
Aviation (6.1.10.E.)	C	0 sf	n/a	independent calculation	<u>0.000107</u> 0.000214*sf
Accessory Uses					
Accessory Residential Unit (E.2.) (6.1.11.B.)	B	0 sf	see E.2.	1.25/DU	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/DU	exempt

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

*=Reference the definition of Reception Site (Sec. 6.1.3)

Article 2. Complete Neighborhood Zones | Div. 2.3. Complete Neighborhood Legacy Zones

2.3.1. Auto Urban Commercial - County (AC-TC) Zone (1/4/21AMD2022-0004)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (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	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
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
Special Event (6.1.12.G.)	Y	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.)

*=Reference the definition of Reception Site (Sec. 6.1.3)

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 + 100 sf non-habitable FA per acre BSA over 10 acres. Not to exceed 15,000sf
Individual retail use excluding basement	12,500 sf habitable
Accessory residential unit	850 sf habitable
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.)
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.)

10. Signs		(Div. 5.6.)	Sign Area (max)		
Allowable Signage		Nonresidential			
Nonresidential uses		Freestanding Sign	1 sf per linear foot of building facing the street not to exceed 40 sf		
Freestanding Sign	1 per building or complex				
Wall Sign	1 per frontage for each building or storefront		1 sf per 2 linear feet of building facing the street not to exceed 24 sf		
Monument or Entry Sign	1 per entrance other than frontage	Monument or Entry Sign	6 sf		
Residential uses		Residential			
Single-family and multi-family < 8 units	1 unlighted wall sign	Single-family and multi-family < 8 units	3 sf		
Multi-family ≥ 8 units	1 freestanding or 1 wall sign		6 sf		
Home occupation/business	1 unlighted wall sign	Home occupation/business	2 sf		
Sign Height (max)		11. Grading, Erosion Control, Stormwater			
Nonresidential		Grading			
Freestanding Sign	8'	(Sec. 5.7.2.)			
Monument or Entry	4'	Erosion Control			
Residential	6'	(Sec. 5.7.3.)			
Home occupation/business	n/a	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.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit					
< 5 units			X		(Sec. 5.7.1.)
5 - 10 units		X	X		(Sec. 5.7.1.)
> 10 units	X	X	X		(Sec. 5.7.1.)
Nonresidential Floor Area					
< 3,450 sf			X		(Sec. 5.7.1.)
3,450 to 12,000 sf		X	X		(Sec. 5.7.1.)
> 12,000 sf	X	X	X		(Sec. 5.7.1.)
Sign				X	(Sec. 5.7.1.)
* ARUs are included in "Dwelling Unit"					

13. Infrastructure**Transportation Facilities**

(Div. 7.6.)

Access	required
Right-of-way for a Minor Local Road (min)	60'
Travel lane width for a Minor Local Road (min)	10'
Road and driveway design	also subject to Fire Protection Resolution

Required Utilities

(Div. 7.7.)

Water	Connection to public supply, installation of central supply, or evidence of individual well required
Sewer	
Connection to a public sanitary sewer required	within 500'
Small Wastewater Facility (septic) approval required	otherwise

C. Use Standards

Standards applicable to uses in the AR-TC 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 AR-TC zone. This Subsection is intended to indicate all of the use standards applicable in the AR-TC zone, however, all standards in [Article 6](#) are applicable in the AR-TC zone unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	30,000 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	0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf))/2.176
Dormitory (6.1.4.F.)	C	30,000 sf	25 rooms per acre	1/bed	exempt
Group Home (6.1.4.G.)	C	30,000 sf	25 rooms per acre	0.5/bed	exempt
Institutional					
Assembly (6.1.8.B.)	C	30,000 sf	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	30,000 sf	n/a	1/employee + 1/stored vehicle	0.000107 0.000214*sf
Wireless Communication Facilities (6.1.10.D.)	6.1.10.D.	30,000 sf	n/a	1/employee + 1/stored vehicle	0.000107 0.000214*sf
Accessory Uses					

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

[*Reference the definition of Reception Site \(Sec. 6.1.3\)](#)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Accessory Residential Unit (E.1.) (6.1.11.B.)	B	0 sf	2 units per lot	1.25/DU	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/DU	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.E.)	B	0 sf	n/a	1/employee	exempt
<u>Special Event (6.1.12.G.)</u>	<u>Y</u>	<u>n/a</u>	<u>3 events / year*</u>	<u>n/a</u>	<u>exempt</u>

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

*=Reference the definition of Reception Site (Sec. 6.1.3)

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 + 100 sf non-habitable FA per acre BSA over 10 acres. Not to exceed 15,000sf
Accessory residential unit	500 sf habitable
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	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.)

9. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 30%
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	
Allowable Signage	
Nonresidential uses	
Freestanding Sign	1 per building or complex
Wall Sign	1 per frontage for each building or storefront
Monument or Entry Sign	1 per entrance other than frontage
Residential uses	
Single-family and multi-family < 8 units	1 unlighted wall sign
Multi-family ≥ 8 units	1 freestanding or 1 wall sign
Home occupation/business	1 unlighted wall sign

Sign Height (max)	
Nonresidential	
Freestanding Sign	8'
Monument or Entry	4'
Residential	6'
Home occupation/business	n/a
Sign Area (max)	
Nonresidential	
Freestanding Sign	1 sf per linear foot of building facing the street not to exceed 40 sf
Wall Sign	1 sf per 2 linear feet of building facing the street not to exceed 24 sf
Monument or Entry Sign	6 sf
Residential	
Single-family and multi-family < 8 units	3 sf
Multi-family ≥ 8 units	6 sf
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.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit					
< 5 units			X		(Sec. 5.7.1.)
5 - 10 units		X	X		(Sec. 5.7.1.)
> 10 units	X	X	X		(Sec. 5.7.1.)
Nonresidential Floor Area					
< 3,450 sf			X		(Sec. 5.7.1.)
3,450 to 12,000 sf		X	X		(Sec. 5.7.1.)
> 12,000 sf	X	X	X		(Sec. 5.7.1.)
Sign				X	(Sec. 5.7.1.)

* ARUs are included in "Dwelling Unit"

13. Infrastructure**Transportation Facilities**

(Div. 7.6.)

Access	required
Shared access	accommodated whenever practical
Pedestrian connectivity encouraged	
A delineated Highway 22 crossing shall be visible from the main entrance to a business fronting Highway 22	
Neighboring properties are encouraged to provide boardwalk, sidewalk, or pathway connection between building entrances	
Road and driveway design	also subject to Fire Protection Resolution

Required Utilities

(Div. 7.7.)

Water	Connection to public supply, installation of central supply, or evidence of individual well required
Sewer	
Connection to a public sanitary sewer required	within 500'
Small Wastewater Facility (septic) approval required	otherwise

C. Use Standards

Standards applicable to uses in the WC 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 WC zone. This Subsection is intended to indicate all of the use standards applicable in the WC zone, however, all standards in [Article 6.](#) are applicable in the WC zone unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Site Area (min)	Density (max)	Parking (min) (E.8) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential					
Detached Single-Family Unit (E.6.) (6.1.4.B.)	Y	30,000 sf	9 du/ac	2/DU	0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf))/2.176
Attached Single-Family Unit (E.6.) (6.1.4.C.)	B	30,000 sf	9 du/ac	2/DU + 0.5/DU if ≥ 3 units served by lot	0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf))/2.176
Apartment (E.6.) (6.1.4.D.)	B	30,000 sf	9 du/ac	2/DU + 0.5/DU if ≥ 3 units served by lot	0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf))/2.176
Commercial					
Office (6.1.6.B.)	B	0 sf	n/a	3.3/1,000 sf	0.000215 0.000431*sf
Retail (6.1.6.C.)	B	0 sf	n/a	4.5/1,000 sf	0.000188 0.000377*sf
Service (6.1.6.D.)	B	0 sf	n/a	3/1,000 sf	0.000188 0.000377*sf
Restaurant/Bar (6.1.6.E.)	B	0 sf	n/a	1/55 sf dining area + 1/30 sf bar area	0.000523 0.001045*sf
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	0.000107 0.000214*sf

See Subsection [E.5.](#) for additional use standards.

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

[*=Reference the definition of Reception Site \(Sec. 6.1.3\)](#)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Site Area (min)	Density (max)	Parking (min) (E.8) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	<u>0.000006</u> <u>0.000011</u> *sf
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	<u>0.000188</u> <u>0.000377</u> *sf
Amusement/Recreation					
Amusement (6.1.7.B.)	C	0 sf	n/a	1/30 sf seating area	<u>0.000188</u> <u>0.000377</u> *sf
Developed Recreation (6.1.7.D.)	B	0 sf	n/a	4.5/1,000 sf	independent calculation
Institutional					
Assembly (6.1.8.B.)	B	0 sf	n/a	independent calculation	independent calculation
Daycare/Education (6.1.8.C.)	B	0 sf	n/a	independent calculation	exempt (see 6.3.2.C.11 and 6.3.2.C.12)
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	<u>0.000107</u> <u>0.000214</u> *sf
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	0 sf	n/a	n/a	<u>0.000107</u> <u>0.000214</u> *sf
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107</u> <u>0.000214</u> *sf
Wireless Communication Facilities (6.1.10.D.)	6.1.10.D.	0 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107</u> <u>0.000214</u> *sf
Accessory Uses					
Accessory Residential Unit (E.7.) (6.1.11.B.)	B	0 sf	n/a	1.25/DU	exempt
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.)	B	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
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt

See Subsection E.5. for additional use standards.

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

*=Reference the definition of Reception Site (Sec. 6.1.3)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Site Area (min)	Density (max)	Parking (min) (E.8) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
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
Special Event (6.1.12.G.)	Y	n/a	<u>3 events / year*</u>	n/a	exempt

See Subsection [E.5](#) for additional use standards.

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

[*Reference the definition of Reception Site \(Sec. 6.1.3\)](#)

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single family unit (detached, attached, or apartment)	
1 unit per lot of record	2,000 sf habitable
other units on lot of record	1,500 sf habitable
Accessory residential unit	850 sf habitable
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
Pedestrian-oriented outdoor trash and recycling receptacles 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

Standards applicable to development options and subdivision in the WC 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 WC zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the WC zone, however, all standards in [Article 7](#). are applicable in the WC zone unless stated otherwise.

1. Allowed Subdivision and Development Options						
Option	BSA (min)	Lot Size (min)	Density (max)	FAR (max)	Height (max)	Option Standards

10. Signs		(Div. 5.6.)	Sign Area (max)	
Allowable Signage		Nonresidential		
Nonresidential uses			Freestanding Sign	1 sf per linear foot of building facing the street not to exceed 40 sf
Freestanding Sign	1 per building or complex		Wall Sign	1 sf per 2 linear feet of building facing the street not to exceed 24 sf
Wall Sign	1 per frontage for each building or storefront		Monument or Entry Sign	6 sf
Monument or Entry Sign	1 per entrance other than frontage		Residential	
Residential uses		Single-family and multi-family < 8 units		
Single-family and multi-family < 8 units	1 unlighted wall sign		Single-family and multi-family < 8 units	3 sf
Multi-family ≥ 8 units	1 freestanding or 1 wall sign		Multi-family ≥ 8 units	6 sf
Home occupation/business	1 unlighted wall sign		Home occupation/business	2 sf
Sign Height (max)		11. Grading, Erosion Control, Stormwater		
Nonresidential		Grading		
Freestanding Sign	8'	(Sec. 5.7.2.)		
Monument or Entry	4'	Erosion Control		
Residential		(Sec. 5.7.3.)		
Erosion shall be controlled at all times		Stormwater Management		
		(Sec. 5.7.4.)		
Home occupation/business		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.)	Sign Permit (Sec. 8.3.5.)
Dwelling Unit				Grading Permit (Sec. 8.3.4.)
< 5 units			X	(Sec. 5.7.1.)
5 - 10 units		X	X	(Sec. 5.7.1.)
> 10 units	X	X	X	(Sec. 5.7.1.)
Nonresidential Floor Area				
< 3,450 sf			X	(Sec. 5.7.1.)
3,450 to 12,000 sf		X*	X	(Sec. 5.7.1.)
> 12,000 sf	X*	X*	X	(Sec. 5.7.1.)
Sign			X	(Sec. 5.7.1.)
* Not required for physical development associated with an agricultural use meeting the standards for exemption outlined in Section 6.1.3.B.				
<u>* ARUs are included in "Dwelling Unit"</u>				

13. Infrastructure	
Transportation Facilities (Div. 7.6)	
Access	required
Right-of-way for a Minor Local Road (min)	60'
Travel lane width for a Minor Local Road (min)	10'
Road and driveway design	also subject to Fire Protection Resolution
Required Utilities (Div. 7.7.)	
Water	Connection to public supply, installation of central supply, or evidence of individual well required
Sewer	
Connection to a public sanitary sewer required	within 500'
Small Wastewater Facility (septic) approval required	otherwise

C. Use Standards

Standards applicable to uses in the OP-TC 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 OP-TC zone. This Subsection is intended to indicate all of the use standards applicable in the OP-TC zone, however, all standards in [Article 6](#) are applicable in the OP-TC zone unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	Y	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	0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
Commercial					
Office (6.1.6.B.)	B	0 sf	n/a	3.3/1,000 sf	0.000215 0.000431*sf
Service (6.1.6.D.)	B	0 sf	n/a	3/1,000 sf	0.000188 0.000377*sf
Institutional					
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt (see 6.3.2.C.11 and 6.3.2.C.12)
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	0.0001070.000214*sf
Wireless Communication Facilities (6.1.10.D.)	6.1.10.D.	0 sf	n/a	1/employee + 1/stored vehicle	0.0001070.000214*sf
Accessory Uses					

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

[*Reference the definition of Reception Site \(Sec. 6.1.3\)](#)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Accessory Residential Unit (6.1.11.B.) (E.1.)	B	0 sf	see E.1.	1.25/DU	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/DU	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					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.E.)	B	0 sf	n/a	1/employee	exempt
Special Event (6.1.12.G.)	Y	n/a	<u>3 events/year*</u>	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.)

*=Reference the definition of Reception Site (Sec. 6.1.3)

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 + 100 sf non-habitable FA per acre BSA over 10 acres. Not to exceed 15,000sf
Accessory residential unit		
Primary use residential		1,000 sf gross
Primary use nonresidential		850 sf habitable
4. Operational Standards		
Outside Storage		
Refuse and Recycling		
Trash and recycling enclosure required		>4 DUs and all nonresidential
Noise		
Max sound level at property line		55 DBA
Vibration		
Electrical Disturbances		
Fire and Explosive Hazards		
Heat and Humidity		
Radioactivity		

10. Signs		(Div. 5.6.)
Allowable Signage		
Nonresidential uses		
Freestanding Sign	1 per building or complex	
Wall Sign	1 per frontage for each building or storefront	
Monument or Entry Sign	1 per entrance other than frontage	
Residential uses		
Single-family and multi-family < 8 units	1 unlighted wall sign	
Multi-family ≥ 8 units	1 freestanding or 1 wall sign	
Home occupation/business	1 unlighted wall sign	
Sign Height (max)		
Nonresidential		
Freestanding Sign	8'	
Monument or Entry	4'	
Residential		
Home occupation/business	n/a	

Sign Area (max)	
Nonresidential	
Freestanding Sign	1 sf per linear foot of building facing the street not to exceed 40 sf
Wall Sign	1 sf per 2 linear feet of building facing the street not to exceed 24 sf
Monument or Entry Sign	6 sf
Residential	
Single-family and multi-family < 8 units	3 sf
Multi-family ≥ 8 units	6 sf
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.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit					
< 5 units			X		(Sec. 5.7.1.)
5 - 10 units		X	X		(Sec. 5.7.1.)
> 10 units	X	X	X		(Sec. 5.7.1.)
Nonresidential Floor Area					
< 3,450 sf			X		(Sec. 5.7.1.)
3,450 to 12,000 sf		X	X		(Sec. 5.7.1.)
> 12,000 sf	X	X	X		(Sec. 5.7.1.)
Sign					
* ARUs are included in "Dwelling Unit"					X (Sec. 5.7.1.)

C. Use Standards

Standards applicable to uses in the BP-TC 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-TC zone. This Subsection is intended to indicate all of the use standards applicable in the BP-TC zone, however, all standards in [Article 6](#) are applicable in the BP-TC zone unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Commercial					
Retail (6.1.6.C.) (E.2.)	B	0 sf	1 per lot	4.5/1,000 sf	0.000188 0.000377 *sf
Heavy Retail/Service (6.1.6.F.)	B	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	0.000107 0.000214 *sf
Mini-Storage Warehouse (6.1.6.G.)	B	0 sf	n/a	1/10 storage units + 1/employee	0.000006 0.000011 *sf
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	independent calculation
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt (see 6.3.2.C.11 and 6.3.2.C.12)
Industrial					
Light Industry (6.1.9.B.)	B	0 sf	n/a	1/1,000 sf + 1/company vehicle	0.000107 0.000214 *sf
Heavy Industry (6.1.9.C.)	C	0 sf	n/a	2/1,000 sf	0.000107 0.000214 *sf
Disposal (6.1.9.D.)	C	0 sf	n/a	1/employee	0.000107 0.000214 *sf
Junkyard (6.1.9.E.)	C	0 sf	n/a	1/employee	0.000107 0.000214 *sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	B	0 sf	n/a	1/employee + 1/stored vehicle	0.000107 0.000214 *sf

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

[*=Reference the definition of Reception Site \(\[Sec. 6.1.3.\]\(#\)\)](#)

C. Use Standards

Standards applicable to uses in the BP-TC 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-TC zone. This Subsection is intended to indicate all of the use standards applicable in the BP-TC zone, however, all standards in [Article 6](#) are applicable in the BP-TC zone unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Commercial					
Retail (6.1.6.C.) (E.2.)	B	0 sf	1 per lot	4.5/1,000 sf	0.000188 0.000377*sf
Heavy Retail/Service (6.1.6.F.)	B	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	0.000107 0.000214*sf
Mini-Storage Warehouse (6.1.6.G.)	B	0 sf	n/a	1/10 storage units + 1/employee	0.000006 0.000011*sf
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	independent calculation
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt (see 6.3.2.C.11 and 6.3.2.C.12)
Industrial					
Light Industry (6.1.9.B.)	B	0 sf	n/a	1/1,000 sf + 1/company vehicle	0.000107 0.000214*sf
Heavy Industry (6.1.9.C.)	C	0 sf	n/a	2/1,000 sf	0.000107 0.000214*sf
Disposal (6.1.9.D.)	C	0 sf	n/a	1/employee	0.000107 0.000214*sf
Junkyard (6.1.9.E.)	C	0 sf	n/a	1/employee	0.000107 0.000214*sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	B	0 sf	n/a	1/employee + 1/stored vehicle	0.000107 0.000214*sf

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

[*=Reference the definition of Reception Site \(\[Sec. 6.1.3.\]\(#\)\)](#)

Div. 3.2. Rural Area Character Zones

3.2.1. Rules Applicable to All Rural Area Character Zones ([4/1/16AMD2022-0004](#))

A. Rules of Measurement

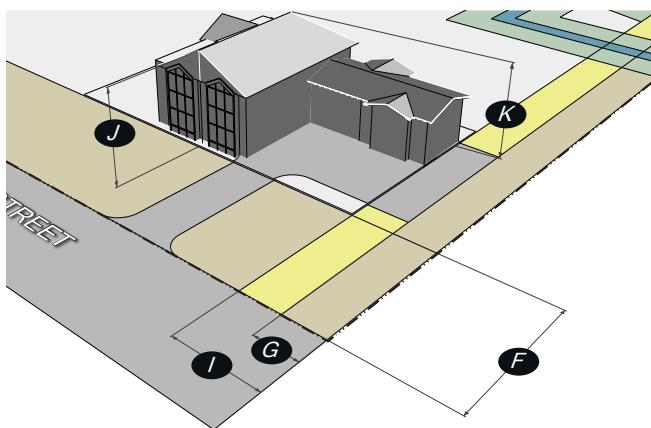
1. **Gross Site Area.** All measurements in the rural character zones shall use Gross Site Area instead of Base Site Area or Adjusted Site Area.

B. Sites with Multiple Lots of Record

Sites comprised of multiple lots of record in the rural character zones shall meet the following standards.

1. **Agriculture Exempt.** These standards, [of this Section 3.2.1.B.](#), shall not apply to agriculture use, physical development associated with agriculture use, and utilization of agriculture exemptions.
2. **Design as a single site.** A site comprised of multiple lots of record shall be reviewed as a whole for purposes of determining the most appropriate location for development or use.
3. **Restriction Required.** Area required to entitle physical development or use that is on a lot of record other than the primary lot of record of the physical development or use shall meet the following standards.
 - a. It shall be restricted through an instrument approved by the County Attorney and recorded against the lot of record.
 - b. The restriction shall terminate if the physical development is removed or the use is abandoned.

2. Structure Standards



Structure Location

Street Setback (min)	F
Public Road	50'
Private Road	30'
Rear/Side Setback (min)	I

Eaves, canopies, decks, and other architectural projection that clear 9' above finish grade may extend 5' into a setback

Scale of Development

Floor Area (max)	
GSA < 35 ac	10,000 sf see E.7.
GSA ≥ 35 ac	GSA(0.007) see E.7.
Single building (max)	10,000 sf see E.1.

Hospital, Religious Institution, Daycare or School
Maximum determined by CUP

Structure Height

Height: Any point (max)	30'	J
Height: Overall (max)	37.5'	K

Scenic Standards

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

Wildlife Friendly Fencing	Required	(Sec. 5.1.2.)
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Exterior Materials

Colors	Earth tones
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3. Environmental

Wild animal feeding	(Sec. 5.1.3.)
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Bear proof trash	Bear resistant trash container	(Sec. 5.2.2.)
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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
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Lumens per site (max)	
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All fixtures	60,000
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Unshielded fixtures	4,000
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Light Color	≤3000 Kelvin
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5. Natural Hazards to Avoid

(Sec. 5.4.1.)

Steep Slopes	
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Slopes >30%

Unstable Soils	
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(Sec. 5.4.2.)

Fault Areas	
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(Sec. 5.4.3.)

Floodplains	
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(Sec. 5.4.4.)

Wildland Urban Interface	
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(Sec. 5.4.5.)

6. Signs

(Sec. 5.6.2.)

Allowed Signs (max)	Area (max)	Height (max)
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1 rustic freestanding or wall	16 sf	10'
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1 wall per home occupation	2 sf	n/a
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7. Grading, Erosion, Stormwater

(Sec. 5.7.2.)

Erosion Control	
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Erosion shall be controlled at all times

Stormwater Management	
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(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. <u>8.2.3.1</u>)	Development Plan (Sec. 8. <u>8.2.3.2</u>)	Building Permit (Sec. 8. <u>8.2.3.3</u>)	Sign Permit (Sec. 8. <u>8.2.3.5</u>)	Grading Permit (Sec. 8. <u>8.2.3.4</u>)	Other
Site Disturbance						see <u>Sec. 5.7.1</u> .
Structure			X			see <u>Sec. 5.7.1</u> .
Fence						see <u>Sec. 5.7.1</u> . see <u>Sec. 5.1.2</u> .
Sign				X		see <u>Sec. 5.7.1</u> .

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
> 500' from public sanitary sewer	Small wastewater (septic) facility

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., E.2.)	C	140 ac	n/a	see E.2.	independent calculation	independent calculation
Dude/Guest Ranch (6.1.3.E., E.2.)	C	70 ac	see 6.1.3.E.	see E.2.	1/lu	independent calculation
Residential						
Detached Single-Family (6.1.4.B.)	Y	n/a	1/35 ac	8,000 sf habitable excluding basement	2/du	0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf))/2.176
Lodging						
Campground (out of NRO) (6.1.5.D., E.2., E.3.)	C	70 ac	15 sites/acre	see E.2. & E.3.	1/campsite + 1/7.5 campsites	independent calculation
Commercial						

Y=Use allowed, no use permit required (A)=Use only allowed as an accessory use

B=Basic Use Permit (Sec. 8.2.6.) C=Conditional Use Permit (Sec. 8.2.6.) S=Special Use Permit (Sec. 8.2.6.)

*=Reference the definition of Reception Site (Sec. 6.1.3.)

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.)
Heavy Retail/Service (6.1.6.F., E.2., E.4.)	C (A)	140 ac	n/a	see E.4.	independent calculation	exempt
Nursery (6.1.6.H., E.2.)	C	140 ac	n/a	see E.2.	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/ employee	<u>0.000188</u> <u>0.000377</u> *sf
Amusement/Recreation						
Developed Recreation (6.1.7.D., E.2.)	C	140 ac	n/a	see E.2.	independent calculation	independent calculation
Outfitter/Tour Operator (6.1.7.E., E.2.)	C	140 ac	n/a	see E.2.	independent calculation	independent calculation
Institutional						
Assembly (out of NRO) (6.1.8.B., E.2.)	C	35 ac	n/a	see E.2.	independent calculation	independent calculation
Daycare/Education (out of NRO) (6.1.8.C., E.2.)	C	35 ac	n/a	see E.2.	independent calculation	exempt (see 6.3.2.C.11 and 6.3.2.C.12)
Industrial						
Light Industry (6.1.9.B., E.2., E.4.)	C (A)	140 ac	n/a	see E.4.	independent calculation	exempt
Gravel Extraction/Processing (6.1.9.F.)	S	see 6.1.9.F.			1/employee	<u>0.000107</u> <u>0.000214</u> *sf
Transportation/Infrastructure						
Utility Facility (6.1.10.C., E.2.)	C	n/a	n/a	see E.2.	1/employee + 1/ stored vehicle	<u>0.000107</u> <u>0.000214</u> *sf
Wireless Communications (6.1.10.D.)	see 6.1.10.D.				1/employee + 1/ stored vehicle	<u>0.000107</u> <u>0.000214</u> *sf
Aviation (out of NRO) (6.1.10.E., E.2., E.5.)	C	140 ac	n/a	see E.2.	independent calculation	<u>0.000107</u> <u>0.000214</u> *sf
Accessory Uses						
Accessory Residential Unit (6.1.11.B., E.6.)	B	n/a	see 6.1.11.B. & E.6.		1.25/du	exempt
Bed and Breakfast (6.1.11.C.)	C	140 ac	n/a	see 6.1.11.C.	0.75 per LU	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.)	C	n/a	1/du	25% of habitable du sf	1/du	exempt

Y=Use allowed, no use permit required (A)=Use only allowed as an accessory use

B=Basic Use Permit (Sec. 8.2.6.) C=Conditional Use Permit (Sec. 8.2.6.) S=Special Use Permit (Sec. 8.2.6.)

*=Reference the definition of Reception Site (Sec. 6.1.3)

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.)
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
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.)	C	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	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
Special Event (6.1.12.G)	Y	n/a	n/a	<u>3 events / year*</u>	n/a	exempt

Y=Use allowed, no use permit required (A)=Use only allowed as an accessory use

B=Basic Use Permit (Sec. 8.2.6.) C=Conditional Use Permit (Sec. 8.2.6.) S=Special Use Permit (Sec. 8.2.6.)

***=Reference the definition of Reception Site (Sec. 6.1.3)**

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	55 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)
Subdivision Options						
Land Division	35 ac	n/a	n/a	n/a	n/a	(7.2.3.)

- b). **Larger Units.** A maximum of 1 ARU larger than 850 sf of habitable floor area is allowed per 35 acres of gross site area of nonresidential use. This allowed ARU density is in addition to the base density of allowed principal residential use.
- c). **Floor Area Exempt.** Floor area in an ARU accessory to a non-residential use is exempt from maximum floor area calculations.

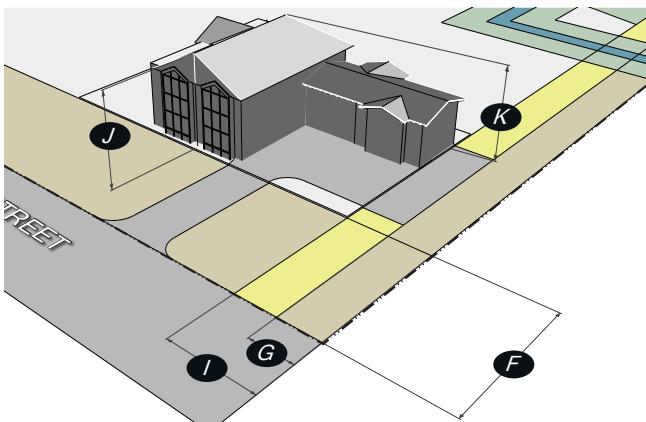
EXAMPLE: A 140 acre site in agriculture is entitled to 4 detached single-family units ($140/35=4$) as well as 4 ARUs accessory to the agriculture use ($140/35=4$) that are greater than 850 sf of habitable floor area. The site would also be allowed 2 additional ARUs less than 850 sf of habitable floor area, so long as they were accessory to the agriculture use determined to be secondary and subordinate to the principal use. The floor area in the 6 ARUs would not count against the maximum floor area of 42,688 sf allowed on 140 acres.

- iii. **Occupancy of Larger Units.** An ARU larger than 850 sf shall meet the following occupancy standards.
 - a). The occupant of the ARU shall be employed by the operator of the nonresidential use and work in the nonresidential use at least 20 hours per week for a minimum of 3 months a year. In addition, the immediate family of the occupant may also reside in the residential unit.
 - b). When not occupied by an employee of the nonresidential use, the ARU may be rented to others. Such rental shall be for a period of at least 31 days.

7. **Nonhabitable Floor Area Exemption for Historic Structures.** Nonhabitable floor area shall be exempt from maximum floor area if the floor area is in a building that meets all the following standards.

- a. The building is included on the Teton County Historic Preservation Board (TCHPB) list of historically significant properties or is otherwise deemed in writing by the TCHPB to be historically significant.
- b. The building is located at its original site. A building is at its original site if it is within the development area that existed during the building's period of historical significance, as found by the TCHPB in its determination of historical significance. The building may be moved within the current parcel boundaries of the original site.
- c. Modifications to the building shall be approved by the TCHPB in order to retain the exemption.

2. Structure Standards



Structure Location

Street Setback (min)	F
Public Road	50'
Private Road	30'
Rear/Side Setback (min)	30' I
Eaves, canopies, decks, and other architectural projection that clear 9' above finish grade may extend 5' into a setback	

Scale of Development

Floor area (max)		
GSA < 10 ac	10,000 sf	see E.4.
GSA ≥ 10 ac	(GSA ac - 10)100 sf + 10,000 sf	see E.4.
Not to Exceed	15,000 sf	see E.4.
Single building (max)	10,000 sf	
Hospital, Religious Institution, Daycare or School	Maximum determined by CUP	

Structure Height

Height: Any point (max)	30'	J
Height: Overall (max)	37.5'	K

Scenic Standards

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

Wildlife Friendly Fencing	Required	(Sec. 5.1.2.)
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8. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8. 2.3.1 3.1)	Development Plan (Sec. 8. 2.3.2 3.2)	Building Permit (Sec. 8. 2.3.3 3.3)	Sign Permit (Sec. 8. 2.3.5 3.5)	Grading Permit (Sec. 8. 2.3.4 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.	

Exterior Materials

External surfaces	Non-reflective
Colors	Earth tones

3. Environmental

Wild animal feeding	(Sec. 5.1.3.)
Bear proof trash Bear resistant trash container	(Sec. 5.2.2.)

4. Exterior Lighting

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

Allowed Signs (max)	Area (max)	Height (max)
1 rustic freestanding or wall	4 sf	4'
1 wall per home occupation	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

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
> 500' from public sanitary sewer	Small wastewater (septic) facility

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
Residential						
Detached Single-Family (6.1. <u>34</u> .B.)	Y	n/a	1/lot	8,000 sf habitable excluding basement	2/du	0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
Institutional						
Assembly (out of NRO) (6.1.8.B., E.1.)	C	35 ac	n/a	see E.1.	independent calculation	independent calculation
Daycare/Education (out of NRO) (6.1.8.C., E.1.)	C	35 ac	n/a	see E.1.	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	<u>0.000107 0-000214</u> *sf
Transportation/Infrastructure						
Utility Facility (6.1.10.C., E.1.)	C	n/a	n/a	see E.1.	1/employee + 1/stored vehicle	<u>0.000107 0-000214</u> *sf
Wireless Communications		see 6.1.10.D.			1/employee + 1/stored vehicle	<u>0.000107 0-000214</u> *sf
Accessory Uses						
Accessory Residential Unit (6.1.11.B., E.1.)	B	n/a	see 6.1.11.B., E.3.		1.25/du	exempt

Y=Use allowed, no use permit required (A)=Use only allowed as an accessory use

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

*=Reference the definition of Reception Site (Sec. 6.1.3)

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.)
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.)	C	n/a	1/du	25% of habitable du sf	1/du	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
Temporary Uses						
Temporary Shelter (6.1.12.D.)	B	n/a	1/lot	n/a	2	exempt
Temp. Gravel Extraction (6.1.12.F.)	B	n/a	n/a	15 ac	1/employee	exempt
<u>Special Event (6.1.12.G)</u>	<u>Y</u>	<u>n/a</u>	<u>n/a</u>	<u>3 events / year*</u>	<u>n/a</u>	<u>exempt</u>

Y=Use allowed, no use permit required (A)=Use only allowed as an accessory use

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

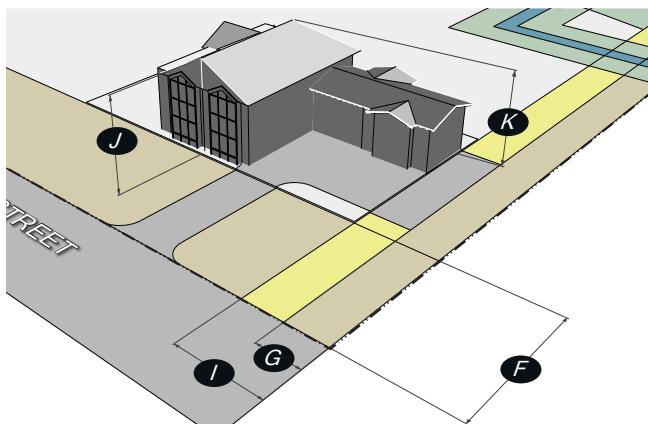
*=Reference the definition of Reception Site (Sec. 6.1.3)

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	55 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.

2. Structure Standards



Structure Location

Street Setback (min)	25'	F
Rear/Side Setback (min)	10'	I

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

Scale of Development

Floor area		
Maximum	GSA(0.032) + 3,900 sf	
Not to exceed	10,000 sf	
Single building (max)	10,000 sf	

Structure Height

Height: Any point (max)	30'	J
Height: Overall (max)	37.5'	K

Scenic Standards

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

Wildlife Friendly Fencing	Required	(Sec. 5.1.2.)
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Exterior Materials

External surfaces	Non-reflective	
Colors	Earth tones	

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.	

3. Environmental

Wild animal feeding	(Sec. 5.1.3.)
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<u>Bear proof trash</u> - <u>Bear resistant trash container</u>	(Sec. 5.2.2.)
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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
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Lumens per site (max)	
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All fixtures	60,000
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Unshielded fixtures	4,000
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Light Color	≤3000 Kelvin
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5. Natural Hazards to Avoid

Steep Slopes	(Sec. 5.4.1.)
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Development prohibited	Slopes >30%
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Unstable Soils	(Sec. 5.4.2.)
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Fault Areas	(Sec. 5.4.3.)
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Floodplains	(Sec. 5.4.4.)
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Wildland Urban Interface	(Sec. 5.4.5.)
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6. Signs

Allowed Signs (max)	Area (max)	Height (max)
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1 rustic freestanding or wall	4 sf	4'
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1 wall per home occupation	2 sf	n/a
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7. Grading, Erosion, Stormwater

Grading	(Sec. 5.7.2.)
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Erosion Control	(Sec. 5.7.3.)
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Erosion shall be controlled at all times

Stormwater Management	(Sec. 5.7.4.)
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No increase in peak flow rate or velocity across property lines

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

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
Residential						
Detached Single-Family (6.1.4.B.)	Y	n/a	1/lot	8,000 sf habitable excluding basement	2/du	0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
Industrial						
Gravel Extraction/Processing (6.1.9.F.)	S	see 6.1.9.F.			1/employee	<u>0.000107 0-000214*sf</u>
Transportation/Infrastructure						
Utility Facility (6.1.10.C.)	C	n/a	n/a	n/a	1/employee + 1/ stored vehicle	<u>0.000107 0-000214*sf</u>
Wireless Communications		see 6.1.10.D.			1/employee + 1/ stored vehicle	<u>0.000107 0-000214*sf</u>
Accessory Uses						
Accessory Residential Unit (6.1.11.B., E.61.)	B	n/a	see 6.1.11.B. & E.1.		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.)	C	n/a	1/du	25% of habitable du sf	1/du	exempt

Y=Use allowed, no use permit required (A)=Use only allowed as an accessory use

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

*= Reference the definition of Reception Site (Sec. 6.1.3)

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.)
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
Temporary Uses						
Temporary Shelter (6.1.12.D.)	B	n/a	1/lot	n/a	2	exempt
Temp. Gravel Extraction (6.1.12.F.)	B	n/a	n/a	15 ac	1/employee	exempt
<u>Special Event (6.1.12.G)</u>	<u>Y</u>	<u>n/a</u>	<u>n/a</u>	<u>3 events / year*</u>	<u>n/a</u>	<u>exempt</u>

Y=Use allowed, no use permit required (A)=Use only allowed as an accessory use

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

*= Reference the definition of Reception Site (Sec. 6.1.3)

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	55 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)
Subdivision Options						
Land Division	35 ac	n/a	n/a	n/a	n/a	n/a (7.2.3.)
Development Options						

2. Residential Subdivision Requirements	
Schools and Parks Exactions	(Div. 7.5.)
Exaction land (min)	0.03 acres per housing unit or lot
3. Infrastructure	

10. Signs		(Div. 5.6.)
Allowable Signage		
Nonresidential uses		
Freestanding Sign	1 per building or complex	
Wall Sign	1 per frontage for each building or storefront	
Monument or Entry Sign	1 per entrance other than frontage	
Residential uses		
Single-family and multi-family < 8 units	1 unlighted wall sign	
Multi-family ≥ 8 units	1 freestanding or 1 wall sign	
Home occupation/business	1 unlighted wall sign	
Sign Area (max)		
Nonresidential		
Freestanding Sign	1 sf per linear ft of building facing the street not to exceed 40 sf	
Wall Sign	1 sf per 2 linear ft of building facing the street not to exceed 24 sf	
Monument or Entry Sign	6 sf	
Residential		
Single-family and multi-family < 8 units	3 sf	
Multi-family ≥ 8 units	6 sf	
Home occupation/business	2 sf	

Sign Height (max)	
Nonresidential	
Freestanding Sign	8'
Monument or Entry	4'
Residential	6'
Home occupation/business	n/a
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.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit					
< 5 units			X		(Sec. 5.7.1.)
5 - 10 units		X	X		(Sec. 5.7.1.)
> 10 units	X	X	X		(Sec. 5.7.1.)
Nonresidential Floor Area					
< 3,450 sf			X		(Sec. 5.7.1.)
3,450 to 12,000 sf		X*	X		(Sec. 5.7.1.)
> 12,000 sf	X*	X*	X		(Sec. 5.7.1.)
Sign				X	(Sec. 5.7.1.)

* Not required for physical development associated with an agricultural use meeting the standards for exemption outlined in Section 6.1.3.B.

*** ARUs are included in "Dwelling Unit"**

13. Infrastructure	
Transportation Facilities (Div. 7.6.)	
Access	required
Right-of-way for a Minor Local Road (min)	60'
Travel lane width for a Minor Local Road (min)	10'
Road and driveway design	also subject to Fire Protection Resolution
Required Utilities (Div. 7.7.)	
Water	Connection to public supply, installation of central supply, or evidence of individual well required
Sewer	
Connection to a public sanitary sewer required	within 500'
Small Wastewater Facility (septic) approval required	otherwise

C. Use Standards

Standards applicable to uses in the BC-TC 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-TC zone. This Subsection is intended to indicate all of the use standards applicable in the BC-TC zone, however, all standards in [Article 6](#) are applicable in the BC-TC zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	Y	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	$0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Attached Single-Family Unit (6.1.4.C., E.5.)	C	0 sf	n/a	$2/DU + 0.5/DU$ if ≥ 3 units served by lot	$0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Apartment (6.1.4.D., E.5.)	C	0 sf	n/a	$2/DU + 0.5/DU$ if ≥ 3 units served by lot	$0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Dormitory (6.1.4.F., E.5.)	C	0 sf	n/a	1/bed	exempt
Group Home (6.1.4.G., E.5.)	C	0 sf	n/a	0.5/bed	exempt
Lodging					
Campground (6.1.5.D.)	C	0 sf	15 sites per acre	1/campsite + 1/7.5 campsites	independant calculation

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

*=[Reference the definition of Reception Site \(Sec. 6.1.3\)](#)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Commercial					
Office (6.1.6.B.)	C	0 sf	n/a	3.3/1,000 sf	<u>0.000215</u> <u>0.000431</u> *sf
Retail (6.1.6.C.)	C	0 sf	n/a	4.5/1,000 sf	<u>0.000188</u> <u>0.000377</u> *sf
Service (6.1.6.D.)	C	0 sf	n/a	3/1,000 sf	<u>0.000188</u> <u>0.000377</u> *sf
Restaurant/Bar (6.1.6.E.)	C	0 sf	n/a	1/55 sf dining area + 1/30 sf bar area	<u>0.000523</u> <u>0.001045</u> *sf
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	<u>0.000107</u> <u>0.000214</u> *sf
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	<u>0.000006</u> <u>0.000011</u> *sf
Nursery (6.1.6.H.)	C	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	<u>0.000188</u> <u>0.000377</u> *sf
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	independent calculation
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt (see 6.3.2.C.11 and 6.3.2.C.12)
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	<u>0.000107</u> <u>0.000214</u> *sf
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	0 sf	n/a	n/a	<u>0.000107</u> <u>0.000214</u> *sf
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107</u> <u>0.000214</u> *sf
Wireless Communication Facilities (6.1.10.D.)	6.1.10.D.	0 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107</u> <u>0.000214</u> *sf
Aviation (6.1.10.E.)	C	0 sf	n/a	independent calculation	<u>0.000107</u> <u>0.000214</u> *sf
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.6.)	B	0 sf	see E.6.	1.25/DU	exempt
Home Occupation (6.1.11.D.)	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.)

*=Reference the definition of Reception Site (Sec. 6.1.3)

Article 3. Rural Area Zones | Div. 3.3. Rural Area Legacy Zones

3.3.1. Business Conservation - County (BC-TC) Zone (1/4/21AMD2022-0004)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Home Business (6.1.11.E.)	C	0 sf	n/a	1/DU	exempt
Family Home Daycare (6.1.11.F.)	C	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
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
Special Event (6.1.12.G.)	Y	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.)

*=Reference the definition of Reception Site (Sec. 6.1.3)

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 + 100 sf non-habitable FA per acre BSA over 10 acres. Not to exceed 15,000sf
Individual retail use excluding basement	12,500 sf habitable
Accessory residential unit	
Primary use residential	1,000 sf gross
Primary use nonresidential	850 sf habitable
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.)

10. Signs		(Div. 5.6.)
Allowable Signage		
Nonresidential uses	1 rustic freestanding or 1 wall sign	
Residential uses		
Lot of record < 3 acres	1 unlighted wall sign	
Lot of record ≥ 3 acres	1 unlighted rustic freestanding or 1 unlighted wall sign	
Home occupation/business	1 unlighted wall sign	
Sign Area (max)		
Nonresidential	12 sf	
Residential		
Lot of record < 3 acres	3 sf	
Lot of record ≥ 3 acres	4 sf	
Home occupation/business	2 sf	
Sign Height (max)		
Nonresidential	6'	
Residential	4'	
Home occupation/business	n/a	

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.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit					
< 5 units			X	X	(Sec. 5.7.1.)
5 - 10 units		X	X	X	(Sec. 5.7.1.)
> 10 units	X	X	X	X	(Sec. 5.7.1.)
Nonresidential Floor Area					
< 3,450 sf			X	X	(Sec. 5.7.1.)
3,450 to 12,000 sf		X	X	X	(Sec. 5.7.1.)
> 12,000 sf	X	X	X	X	(Sec. 5.7.1.)
Sign				X	(Sec. 5.7.1.)

* ARUs are included in "Dwelling Unit"

13. Infrastructure

Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for a Minor Local Road (min)		60'
Travel lane width for a Minor Local Road (min)		10'
Road and driveway design	also subject to Fire Protection Resolution	
Required Utilities		(Div. 7.7.)
Water	Connection to public supply, installation of central supply, or evidence of individual well required	
Sewer	Connection to a public sanitary sewer required	
	within 500'	
Small Wastewater Facility (septic) approval required	otherwise	

C. Use Standards

Standards applicable to uses in the MHP-TC 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-TC zone. This Subsection is intended to indicate all of the use standards applicable in the MHP-TC zone, however, all standards in [Article 6](#). are applicable in the MHP-TC zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential					
Mobile Home (E.1.) (6.1.4.E.)	B	0 sf	n/a	2/DU	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	0.000107 0.000214 *sf
Wireless Communication Facilities (6.1.10.D.)	6.1.10.D.	0 sf	n/a	1/employee + 1/stored vehicle	0.000107 0.000214 *sf
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Family Home Daycare (6.1.11.E.)	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					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt

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

[*=Reference the definition of Reception Site \(Sec. 6.1.3\)](#)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Temp. Gravel Extraction and Processing (6.1.12.F)	B	0 sf	n/a	1/employee	exempt
<u>Special Event (6.1.12.G)</u>	<u>Y</u>	<u>n/a</u>	<u>3 events / year*</u>	<u>n/a</u>	<u>exempt</u>

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

*=Reference the definition of Reception Site (Sec. 6.1.3)

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.)
Heat and Humidity	(Sec. 6.4.7.)
Radioactivity	(Sec. 6.4.8.)

D. Development Options

Standards applicable to development options and subdivision in the MHP-TC 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-TC zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the MHP-TC zone, however, all standards in Article 7. are applicable in the MHP-TC zone, unless stated otherwise.

1. Allowed Subdivision and Development Options						
Option	BSA (min)	Lot Size (min)	Density (max)	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						
Schools and Parks Exactions						(Div. 7.5.)

10. Signs		(Div. 5.6.)
Allowable Signage		
Nonresidential uses	1 rustic freestanding or 1 wall sign	
Residential uses		
Lot of record < 3 acres	1 unlighted wall sign	
Lot of record ≥ 3 acres	1 unlighted rustic freestanding or 1 unlighted wall sign	
Home occupation/business	1 unlighted wall sign	
Sign Area (max)		
Nonresidential	12 sf	
Residential		
Lot of record < 3 acres	3 sf	
Lot of record ≥ 3 acres	4 sf	
Home occupation/business	2 sf	
Sign Height (max)		
Nonresidential	6'	
Residential	4'	
Home occupation/business	n/a	

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.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit					
< 5 units			X		(Sec. 5.7.1.)
5 - 10 units		X	X		(Sec. 5.7.1.)
> 10 units	X	X	X		(Sec. 5.7.1.)
Nonresidential Floor Area					
< 3,450 sf			X		(Sec. 5.7.1.)
3,450 to 12,000 sf		X*	X		(Sec. 5.7.1.)
> 12,000 sf	X*	X*	X		(Sec. 5.7.1.)
Sign				X	(Sec. 5.7.1.)

* Not required for physical development associated with an agricultural use meeting the standards for exemption outlined in Section 6.1.3.B.

*** ARUs are included in "Dwelling Unit"**

13. Infrastructure

Transportation Facilities		(E.7.) (Div. 7.6.)
Access		required
Right-of-way for a Minor Local Road (min)		60'
Travel lane width for a Minor Local Road (min)		10'
Road and driveway design	also subject to Fire Protection Resolution	
Required Utilities		(Div. 7.7.)
Water	Connection to public supply, installation of central supply, or evidence of individual well required	
Sewer	Connection to a public sanitary sewer required	
Small Wastewater Facility (septic) approval required	within 500' otherwise	

C. Use Standards

Standards applicable to uses in the NC-TC 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-TC zone. This Subsection is intended to indicate all of the use standards applicable in the NC-TC zone, however, all standards in Article 6 are applicable in the NC-TC zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (<u>6.1.3.B.</u>)	Y	0 sf	n/a	n/a	exempt
Outdoor Recreation (<u>6.1.3.C.</u>)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (<u>6.1.4.B.</u>)	Y	0 sf	1 unit per lot	2/DU	0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
Transportation/Infrastructure					
Utility Facility (<u>6.1.10.C.</u>)	C	0 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107 0.000214*sf</u>
Wireless Communication Facilities (<u>6.1.10.D.</u>)	<u>6.1.10.D.</u>	0 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107 0.000214*sf</u>
Accessory Uses					
Accessory Residential Unit (<u>E.3.</u>) (<u>6.1.11.B.</u>)	B	0 sf	1 per du	1.25/DU	exempt
Home Occupation (<u>6.1.11.D.</u>)	B	0 sf	n/a	n/a	exempt
Home Business (<u>6.1.11.E.</u>)	C	0 sf	n/a	1/DU	exempt

1. Allowed Uses				2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)	
Family Home Daycare (6.1.11.E.)	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						
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
Special Event (6.1.12.G.)	Y	n/a	<u>3 events / year*</u>	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.)

*=Reference the definition of Reception Site (Sec. 6.1.3.)

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 + 100 sf non-habitable FA per acre BSA over 10 acres. Not to exceed 15,000sf
Accessory residential unit	1,000 sf gross
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.)
Heat and Humidity	(Sec. 6.4.7.)
Radioactivity	(Sec. 6.4.8.)

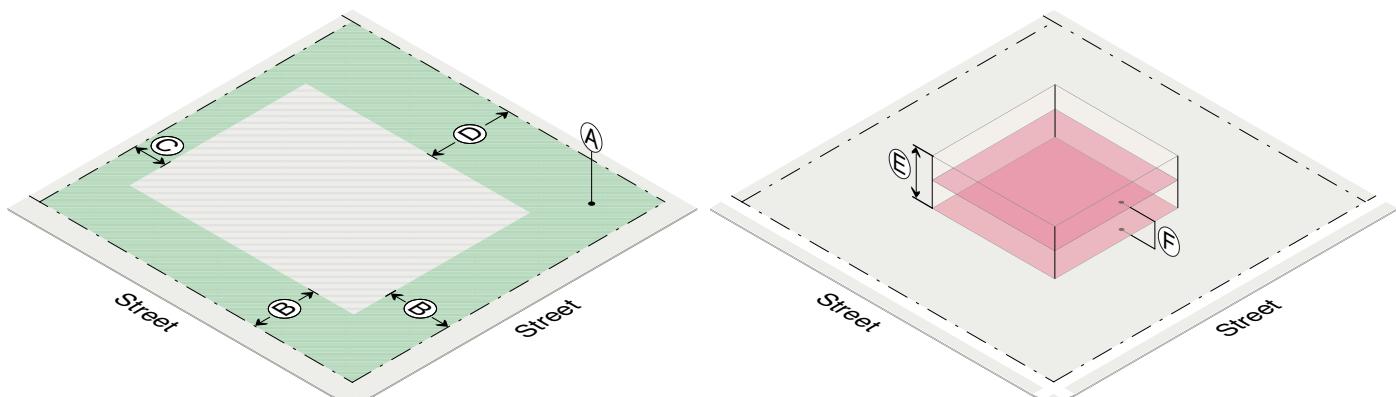
3.3.4. Suburban - County (S-TC) Zone (1/4/21AMD2022-0004)

A. Intent

The purpose of the Suburban - County (S-TC) zone is to provide for places with enough open space and sufficient lot size to provide a moderate predominance of landscape over buildings, where there is less human interaction ~~that 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 intent is to provide for low to moderate density residential development with a range of residential uses, and uses associated with residential uses.

B. Physical Development

Standards applicable to physical development in the S-TC 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-TC zone. This Subsection is intended to indicate all of the physical development standards applicable in the S-TC zone, however, all standards in Article 5. are applicable in the S-TC 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)
Agriculture	.95	25'	15'	40'	40'	.007
Any Residential use	.60	25'	15'	40'	24'	.35
Other principal use	.60	25'	15'	40'	24'	.30
Accessory use			See standards for primary use with which associated			
Temporary use	n/a	25'	15'	40'	24'	n/a
Individual lot within a PRD			Standards established through PRD approval			

Exceptions

Street Yard Projections. Covered and uncovered decks, porches, and balconies may encroach into a street yard by not more than 6 feet.

Residential Side/Rear Yard Projections. 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.

10. Signs		(Div. 5.6.)	Sign Height (max)	
Allowable Signage				
Nonresidential uses		1 rustic freestanding or 1 wall sign	Nonresidential	6'
Residential uses			Residential	4'
Lot of record < 3 acres		1 unlighted wall sign	Home occupation/business	n/a
Lot of record ≥ 3 acres		1 unlighted rustic freestanding or 1 unlighted wall sign		
Home occupation/business		1 unlighted wall sign		
Sign Area (max)				
Nonresidential		12 sf		
Residential				
Lot of record < 3 acres		3 sf		
Lot of record ≥ 3 acres		4 sf		
Home occupation/business		2 sf		

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.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit					
< 5 units				X	(Sec. 5.7.1.)
5 - 10 units		X	X		(Sec. 5.7.1.)
> 10 units	X	X	X		(Sec. 5.7.1.)
Nonresidential Floor Area					
< 3,450 sf				X	(Sec. 5.7.1.)
3,450 to 12,000 sf		X*	X		(Sec. 5.7.1.)
> 12,000 sf	X*	X*	X		(Sec. 5.7.1.)
Sign				X	(Sec. 5.7.1.)

* Not required for physical development associated with an agricultural use meeting the standards for exemption outlined in Section 6.1.3.B.

*** ARUs are included in "Dwelling Unit"**

13. Infrastructure

Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for a Minor Local Road (min)		60'
Travel lane width for a Minor Local Road (min)		10'
Road and driveway design	also subject to Fire Protection Resolution	
Required Utilities		(Div. 7.7.)
Water	Connection to public supply, installation of central supply, or evidence of individual well required	
Sewer	Connection to a public sanitary sewer required	
Small Wastewater Facility (septic) approval required	within 500' otherwise	

C. Use Standards

Standards applicable to uses in the S-TC 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-TC zone. This Subsection is intended to indicate all of the use standards applicable in the S-TC zone, however, all standards in Article 6. are applicable in the S-TC zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (<u>6.1.3.B.</u>)	Y	0 sf	n/a	n/a	exempt
Outdoor Recreation (<u>6.1.3.C.</u>)	C	80,000 sf	n/a	Independent calculation	independent calculation
Residential					
Detached Single-Family Unit (<u>6.1.4.B.</u>)	Y	0 sf	1 unit per lot	2/DU	$0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Dormitory (<u>E.1.</u>) (<u>6.1.4.F.</u>)	C	80,000 sf	15 rooms per acre	1/bed	exempt
Group Home (<u>E.1.</u>) (<u>6.1.4.G.</u>)	C	80,000 sf	15 rooms per acre	0.5/bed	exempt
Amusement/Recreation					
Outfitter/Tour Operator (<u>6.1.7.E.</u>)	C	80,000 sf	n/a	Independent calculation	independent calculation
Institutional					
Assembly (<u>E.1.</u>) (<u>6.1.8.B.</u>)	C	80,000 sf	n/a	Independent calculation	independent calculation
Industrial					

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

*Reference the definition of Reception Site (Sec. 6.1.3)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Gravel Extraction/ Processing					
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	80,000 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107 0.000214</u> *sf
Wireless Communication Facilities (6.1.10.D.)	6.1.10.D.	80,000 sf	n/a	1/employee + 1/stored vehicle	<u>0.000107 0.000214</u> *sf
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/DU	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.E.)	B	0 sf	n/a	1/employee	exempt
<u>Special Event (6.1.12.G)</u>	<u>Y</u>	<u>n/a</u>	<u>3 events / year*</u>	<u>n/a</u>	<u>exempt</u>

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

*=Reference the definition of Reception Site (Sec. 6.1.3)

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 + 100 sf non-habitable FA per acre BSA over 10 acres. Not to exceed 15,000sf
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.)

10. Signs (Div. 5.6.)	
Allowable Signage	
Nonresidential uses	1 rustic freestanding sign
Residential uses	1 unlighted rustic freestanding sign or 1 unlighted wall sign
Home occupation/business	1 unlighted wall sign
Sign Area (max)	
Nonresidential	16 sf
Residential	4 sf identifying owner and/or name of property
Home occupation/business	2 sf
Sign Height (max)	
Nonresidential	10'
Residential	4'

Home occupation/business	n/a
11. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	
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.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit					
< 5 units			X		(Sec. 5.7.1.)
5 - 10 units		X	X		(Sec. 5.7.1.)
> 10 units	X	X	X		(Sec. 5.7.1.)
Nonresidential Floor Area					
< 3,450 sf			X		(Sec. 5.7.1.)
3,450 to 12,000 sf		X*	X		(Sec. 5.7.1.)
> 12,000 sf	X*	X*	X		(Sec. 5.7.1.)
Sign				X	(Sec. 5.7.1.)

* Not required for physical development associated with an agricultural use meeting the standards for exemption outlined in Section 6.1.3.B.

*** ARUs are included in “Dwelling Unit”**

13. Infrastructure	
Transportation Facilities (Div. 7.6.)	
Access	required
Right-of-way for a Minor Local Road (min)	60'
Travel lane width for a Minor Local Road (min)	10'
Road and driveway design	also subject to Fire Protection Resolution
Required Utilities (Div. 7.7.)	
Water	Connection to public supply, installation of central supply, or evidence of individual well required
Sewer	
Connection to a public sanitary sewer required	within 500'
Small Wastewater Facility (septic) approval required	otherwise

C. Use Standards

Standards applicable to uses in the R-TC 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 R-TC zone. This Subsection is intended to indicate all of the use standards applicable in the R-TC zone, however, all standards in Article 6. are applicable in the R-TC zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (<u>6.1.3.B.</u>)	Y	0 ac	n/a	n/a	exempt
Outdoor Recreation (<u>6.1.3.C.</u>)	C	35 ac	n/a	independent calculation	independent calculation
Dude/Guest Ranch (<u>6.1.3.E.</u>)	C	35 ac		1/LU	independent calculation
Residential					
Detached Single-Family Unit (<u>6.1.4.B.</u>)	Y	0 ac	1 unit per lot	2/DU	$0.000017 * \text{sf} + (\text{Exp}(-15.49 + 1.59 * \text{Ln}(\text{sf}))) / 2.176$
Dormitory (<u>E.3.</u>) (<u>6.1.4.F.</u>)	C	35 ac	7 rooms per acre	1/bed	exempt
Group Home (<u>E.3.</u>) (<u>6.1.4.G.</u>)	C	35 ac	7 rooms per acre	0.5/bed	exempt
Lodging					
Campground (<u>6.1.5.D.</u>)	C	35 ac	15 sites per acre	1/campsite + 1/7.5 campsites	independant calculation
Commercial					

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.)

*=Reference the definition of Reception Site (Sec. 6.1.3.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Nursery (6.1.6.H.)	C	35 ac	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	<u>0.000188 0.000377</u> *sf
Amusement/Recreation					
Outfitter/Tour Operator (6.1.7.E.)	C	35 ac	n/a	independent calculation	independent calculation
Institutional					
Assembly (E.3) (6.1.8.B.)	C	35 ac	n/a	independent calculation	independent calculation
Daycare /Education (6.1.8.C.)	C	35 ac	n/a	independent calculation	exempt (see 6.3.2.C.11 and 6.3.2.C.12)
Industrial					
Gravel Extraction and Processing (6.1.9.F.)	S	35 ac	n/a	1/employee	<u>0.000107 0.000214</u> *sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	35 ac	n/a	1/employee + 1/stored vehicle	<u>0.000107 0.000214</u> *sf
Wireless Communication Facilities (6.1.10.D.)	6.1.10.D.	35 ac	n/a	1/employee + 1/stored vehicle	<u>0.000107 0.000214</u> *sf
Aviation (6.1.10.E.)	C	0 sf	n/a	independent calculation	<u>0.000107 0.000214</u> *sf
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.4.)	B	0 ac	see E.4.	1.25/DU	exempt
Bed and Breakfast (6.1.11.C.)	C	70 ac	n/a	0.75/LU	exempt
Home Occupation (6.1.11.D.)	B	0 ac	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 ac	n/a	1/DU	exempt
Family Home Daycare- (6.1.11.F.)	B	0 ac	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 ac	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 ac	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 ac	n/a	3.3/1,000 sf	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.)

*=Reference the definition of Reception Site (Sec. 6.1.3)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Temporary Shelter (6.1.12.D.)	B	0 ac	1 unit per lot	2/DU	exempt
Farm Stand (6.1.12.E.)	B	0 ac	n/a	5/1,000 sf display area	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 ac	n/a	1/employee	exempt
<u>Special Event (6.1.12.G)</u>	<u>Y</u>	<u>n/a</u>	<u>3 events /year*</u>	<u>n/a</u>	<u>exempt</u>

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.)

*=Reference the definition of Reception Site (Sec. 6.1.3)

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 + 100 sf non-habitable FA per acre BSA over 10 acres. Not to exceed 15,000sf
Accessory residential unit	
Primary use residential	1,000 sf gross
Primary use nonresidential	850 sf habitable
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.)
Heat and Humidity	(Sec. 6.4.7.)
Radioactivity	(Sec. 6.4.8.)

D. Development Options

Standards applicable to development options and subdivision in the R-TC 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 R-TC zone.

scenic analyses performed as part of the design of the easement. Under no circumstances, however, shall the setback from streams be less than 50 feet.

3. Development of Essential Facilities

- a. **Waterbodies.** Certain water dependent uses, bona fide stream restoration and enhancement, and essential road or utility crossings must be located in or adjacent to waterbodies. These may be permitted provided all physical development meet the following requirements.
 - i. **Flood Control, Irrigation, or Essential Crossings.** Only physical development that is essential to flood control or irrigation, bona fide stream restoration and enhancement, or essential road or utility crossings shall be permitted.
 - a). Essential Crossings. Infrastructure that is deemed essential may be located in, across, or adjacent to a water body if there is no practicable alternative. It is not required that the subject road or utility cross within and then out of the waterbody setback for it to be deemed an essential crossing. Crossing means traversing within the natural resource setback boundary line.
 - ii. **Not for Human Habitation.** Structures shall not be intended or designed for human habitation.
 - iii. **Minimize Negative Impacts on Wildlife.** All physical development and use shall be designed to minimize negative impacts on wildlife.
- b. **Wetlands.** Wetlands may be physically developed or used under the following circumstances. Notwithstanding, receipt of a local permit does not absolve an applicant from obtaining all other State or Federal permits necessary to develop wetlands.
 - i. **High-Intensity Use Degrades Wetland/ Wetland Agriculture-Induced.** Where the intensity of adjoining use(s) cause the retained wetlands to become degraded habitats and the wetland area is suitable for physical development or use due to planning, location, and other factors, or where the wetland is induced by irrigation.
 - ii. **Necessary to Reshape Wetland to Provide Building Site.** Where, due to the shape of the lot of record and its interaction with topography, it is necessary to reshape the wetland boundary to provide a building envelope, filling up to 5% of the wetland on the lot of record, not to exceed 1 acre, is permitted.
 - iii. **Essential Crossings When No Alternate Site.** Essential utility and road crossings shall be permitted to impact wetlands where it is demonstrated that the proposed crossings cannot be practically located without impacting wetlands.

4. Discouraging unnatural wildlife behavior, thereby reducing the number of nuisance animals that have to be relocated or destroyed when they frequent residential areas or otherwise come into harmful or threatening contact with humans and domestic animals; and
5. Respecting the wild behaviors of the animals' nature.

C. Prohibitions

1. **Supplemental Feeding Prohibited.** No person shall **knowingly or intentionally** provide supplemental feed to wildlife, unless specifically authorized by an agency of either the State of Wyoming or the United States of America. Supplemental feed includes any human food, pet food, hay, forage product or supplement, grain, honey, seed or birdseed, salt or mineral licks, or other supplemental feed made available to wildlife.
2. **Wildlife Attractants prohibited.** No person shall allow for the unintentional attraction and feeding of wildlife by allowing access to attractants on their property, including pet food, garbage, seed or birdseed, or other attractant made available to wildlife.
3. **Ornamental (non harvested for food), Non-Native Fruit Bearing Trees (including crabapples and cherries) Shall Not be Planted.** Existing ornamental, non-native fruit bearing trees shall be managed to prohibit large mammals from obtaining food rewards, and therefore, shall be either properly fenced and/or maintained with complete harvesting as soon as fruit is available. All exclusionary fencing shall be properly maintained and comply with the requirements of Div. 5.1.2 for exclusionary fencing.
4. **Bird Feeders.** No person shall install or keep a bird feeder on their property, unless the bird feeder is inaccessible to any wildlife other than birds.
5. In the event any property and / or service area associated with the property shall be found to contain any wildlife attractant(s) not otherwise specified in the foregoing standards, the attractant(s) shall be removed or secured consistent with the foregoing standards within 15 days notice unless an alternate time frame is agreed to with the county code enforcement officer.

D. Exemptions

1. The normal feeding of livestock and/or the practice of raising crops and crop aftermath, including hay, alfalfa and grains, produced, harvested, stored or fed to domestic livestock in accordance with normal agricultural practices as defined in Section 6.1.3.B. There is a presumption that on land taxed as agricultural land, that the alleged feeding is exempt from this regulation; or
2. The cultivation of a lawn and/or garden, and/or the provision of birdfeeders in compliance with Sec. 5.1.3.C.4 in which the bird food is made unavailable to any wildlife except birds.

E. Bear-Resistant Standards

1. Bear-Resistant Trash Container Required. Beginning 7/1/2022, all trash shall be properly stored in a certified bear-resistant self-locking container or dumpster.
 - a. A self-locking ~~certified~~ bear-resistant container or dumpster is one that ~~has passed is either certified by~~ the Interagency Grizzly Bear Committee (IGBC) and has successfully passed the testing program ~~at time of purchase, or has been approved by an alternative organization designated by the County, and protocols recited in the Bear-Resistant Products Testing Program~~. A list of certified bear-resistant containers and dumpsters and the manufacturers that produce these products is available in the Teton County Planning and Building Services Department and at this website, <http://igbconline.org/bear-resistant-products/>.
 - b. If trash is transferred from the property to the trash transfer station or landfill directly by the property owner or property lessee, trash may be stored in another container as long as the container is stored in a bear-resistant building or enclosure at all times while on the property.
 - c. All trash receptacles at construction sites for trash that includes food, food wrappers, or other bear attractants shall be bear-resistant. Containers shall be kept closed and latched at all times. Non-bear-resistant dumpsters or trailer may be used to store construction trash that does not contain bear-attractants, as per LDR 6.4.2(B)(4).
 - d. [A certified bear resistant self-locking container or dumpster shall be kept in good working order and shall not be altered outside the original manufacturers specifications in place when the container received its certification.](#)
2. Bear-Resistant Building, Enclosure, and Fencing Requirements
 - a. The following attractants shall be stored exclusively inside bear-resistant buildings, fencing, or enclosures.
 - i. Grease storage containers and stored foods for nonresidential food/drink preparation and service;
 - ii. All backyard chicken operations including chicken food storage;
 - iii. Apiaries;
 - iv. Food compost containers or piles;
 - v. Livestock and fish food;
 - vi. Commercial dumpster, if not in self locking certified bear resistant dumpster.
 - b. A bear-resistant building or enclosure is one that consists of and/or contains:

D. Manmade Landforms

1. **Intent.** Manmade landforms are used to screen a structure, absorb sound, or reuse excavated material on site. The intent of this subsection is to establish standards to ensure that manmade landforms do not negatively impact wildlife, appear to be naturally occurring, and are consistent with surrounding features. It is the intent that compliance with this subsection constitutes conformance to general natural landforms (Section 5.7.2.A.4) and minimization of cut and fill (Section 5.7.2.A.9).
2. **Berm.** A berm that is 4 feet in height or greater shall meet the following standards.
 - a. **Location**
 - i. A berm shall meet all natural resource setbacks.
 - ii. A berm shall meet side and rear site development setbacks for the site (however, a berm shall not be considered site development).
 - iii. A berm shall have a street setback of 5 feet for a road classified by the County Engineer as major local or greater.
 - b. **Outward Slope.** The ends of the berm and side of the berm facing out of the property shall meet the following standards.
 - i. **SRO.** Inside the SRO a berm shall have an outward slope no steeper than 20:1.
 - ii. **Outside the SRO**
 - a). A berm facing a side or rear lot line shall have an outward slope no steeper than 5 (horizontal) : 1 (vertical) slope.
 - b). A berm facing a front lot line shall have an outward slope no steeper than 2 (horizontal) : 1 (vertical) slope.
 - c. **Maximum Height.** The maximum height of a berm at any point, as measured from the nearest point of natural grade to the top of the crown of the berm, shall be 6 feet; except that the following berms shall not exceed 10 feet.
 - i. A berm in the street yard; or
 - ii. A berm in the R-1, R-2, or R-TC zones.
 - d. **Undulation.** Berms shall be shaped to emulate natural undulation in terrain rather than appear monolithic, pyramidal, or extruded. In addition, a berm facing a side or rear lot line shall meet the following standards.
 - i. The berm height shall not exceed 4 feet for a continuous berm facade width of greater than 100 feet.
 - ii. If the overall berm facade width exceeds 100 feet, at least 25% of the berm facade width shall have a height no greater than 4 feet.

Teton County area, bald eagles select nest sites which provide maximum foraging opportunity. Generally, bald eagles return annually to nest in the same area. This is the result of a unique combination of environmental factors that make a specific nest area best suited for reproduction.

- g. **Crucial Nesting Habitat Essential to Survival.** The Snake River floodplain between Moose and Palisades Reservoir and its associated riparian zone represents crucial nesting habitat for the bald eagle. It is crucial to the survival of bald eagles in Teton County that this habitat be protected from the impacts of development. The loss of this habitat would profoundly impact and detrimentally modify the behavior patterns of bald eagles, including their feeding, breeding, and reproductive capabilities.
- 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. **NC-TC Zoned Lands.** All physical development, use, and development options, except new subdivisions, habitat ponds, and berms, within the NC-TC zone, or within the WHD, NR-1, R-1, R-2 or R-3 zones on land zoned NC-TC on March 31, 2016, shall be exempt from the standards of this Section, except that G.4., G.5., G.6., and Sec. 5.1.2. shall apply.
- 3. **Agricultural Operations.** Agricultural operations and uses meeting the standards for exemption outlined in Section 6.1.3.B. shall be exempt from the standards of this Section.

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 (1/1/17)

A. Slopes in Excess of 30%

No physical development shall be permitted on natural slopes in excess of 30%.

B. Exceptions

1. **Manmade Slopes.** Physical development on manmade slopes is permitted, provided that the proposed finish grade complies with all other applicable standards of these LDRs.
2. **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.
3. **Essential Access.** Physical development of steep slopes is permitted to provide essential access for vehicles and/or utilities when no other alternative access exists.

5.4.2. Unstable Soils (1/1/15)

No physical development, use, development option, or subdivision shall be permitted on unstable soil as determined by the County Engineer except under the following conditions:

A. Potential for Movement Only in Shallow Surface Area that Can Be Controlled

When the potential for soil movement is only in a shallow surface area and risk to the physical development can be prevented with appropriate anchoring to a solid substrate; or

B. Instability Limited

The instability is limited to localized slumping at cuts or foundations and appropriate revegetation, drainage, and structural devices can prevent increased instability; and

C. Not in an Avalanche Chute

The proposed developed area is not in an avalanche chute.

County Legacy Zones - Allowed Uses													
USE CATEGORY	Complete Neighborhood Zones					Rural Area Zones				Civic Zones		Def/ Stds	
	AC- TC	AR- TC	WC	OP- TC	BP- TC	BC- TC	MHP- TC	NC- TC	S-TC	R-TC	P/SP- TC	P-TC	
Open Space													6.1.3.
Agriculture	Y	--	--	Y	--	Y	--	Y	Y	Y	Y	Y	6.1.3.B.
Outdoor Recreation	C	C	--	--	C	C	--	C	C	C	C	C	6.1.3.C.
Dude/Guest Ranch	--	--	--	--	--	--	--	--	--	C	--	--	6.1.3.E.
Residential													6.1.4.
Detached Single-Family Unit	Y	Y	Y ^z	Y	--	Y	--	Y	Y	Y	--	--	6.1.4.B.
Attached Single-Family Unit	--	--	B ^z	--	--	C ^z	--	--	--	--	--	--	6.1.4.C.
Apartment	--	--	B ^z	--	--	C ^z	--	--	--	--	--	--	6.1.4.D.
Mobile Home	--	--	--	--	--	--	B ^z	--	--	--	--	--	6.1.4.E.
Dormitory	B	C	--	--	--	C ^z	--	--	C ^z	C ^z	C	--	6.1.4.F.
Group Home	B	C	--	--	--	C ^z	--	--	C ^z	C ^z	C	--	6.1.4.G.
Lodging													6.1.5.
Conventional Lodging	--	--	--	--	--	--	--	--	--	--	--	--	6.1.5.B.
Short-Term Rental Unit	--	--	--	--	--	--	--	--	--	--	--	--	6.1.5.C.
Campground	--	--	--	--	--	C	--	--	--	C	--	--	6.1.5.D.
Commercial													6.1.6.
Office	B	--	B ^z	B	--	C	--	--	--	--	C	--	6.1.6.B.
Retail	B	--	B ^z	--	B ^z	C	--	--	--	--	--	--	6.1.6.C.
Service	B	--	B ^z	B	--	C	--	--	--	--	C	--	6.1.6.D.
Restaurant/Bar	B	--	B ^z	--	--	C	--	--	--	--	--	--	6.1.6.E.
Heavy Retail/Service	C	--	C ^z	--	B	C	--	--	--	--	C	--	6.1.6.F.
Mini-Storage Warehouse	C	--	C ^z	--	B	C	--	--	--	--	C	--	6.1.6.G.
Nursery	B	--	B ^z	--	--	C	--	--	--	C	--	--	6.1.6.H.
Amusement/Recreation													6.1.7.
Amusement	C	--	C ^z	--	--	--	--	--	--	--	--	--	6.1.7.B.
Developed Recreation	B	--	B ^z	--	C	C	--	--	--	--	C	--	6.1.7.D.
Outfitter/Tour Operator	C	--	--	--	C	C	--	--	C	C	--	--	6.1.7.E.
Institutional													6.1.8.
Assembly	B	C	B ^z	--	C	C	--	--	C ^z	C ^z	C	--	6.1.8.B.
Daycare/Education	B	--	B ^z	C	C	C	--	--	C	C	C	--	6.1.8.C.

Y = Use allowed, no use permit required (A) = Use only allowed as an accessory use -- = Use not allowed

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required

^z = Use also subject to zone specific standards * = Use allowed without a permit if primary use is residential

County Legacy Zones - Allowed Uses													
USE CATEGORY	Complete Neighborhood Zones					Rural Area Zones				Civic Zones		Def/ Stds	
	AC- TC	AR- TC	WC	OP- TC	BP- TC	BC- TC	MHP- TC	NC- TC	S-TC	R-TC	P/SP- TC	P-TC	
Industrial													6.1.9.
Light Industry	C	--	C ^z	--	B	C	--	--	--	--	C	--	6.1.9.B.
Heavy Industry	--	--	--	--	C	--	--	--	--	--	C	--	6.1.9.C.
Disposal	--	--	--	--	C	--	--	--	--	--	C	--	6.1.9.D.
Junkyard	--	--	--	--	C	--	--	--	--	--	C	--	6.1.9.E.
Gravel Extraction and Processing								S					6.1.9.F.
Transportation/Infrastructure													6.1.10.
Parking	C	--	C ^z	--	--	C	--	--	--	--	C	--	6.1.10.B.
Utility Facility	C	C	C ^z	C	B	C	C	C	C	C	C	C	6.1.10.C.
Wireless Communication Facilities													6.1.10.D.
Aviation	C	--	--	--	C	C	--	--	--	C	C	--	6.1.10.E.
Accessory Uses													6.1.11.
Accessory Residential Unit	*B ^z	*B ^z	*B ^z	*B ^z	*B	*B ^z	--	*B ^z	--	*B	*B	C ^z	6.1.11.B.
Bed and Breakfast	--	--	--	--	--	--	--	--	--	C	--	--	6.1.11.C.
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	B	6.1.11.D.
Home Business	C	C	--	C	--	C	--	C	C	C	--	--	6.1.11.E.
Family Home Daycare	B	B	B	B	B	C	B	B	B	B	--	--	6.1.11.F.
Home Daycare Center	C	C	B	C	B	C	C	C	C	C	--	--	6.1.11.G.
Drive-In Facility	C	--	--	--	--	C	--	--	--	--	--	--	6.1.11.H.
Temporary Uses													6.1.12.
Christmas Tree Sales	Y	--	Y	--	Y	Y	--	--	--	Y	Y	Y	6.1.12.B.
Real Estate Sales Office	--	B	--	--	B	--	--	--	B	B	--	--	6.1.12.C.
Temporary Shelter	B	B	B	B	--	B	B	B	B	B	--	--	6.1.12.D.
Farm Stand	B	--	B	--	--	--	--	--	--	B	B	B	6.1.12.E.
Temp. Gravel Extraction and Processing	B	B	B	B	B	B	B	B	B	B	B	B	6.1.12.F.
Special Event	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.1.12.G

Y = Use allowed, no use permit required (A) = Use only allowed as an accessory use -- = Use not allowed

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required

z = Use also subject to zone specific standards * = Use allowed without a permit if primary use is residential

6.1.2. Classification of Uses ([1/4/21 AMD2022-0004](#))

A. Definition of Use

Use means the purpose for which a site or structure is occupied or maintained.

There are three five categories of uses: principal, incidental, accessory, primary, and temporary.

B. Classification of Uses

1. **Principal Use.** A principal use is a use that may exist as the sole use of the property. More than one principal use may exist on a property. A principal use includes all incidental uses. Principal uses are organized into 8 categories:
 - a. Open Space Uses ([Sec. 6.1.3.](#))
 - b. Residential Uses ([Sec. 6.1.4.](#))
 - c. Lodging Uses ([Sec. 6.1.5.](#))
 - d. Commercial Uses ([Sec. 6.1.6.](#))
 - e. Amusement and Recreation Uses ([Sec. 6.1.7.](#))
 - f. Institutional Uses ([Sec. 6.1.8.](#))
 - g. Industrial Uses ([Sec. 6.1.9.](#))
 - h. Transportation and Infrastructure Uses ([Sec. 6.1.10.](#))
2. **Incidental Use.** An incidental use is a use that is commonly integrated into the operation of a principal use, even if the incidental use would be classified as a different use if it were separated. A use cannot be incidental if the principal use does not exist.

EXAMPLE: A cabinet contractor may have an office to run the business within its shop without the office being considered a separate use. As another example, a golf course may sell golf equipment as part of its operation without the pro shop being considered a separate retail use.

3. **Accessory Use.** An accessory use is a use that constitutes a minority of the use or character of the property and is secondary and subordinate to another use of the same property, but which is not an incidental use.
4. **Primary Use.** A primary use is a use to which an accessory use is accessory.
5. **Temporary Use.** A temporary use is a use established for a fixed period of time.

C. Multiple Uses

Each use listed as a separate row in the Use Schedule shall require a permit unless the use is incidental to a permitted use or the use is exempt from a permit.

- c). Natural Resource Buffers ([Sec. 5.1.1.](#))
- d). Wildlife Friendly Fencing ([Sec. 5.1.2.](#))
- e). Wild Animal Feeding ([Sec. 5.1.3.](#))
- f). Air Quality ([Sec. 5.1.4.](#))
- g). Manmade Waterbodies ([Sec. 5.1.6.](#))
- h). Natural Resource Overlay (NRO) Standards ([Sec. 5.2.1.](#))
 - i). Exterior Lighting ([Sec. 5.3.1.](#))
 - j). Scenic Resource Overlay (SRO) Standards ([Sec. 5.3.2.](#))
- k). Landscaping ([Div. 5.5.](#))
- l). Grading, Erosion Control, and Stormwater except on natural slopes of 30% or greater ([Sec. 5.7.2.](#)-[Sec. 5.7.4.](#))
- m). Temporary Gravel Extraction ([6.1.12.F.](#))
- n). Affordable Workforce Housing Standards ([Div. 6.3.](#))
- o). Operational Standards ([Div. 6.4.](#))

- ii. **Permit Exemptions.** Agricultural uses [on sites greater than 70 acres](#) are exempt from obtaining the following permits. However, exemption from the requirement to obtain a permit does not grant exemption from any regulations. See subsection 2.d.i, above for applicable regulation exemptions.
 - a). Environmental Analysis ([Sec. 8.2.2.](#))
 - b). Use Permits ([Div. 8.4.](#))
 - c). Grading Permits except on natural slopes of 30% or greater ([Sec. 5.7.1.](#))
 - d). Sketch Plan for physical development ([Sec. 8.3.1.](#))
 - e). Development Plan for physical development ([Sec. 8.3.2.](#))

C. Outdoor Recreation

- 1. **Definition.** Outdoor recreation is the use of land for passive or active recreational or athletic purposes that requires minimal permanent physical development relative to the open space.
 - a. **Includes:**
 - i. parks
 - ii. arboretums

- b. Accessory residential unit

3. Standards

- a. The home business shall not change the residential character of the site or adversely affect the uses permitted in the zone in which it is located.
- b. A home business shall be operated by a person residing within the dwelling.
- c. A home business shall not have more than 3 total employees, including the owner/operator.
- d. No more than 2 persons residing off-site may be employed on the site of a home business.
- e. No more than 25% of the maximum habitable floor area of the primary dwelling unit shall be occupied by the home business; however, part or all of the nonhabitable floor area in permitted accessory structures may be used for the business.
- f. All vehicles and materials must be stored within buildings.
- g. All parking shall be provided on-site, and shall be located to the rear of the structure or in another location that is visually unobtrusive.
- h. There shall be no window display or other public display of material or merchandise connected with the home business.
- i. No more than one wall sign, not to exceed two 2 square feet in area, shall be permitted.
- j. A Home Business Winery, Cidery or Micro-Brewery operates for the limited purposes of processing/manufacturing, packaging, and shipping of wine, cider or beer.
 - i. The sale of wine, cider or beer produced on site shall be permitted for consumption off-premises only.
 - ii. A Home Business Winery, Cidery, or Micro-Brewery shall not include public tours or the sale of any other products not manufactured by the Home Business either on-premises or off-premises.
 - iii. Private tastings of wine, cider or beer produced on premises shall only be allowed on a parcel and/or lot of 15 acres or greater.
 - iv. Maximum production for a home business winery, cidery or brewery is limited to 20,000 gallons per year for parcels less than 15 acres in size.

G. Special Events

1. **Definition.** An event with over 50 guests on site at one time or with amplified music.
2. **Standards**
 - a. Hosting four or more Special Events per year qualifies as an Outdoor Reception site. See applicable permitting requirements and standards for Outdoor receptions in Sections 6.1.1 and 6.1.3.C.
 - b. Any public gathering of more than 50 guests on site at one time requires obtainment of a Special Event Compliance Certificate from the Teton County Commissioners' Administration Office (Teton County [Resolution Resolution](#) 17-033).

Required Parking		
Use	Parking Spaces	Queuing Spaces
Nursery	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	
Amusement/Recreation Uses		
Amusement	1 per 30 sf seating area or independent calculation	
Developed recreation	4.5 per 1,000 sf	
Outfitter/Tour operator	independent calculation	
Institutional Uses		
Assembly	independent calculation	
Daycare/Education	independent calculation	
Industrial Uses		
Light industry	1 per 1,000 sf + 1 per company vehicle	
Heavy industry	2 per 1,000 sf + 1 per company vehicle	
Disposal	1 per employee	
Junkyard	1 per employee	
Gravel extraction/processing	1 per employee	
Infrastructure Uses		
Parking	n/a	
Utility facility	1 per employee + 1 per stored vehicle	
Wireless communication facility	1 per employee + 1 per stored vehicle	
Aviation	independent calculation	
Accessory Uses		
Accessory residential unit	1.25 per DU	
Bed and breakfast	0.75 per LU	
Home occupation	n/a	
Home business	1 per employee	
Family home daycare	1 per employee	1 off-street for pick-up
Home daycare center	1 per employee	2 off-street for pick-up
Drive-in facility	n/a	3 per service lane
Temporary Uses		
Christmas tree sales	1 per 1,000 sf outdoor display area + 1 per employee	
Real estate sales office	3.3 per 1,000 sf	
Temporary shelter	2 per DU	
Farm stand	5 per 1,000 sf display area	
Temporary gravel extraction	1 per employee	

1. **Administrative Adjustment.** The Planning Director may establish a lesser parking requirement pursuant to the procedure of [Sec. 8.8.1](#), based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand [and/or](#) alternative transportation services available.

7. **Replacement after Damage by Natural Disaster.** Replacement of an attached single-family unit ([6.1.4.C.](#)) or apartment ([6.1.4.D.](#)) that is demolished or destroyed by a natural disaster or through any manner not willfully accomplished by the owner, regardless of the extent of the demolition or destruction. The replacement shall be complete, or an application to complete shall be sufficient, within 18 months of the date of destruction.
8. **Mobile Home.** A mobile home ([6.1.4.E.](#)) or mobile home park ([Sec. 7.1.4.](#)).
9. **Dormitory.** A dormitory ([6.1.4.F.](#)).
10. **Group Home.** A group home ([6.1.4.G.](#)).
11. **Daycare.** A daycare or early childhood education use.
12. **Education.** A private school meeting the definition of Wyo. Stat. §21-4-101.
13. **Accessory Use.** An accessory use ([Sec. 6.1.11.](#)) [except for Accessory Residential Units over 2,500 sf aproved through a Floor Area Option \(Section 7.1.5\).](#)
14. **Temporary Use.** A temporary use ([Sec. 6.1.12.](#)).
15. **Public/Semi-Public Zone.** Employee generating development in the public/semi-public zone.
16. **Alta Reduction.** Employee generating development west of the Tetons shall only be required to provide 25% of the amount of affordable workforce housing calculation pursuant to [Sec. 6.3.3.](#)

EXAMPLE: A 5,000 sf office building proposing to add 1,500 sf would be required to provide 0.323 affordable workforce housing units ($0.000215 * 6,500 - 0.000215 * 5,000 = 0.323$). A 3,000 sf detached single family home proposing to add 500 sf would be required to provide 0.017 affordable workforce housing units ($(0.000017 * 3,500 + \text{Exp}(-15.49 + 1.59 * \text{Ln}(3,500)) / 2.176) - (0.000017 * 3,000 + \text{Exp}(-15.49 + 1.59 * \text{Ln}(3,000)) / 2.176 = 0.017$).

4. **Change of Use.** In the case of a change of use, the amount of affordable workforce housing required shall be the difference between the requirement for the proposed use and the requirement for the existing use (6.3.2.A.1).

EXAMPLE: A proposal to use a 2,000 sf retail space as an office would be required to include 0.054 affordable workforce housing units ($0.000215 * 2,000 - 0.000188 * 2,000 = 0.054$).

5. **Unknown Use.** For the development of floor area with an unknown use, the allowed use in the zoning district with the greatest need for affordable workforce housing shall be used, except that Restaurant/Bar use shall only be required in association with a Restaurant/Bar use permit.
6. **Sf.** In the calculations “sf” is equal to the habitable floor area (in square feet), including basement, of each residential, lodging, or nonresidential unit: including incidental structures and uses:
 - a. The calculation for a multi-unit building shall be the sum of the calculation for each unit.
 - b. Common hallways, entryways, stairways, and other circulation areas in buildings with multiple residential or nonresidential units, that are not within any individual unit, shall not be included in the calculation.
 - c. Room. In the calculations “room” is equal to a single lodging room. In the case of a conventional lodging or short-term rental with multiple bedrooms per unit, the number of rooms used in the calculation shall be the number of bedrooms, not the number of units.
7. **Local Occupancy Restriction.** The calculation for non-local occupancy shall be applied to all residential uses. In order to utilize the local occupancy calculation, a restriction shall be placed on the unit that requires compliance with the occupancy qualification requirement of the Housing Department Rules and Regulations. Placement of an affordable restriction or workforce restriction on a unit, as defined in the Housing Department Rules and Regulations, shall exempt the unit from any requirement pursuant to 6.3.2.C.1. However, 6.3.2.C.1 does not apply to an occupancy restriction placed to utilize the local occupancy calculation.

(August 22, 2013), as amended. The in-lieu fee amounts shall vary by affordability restriction and number of bedrooms. The current in-lieu fee amounts are included in the Administrative Manual.

- b. **Fractional amount.** If a fraction of an affordable workforce housing unit is required, the same fraction of the in-lieu fee amount shall be required.
- c. **Update.** The Board of County Commissioners shall update the fee in-lieu amount annually, by Resolution, based on the cost of developing the required affordable workforce housing and the resale value of the required affordable workforce housing.
 - i. The cost of development shall be provided by the Housing Director to reflect the full development cost of habitable floor area, including land and non-habitable floor area, based on recent past development.
 - ii. Unit sizes shall be assumed to be
 - a). 1 Bedroom/Studio: 650 sf habitable
 - b). 2 Bedroom: 900 sf habitable
 - c). 3 Bedroom: 1,150 sf habitable
 - iii. The maximum sales and rental prices shall be as established by the Housing Department annually pursuant to the Rules and Regulations.
 - iv. The capitalization rate for rental units shall be assumed to be eight percent (8%).
- d. **Timing.** The in-lieu fee shall be paid prior to the granting of the applicable certificate of occupancy building permit or use permit for the employee generating development, whichever occurs first.
- e. **Payment.** In-lieu fees collected shall be immediately deposited into the interest-bearing Affordable Housing Fund.
- f. **Use of Fees.** In-lieu fees, and any interest accrued from in-lieu fees, shall be used for the development of affordable workforce housing that meets the standards of this Division.
- g. **Refund of in-lieu fees**
 - i. **Clawback.** In-lieu fees shall be refunded at the below levels if the required affordable workforce housing is provided by a higher priority method within 2 years.
 - a). **Provision within 1 year.** If the required affordable workforce housing is provided by a higher prior method within 1 year of the payment of the in-lieu fee, 97% of the in-lieu fee shall be refunded.
 - b). **Provision within 2 years.** If the required affordable workforce housing is provided by a higher prior method within 2 years of the payment of the in-lieu fee, 95% of the in-lieu fee shall be refunded.

Div. 6.4. Operational Standards

6.4.1. Outside Storage (1/4/21AMD2022-0004)

All uses shall conform with the following standards; except that, agricultural operations meeting the standards for exemption in Section 6.1.3.B. shall be exempt from all standards of this Division.

A. Use of Street Yards

The use of the street yard of a residential use for the storage of boats, snowmobiles, trailers, RVs, and similar motor vehicles and equipment is prohibited.

B. Storage of Structures

The storing of structures of any kind is prohibited, including mobile or manufactured homes which are abandoned, unoccupied or not connected to a legal sewage disposal facility.

1. Historic Structures

- a. Structures that are being relocated from one site to another, within Teton County (including from within the Town of Jackson), that are on the list of Historically Significant Properties can temporarily be stored on the receiving site for a maximum of 180 days. Within the temporary storage timeframe, a building permit must be attained obtained, so that the structure may be permanently located at the receiving site. Physical development setbacks apply to this new relocation location.

C. Storage on Vacant Property

For the purpose of this subsection, lots of record that are normally kept and maintained as part of a residential site that includes multiple lots of record shall not be considered vacant property, provided vehicles, equipment, or materials, stored theron are owned, supervised, and controlled by an occupant of the residence.

1. Vehicles

- a. The storage of any abandoned vehicle for more than 30 consecutive days on vacant property, which presents a threat to the health or safety of the public, is prohibited.
- b. A vehicle (as defined in Wyo. Stat. §31-13-101(a)(ix)) shall be presumed to be abandoned if it is in an inoperable condition and is not currently registered.

2. Equipment and Materials

- a. The temporary storage of equipment or materials for more than 30 consecutive days on vacant property, which presents a threat to the health or safety of the public, is prohibited.

- b. Temporary storage of equipment or materials for the purpose of construction staging on the same site is not prohibited if authorized ~~or~~ permitted: by an active building permit.

D. Outdoor Display

The organized outdoor display of goods for sale in association with a nonresidential use is allowed, provided it is contained on private property.

6.4.2. Refuse and Recycling (7/19/16)

All uses shall conform with the following standards; except that, agricultural operations meeting the standards for exemption in Section 6.1.3.B. shall be exempt from all standards of this Division.

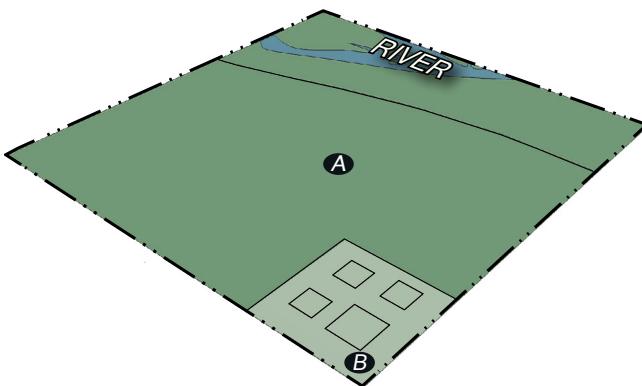
A. Definition

Refuse includes but is not limited to, the accumulation of materials, debris, garbage, waste recyclables, decayed matter, carcasses, other scrap or junk materials, combustible materials, waste petroleum or other chemical product or solid waste, commercial or household appliances, and household or commercial building parts and fixtures.

B. Refuse and Recycle Facilities

1. **Storage Facilities.** Residential and nonresidential uses shall provide containers or dumpsters to store all refuse and recyclable items accumulated between regularly scheduled transfers from the site.
2. **Containers and Dumpsters to be Bear Resistant.** Containers and dumpsters used to store refuse and recyclable items shall comply with Sec. 5.2.2.
3. **Containers and Dumpsters to be Screened.** For nonresidential uses and residential uses of 4 or more units, refuse and recycle containers and dumpsters shall be stored in a building or screened on all sides to prevent viewing from adjoining streets and properties.
 - a. **Screening Materials.** Screening shall consist of landscaping, earth berms, fencing or walls built of materials and finishes that are compatible with surrounding structures. Chain-link fences with solid slats are prohibited for purposes of screening. The Planning Director may waive the required setbacks if earth berms, fencing, or walls are determined by the Director to be the most appropriate screening type and it is impossible for the earth berm, fence, or wall to meet the required setbacks without unnecessarily constraining the owner's property.
 - b. **Bear Resistant Enclosure.** A bear resistant outdoor enclosure may be designed and constructed to also function as screening.
4. **Temporary Dumpsters at Construction Sites.** Temporary dumpsters placed at active construction sites are exempt from the standards outlined in Sec. 5.2.2. provided only construction materials are placed in the dumpster.
5. **Locations of Dumpsters and Enclosures.** Dumpsters and outdoor enclosures shall be located to:

1. Scale		
Development Area		
GSA in development area (max)	10%	B
Development area GSA : Conservation area GSA (max)	1 : 9	B : A



Additional Floor Area		
Additional floor area (max)	10,000 sf per 35 ac GSA	(C.3.a.)
Additional ARUs		
Additional ARUs (max)	2 ARUs per 35 ac GSA	(C.4.b.)

EXAMPLE. A 40 acre site utilizing a Floor Area Option can reserve a maximum of 4 acres in development area ($40 * 10\% = 4$, $4:36 = 1:9$).

2. **Access across conservation area.** Access to a development area that crosses a conservation area shall be counted as conservation area in calculation of the maximum development area.
3. **Physical Development Allowance.** Except as modified in this Section, the physical development standards applicable in the zone shall apply to the Floor Area Option development.
 - a. **Additional Floor Area.** Allowed additional floor area is in addition to the floor area allowed on the site in the absence of an approved Floor Area Option.

EXAMPLE. A 40 acre site in the R-2 zone is allowed 13,000 sf of floor area by-right. With approval of a Floor Area Option the same site would be allowed 24,428 sf ($13,000 + 10,000 * 40/35$).

- b. **Construction.** Best practices shall be utilized to minimize the impact of construction within the development area on the protected conservation value(s) of the conservation area.

4. **Use Allowance.** Except as modified in this Section, the use standards applicable in the zone shall apply to the Floor Area Option development.

a. **Conditional use of additional floor area.** The amount of additional floor area that can be used by a conditional use shall be established through the CUP in order to consistently limit intensity through the use and development option permits.

b. **Additional Accessory Residential Units.**

Allowed additional ARUs are in addition to the ARUs allowed on the site in the absence of an approved Floor Area Option. However, all ARUs on a site with an approved Floor Area Option shall be subject to the following standards:

i. The maximum scale of an ARU, including basement, shall be 5,000 square feet of gross floor area.

ii. An ARU greater than 2,500 square feet of habitable floor shall be subject to the affordable workforce housing requirements for a Detached Single-family unit (unrestricted) in Division 6.3.

iii. The floor area of an ARU in a Floor Area Option shall not be included in the maximum scale of the detached single-family unit to which it is accessory.

EXAMPLE. A 40 acre site in the R-2 zone is allowed 1 ARU, which may not exceed 1,000 sf, within an allowance of 13,000 sf of gross floor area of which 8,000 may be habitable. With approval of a Floor Area Option the same site would be allowed 3 ARUs ($1 + 2 * 40/35$), none of which may exceed 5,000 sf, within an allowance of 24,428 sf of gross floor area.

5. **Development Option Standards.** Except as modified in this Section, the development option standards applicable in the zone shall apply to the Floor Area Option development.
6. **Affordable Workforce Housing.** An ARU of greater than 1,000 square feet of habitable floor area shall be subject to the affordable workforce housing requirements of Div. 6.3.

Div. 7.3. Conservation Area Standards

7.3.1. Purpose and Applicability (4/1/16)

A. Purpose and Intent

The purpose of this Division is to establish standards for required conservation areas. The intent is to prioritize the use of certain best practices to ensure that a required conservation area achieves the community's goals for ecosystem stewardship identified in the Comprehensive Plan.

B. Applicability

This Division shall apply to any physical development, use, or development option that requires a conservation area.

C. Coordination

The prospective conservation easement holder should be involved in the process of conservation value identification and establishment of baseline inventory so that the conservation area configuration and inventory meets the needs of the easement holder as well as the requirements of these LDRs.

EXAMPLE: The land trust that will hold the conservation easement for a conservation area with wildlife value should be involved in the EA pre-application conference and alternatives analysis to ensure the habitat inventory and development area location meets its requirements as well as the standards of these LDRs.

7.3.2. Conservation Value Identification (4/1/16AMD2022-0004)

A. Conservation Values

Any of the conservation values listed below that are present in the conservation area shall be identified and protected by the conservation easement recorded pursuant to Sec. 7.3.4.

1. **Wildlife.** Where wildlife habitats identified by Sec. 5.2.1. or Sec. 5.1.1. exist, protection of wildlife, wildlife habitat, and wildlife permeability shall be a conservation value.
2. **Scenic.** Where scenic vistas identified by Sec. 5.3.2. exist, protection of those scenic vistas shall be a conservation value.
3. **Agriculture.** Where active agriculture exists, protection of agricultural use of the site shall be a conservation value.
4. **Recreation/Access.** If no other conservation value exists on the site, provision of public access and recreation shall be a conservation value. Granting of public access to a conservation area is not required when public access is not a protected conservation value. Recreation value alone can not be used to utilize the conservation development option.

Div. 7.4. [deleted] (7/18/18)

[Division number reserved, original Division deleted]

Div. 7.5. Development Exaction Standards

7.5.1. Development Exactions (1/6/20)

[Section number reserved, original Section deleted]

7.5.2. Park Exactions (1/6/20)

A. Purpose and Findings

1. **Purpose.** The purpose of the Park Exaction is to ensure that new subdivisions include adequate land for parks and recreation in order to maintain the parks and recreation level of service in the community as growth occurs.
2. **Legislative Finding of Impact and Benefit**
 - a. Parks and recreation services benefit the health of the environment and the community. Parks protect natural resources in developed areas and recreational services are important to the physical health of community members of all ages.
 - b. In addition, the community has adopted a policy to provide public recreation opportunities on Town and County lands as way to reduce the impact of growth on surrounding federal lands with greater habitat and scenic value.
 - c. Parks and recreation level of service is commonly measured by acres of parks per capita.
 - i. The national median for communities with a population between 20,000 and 49,999 is 9.6 acres of parks per 1,000 residents. (2019 NRPA Agency Performance Review)
 - ii. In 2016, the Jackson/Teton County community has 7.0 acres of parks per 1,000 residents.
 - d. As growth occurs, population grows. From 2002 to 2018 the annual growth rate for residential units in Jackson and Teton County was 1.6%. Over that same period the population of Teton County grew at an annual growth rate of 1.4%, mirroring the growth in development.
 - e. If acres of park land do not grow as population grows, parks and recreation level of service will decrease.
 - f. As a result, the Board of County Commissioners finds that new residential development in Teton County needs to include land for new parks and hereby adopts this park exaction.

- c. **NC-TC.** All development located within the NC-TC zone, or within the WHD, NR-1, R-1, R-2 or R-3 zones on land zoned NC-TC on March 31, 2016, except new subdivision, habitat ponds, and berms.
- d. **Detached Single-Family Dwelling.** Physical development of a detached single-family dwelling if:
 - i. The proposed location is not within the NRO;
 - ii. It is the only dwelling unit on the lot of record, or the density on the site is less than or equal to one dwelling unit per 35 acres of base site area; and
 - iii. Compliance with all setback and buffer standards in Div. 5.1. and Div. 5.2. is demonstrated.
- e. **Expansion.** Expansion of an existing building or the addition of an accessory structure within the impact area of the existing building.
- f. **Conservation Easement.** Land subject to a conservation easement held by a formal land trust that has a mandate to protect conservation values, for which a rigorous review and study of the conservation values of the land has been performed as a basis for establishing the easement, if the applicant demonstrates that the review and study satisfies the objectives of the EA. In such instances the review and study completed for the conservation easement may be substituted for the EA.
- g. **Other.** The Planning Director may waive the requirement for an EA if the development complies with the following:
 - i. The lot of record is outside the NRO and the application demonstrates compliance with all setback and buffer standards in Div. 5.1. and Div. 5.2.; or
 - ii. The lot of record is in the NRO but is also in an area that has well-documented habitat information where additional physical development, use, development options and subdivision is anticipated to have minimal additional negative impacts to animal species protected by Sec. 5.2.1. While an EA is not required for lands meeting this exemption, development on such lands shall still be subject to certain standards for development determined appropriate by the Planning Director or the Board of County Commissioners.

C. Professional Preparation

An EA shall be prepared by an environmental professional with expertise in the subject of environmental sciences based on education, professional certifications, experience in the field, and their understanding of these LDRs, the Jackson/Teton County Comprehensive Plan, and the goals and objectives thereof.

- 1. For the following applications the environmental professional shall be hired by the applicant:
 - a. Building permit;
 - b. Grading permit;
 - c. Basic use permit; or
 - d. Development option plan.

2. For the following applications the environmental professional shall be hired by Teton County at the cost of the applicant pursuant to the process for identifying, selecting, and compensating a qualified EA consultant established in the Administrative Manual:
 - a. Sketch plan;
 - b. Development plan;
 - c. Conditional use permit;
 - d. Special use permit; or
 - e. Planned Unit Development.
3. For applications with a County hired consultant, the applicant may hire an additional environmental professional to submit the applicant's own EA and/or review and comment on the EA prepared by the Teton County contracted EA consultant. The applicant's chosen environmental professional shall provide documentation of qualifications upon the request of the Planning Director.

D. Substantial Changes

When changes are made to the proposal after the EA has been completed, so that the accuracy of the EA is significantly compromised, the Planning Director may require that the applicant provide updated analysis data to address the changes.

E. Expiration

1. An EA that is completed 3 or more years before the submittal of the associated application shall not be considered current and shall not meet the requirements of this Section.
2. Notwithstanding the standard above, the Planning Director may require a wholly new or amended EA for EAs that are less than 3 years old if the standards or circumstances analyzed have been altered significantly.
3. The Planning Director may extend the expiration date of an EA beyond 3 years if:
 - a. No significant development has occurred in the vicinity of the proposed development that would significantly alter wildlife patterns or habitat; and
 - b. There have been no other significant changes that render the analysis and conclusions in the EA outdated or inaccurate.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise.

An applicant must complete **the** each step before moving to the step below.

SUBMITTAL

8.2.4. Application Submittal (1/1/17AMD2022-0004)

A. Authority to Submit

Unless expressly stated otherwise in these LDRs, applications reviewed under these LDRs shall be submitted by the owner, contract purchaser, or any other person having a recognized property interest in the land of the proposal.

1. The application may be submitted instead by a person authorized by a notarized letter or document signed by the owner, contract purchaser, or other person having a recognized property interest in the land of the proposal.
2. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

B. Application Acceptance

Applications required by these LDRs shall be submitted to the Planning Department in hard copy and electronically, as practicable, in a form provided by the Planning Department and shall be accompanied by:

1. The applicable fee required by the fee schedule maintained in the Administrative Manual; and
2. Sufficient information to determine compliance with these LDRs as determined pursuant to Sec. 8.2.5.

C. Application Examination

Any person may examine an application and any submitted supporting or opposing materials and reviews at any time during normal business hours at the Planning Department, upon reasonable request. Copies of materials shall be made available upon reasonable notice, at cost.

D. Application Consolidation

The application review process is intended to encourage efficient processing. Applicants are encouraged to consolidate the review of concurrent applications for a single site to the extent practical. Appropriate application consolidation will be established at the pre-application conference or by the Planning Director and may include the waiver of overlapping application requirements. The Planning Director may require application consolidation where the information from one application is necessary to review the compliance of another application.

E. Revisions

If an application is modified after it is declared sufficient, updated digital and hard copies that identify the changes shall be submitted to the Planning Department along with a cover memo that explains all changes.

B. Amount

The financial assurance shall be at least 125% of the cost to complete the improvements, implement the plan, or complete other work approved as part of the permit or approval. The cost shall be identified in the form of an estimate approved by the Planning Director. The Planning Director may require that the estimate be prepared by a professional engineer, landscape architect, or other professional licensed or certified to practice in the State of Wyoming. The amount of the financial assurance required may be reviewed and adjusted from time to time by the Planning Director.

C. Acceptable Types of Financial Assurance

The applicant shall provide one of the following types of financial assurances in a form that is acceptable to the Planning Director.

1. **Surety Bonds.** A deposit with the County Treasurer of a good and sufficient performance bond in a form made available by the Planning Director or otherwise determined acceptable by the County Attorney.
2. **Escrow Deposit of Cash or Certified Funds.** A deposit with the County Treasurer of cash or certified funds.
3. **Irrevocable Letter of Credit.** A deposit with the County Treasurer of an irrevocable letter of credit in a form made available by the Planning Director or otherwise determined acceptable by the County Attorney.
4. **Other Types of Security.** An applicant may provide other financial assurance by other methods or instruments as approved by the County Attorney.

D. Financial Assurance Agreement

Unless exempted by the Planning Director, whenever financial assurance is required, the applicant shall enter into a Financial Assurance Agreement in a form acceptable to the County Attorney. In the case of subdivision improvements this agreement shall take the form of a Subdivision Improvements Agreement.

E. Warranty

1. The acceptance of a surety may be limited by the Planning Director or County Engineer based on weather conditions or unique circumstances.
2. Unless exempted by the Planning Director, all public improvements and required mitigation shall be warranted by the applicant for a period of two 2 years following completion and final inspection of all such improvements or work.

F. Duration

The financial assurance shall remain in effect until the Planning Director has determined the required action has been completed in accordance the financial assurance agreement or other terms of the assurance. If applicable, the financial assurance shall remain in effect through the warranty period.

G. Release of Financial Assurance

As the required actions are taken, the applicant may apply for a full or partial release of the financial assurance in accordance with this Section and the Financial Assurance Agreement. Upon verification that the required action has been

for which all approved development has been completed shall not be amended. Redevelopment of such a development shall be achieved through application for a new approval.

B. Physical Development Permit, Use Permit, and Development Option Plan Amendment

1. **General.** All changes to an approved physical development permit, use permit, or development option plan not qualifying as minor deviations shall be considered amendments and shall be reviewed subject to the current procedures and standards of these LDRs.
 - a. The threshold for review of the amendment shall be based on the net change of density or intensity, not the gross intensity of the initial approval, with the following exceptions.
 - i. The Planning Director may elevate the threshold for review in the case of incremental amendments that total a larger change.
 - ii. The Planning Director may waive the requirement for a Sketch Plan where the proposed amendment remains consistent with the original Sketch Plan approval.
 - b. A condition of approval placed on a permit or approval by a decision-making body shall only be amended by that body at a public hearing held pursuant to Sec. 8.2.14.
 - c. Review of an amendment shall be limited to the proposed change. Nonchanging portions of the approval shall only be affected as explicitly required by Div. 1.9. or another portion of these LDRs.
2. **Minor Deviations.** Authorized minor deviations from an approved physical development permit, use permit, or development option plan are changes that appear necessary in light of technical or engineering considerations first discovered during development or use that were not reasonably anticipated during the initial approval process. A minor deviation may be approved by the Planning Director pursuant to the process for a Zoning Compliance Verification (Sec. 8.6.2.) upon finding that it:
 - a. Complies with the standards of the current LDRs;
 - b. Does not include reductions in the amount of conservation area set aside or required resource protection; and
 - c. Does not include increases in the amount of building floor area.

C. Subdivision Plat Amendment

1. **Applicability.** A recorded plat may be amended through the vacation process as authorized by state statute. Any vacation or amendment to a recorded plat shall be subject to the standards of this Subsection. This includes the following corrections.
 - a. **Incorrect or Erroneous Survey.** Where the exterior boundaries of the subdivision must be changed due to an incorrect or erroneous survey, or an omission of a strip of land between the subdivision boundary and an aliquot part or right-of-way line, an amended plat is required.

2. **Mailed Notice.** Notice of a public hearing on an application shall be mailed at least 30 days prior to the public hearing.
 - a. The notice shall be mailed to:
 - i. The owner(s) of the land subject to the application and designated agent(s); and
 - ii. Landowners within 800 feet of the land subject to the application, or if the land subject to the application is zoned R-TC, landowners 1,300 feet of the land subject to the application.
 - b. The applicant shall pay a fee to the Planning Department for any mailing in excess of 25 notices.
 - c. Mailed notice is not required for LDR text amendments when their applicability is county-wide.
3. **Notice in Newspaper.** Each public hearing on an application shall be advertised in ~~the legal notice section of a~~ newspaper of general circulation in the County no less than 15 days prior to the date of the public hearing. Except that, a public hearing on a decision to amend the LDRs shall be advertised no less than 30 days prior to the Planning Commission public hearing date and 45 days prior to Board of County Commissioners public hearing date, pursuant to Wyo. Stat. § 16-3-103 .
4. **Posted Notice.** The applicant shall post and maintain notice of the public hearing on the land subject to the application. The posted notice shall meet the following standards.
 - a. **Content.** The posted notice shall contain the notice content required by Subsection 1 above, except the description of the location of the land subject to the application. A template is available in the Administrative Manual.
 - b. **Timing.** The notice shall be posted for at least 10 days prior to the hearing, and shall be removed within 5 days following the hearing. The applicant shall notify staff of the date posted and date removed.
 - c. **Size.** The notice shall be 3 ft by 4 ft.
 - d. **Location and Legibility.** A notice shall be placed along each front lot line so as to be legible from each access point to the site. The notice may be mounted to a building. If the notice is freestanding, it should be set back 2 ft from any lot line or access easement.
 - e. **Sign Permit Exempt.** The notice shall be exempt from the standards of Div. 5.6. and shall not be lighted.
5. **Requested Notice.** Any person who makes a written request shall be provided notification of all public hearings upon payment of the costs of the processing and mailing of the notification.
6. **Postponed or Continued Hearing.** Additional notice is not required when a hearing is postponed or continued to a date certain.

8.3.1. Sketch Plan ([1/4/21AMD2022-0004](#))

A. Purpose

The purpose of a sketch plan is to publicly review a large physical development or development option for general consistency with these LDRs at a preliminary, conceptual level of detail before the development is fully designed. Plans must include a conceptual plan related to infrastructure including: road layout, location of development, utilities, water, sewer, power, and gas.

The objectives of the sketch plan review are:

1. Identification of the opportunities to achieve the desired future character for the site;
2. Identification of development related issues to be addressed through the development plan;
3. Discussion of alternative site designs that may better implement these LDRs; and
4. Identification of natural and scenic resource protected by these LDRs.

B. Applicability

1. Physical development that requires a sketch plan is identified in the standards for each zone. See Article 2.-Article 4. for zone standards.
2. A sketch plan application within a Planned Unit Development (PUD) must include all land in the PUD.

C. Findings for Approval

A sketch plan shall be approved upon finding the application:

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;
2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;
3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;

4. Complies with all relevant standards of these LDRs and other County Resolutions as can be determined by the level of detail of a sketch plan; and

5. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

D. Effect of Approval

Sketch plan approval permits the submittal of a development plan; it does not permit actual physical development or subdivision of land.

E. Expiration

A sketch plan shall expire 2 years after the date of approval except under one of the following circumstances:

1. A sufficient development plan application to implement the sketch plan is submitted and approval of the development plan is being pursued in good faith;
2. An approved development plan is being implemented;
3. In the case of a phased development, not more than 2 years have passed since the issuance of a certificate of occupancy for physical development approved by the sketch plan; or
4. An alternate expiration is set through the approval of the sketch plan.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

Div. 8.7. Amendments to the LDRs

Amending the LDRs is a matter committed to the legislative discretion of the Board of County Commissioners. There are 3 types of amendments to the LDRs:

- A. LDR Text Amendments that change the language in the LDRs;
- B. Zoning Map Amendments that change the zoning classification of a property and therefore the applicable LDRs; and
- C. Planned Unit Developments that establish a development-specific zoning classification and standards for a site.

8.7.1. LDR Text Amendment ([1/4/21AMD2022-0004](#))

A. Purpose

The purpose of an LDR text amendment is to publicly review a change to these LDRs to ensure that it improves implementation of the Jackson/Teton County Comprehensive Plan or address other health, safety, or welfare issues in the community.

B. Applicability

All LDR text amendments shall be reviewed pursuant to this Section, which is adopted pursuant to the Wyoming Administrative Procedures Act.

C. FindingsFactors for Approval

The advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Board of County Commissioners and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Board of County Commissioners shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs;
2. Improves the consistency of the LDRs with other provisions of the LDRs;
3. Provides flexibility for landowners within standards that clearly define desired character;
4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation;
5. Improves implementation of the Comprehensive Plan; and
6. Is consistent with other adopted County Resolutions.

D. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

8.7.2. Zoning Map Amendment ([1/4/21AMD2022-0004](#))

A. Purpose

The purpose of zoning map amendment is to publicly review a change to the Official Zoning Map to ensure that it improves implementation of the Jackson/Teton County Comprehensive Plan or address other health, safety, or welfare issues in the community.

B. Applicability

All zoning map amendments shall be reviewed pursuant to this Section, which is adopted pursuant to the Wyoming Administrative Procedures Act.

C. Findings for ApprovalFactors for Approval

The advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Board of County Commissioners and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Board of County Commissioners shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs;
2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan;
3. Is necessary to address changing conditions or a public necessity; and
4. Is consistent with the other adopted County Resolutions.

D. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

D. Minimum Site Area

Minimum site area is the minimum gross site area or minimum base site area, as specified, required to permit a use or development option. On sites in more than one zone, the entire site may be used to meet minimum site area requirements in either zone. On sites with multiple uses or development options, the entire site may be used to meet minimum site area requirements for each use or development option.

9.4.5. Floor Area (1/1/15)

Floor area is the area of all floors interior to an enclosed building that have at least 5 feet of clearance between floor and ceiling. Floor area shall be measured to the exterior face of the structural members of the wall. Roofed architectural recesses and open covered porches are not considered interior to the building. A building with at least 50% of its perimeter open to the outside shall not be considered enclosed.

9.4.6. Density/Intensity (5/3/21AMD2022-0004)

The following standards shall apply to the calculation of maximum density, maximum floor area, minimum landscape surface area, and maximum site development.

A. General

1. **Split Zoning.** On sites in multiple zones, calculations shall be based on the base site area, or gross site area in character zones ([Div. 2.2](#), [Div. 3.2](#)), in each zone.
2. **Mixed Use.** On sites with multiple uses, the base site area, or gross site area in character zones ([Div. 2.2](#), [Div. 3.2](#)), shall be prorated to determine the allowed density/intensity of each use.

EXAMPLE: On a base site area of 30,000 square feet with an FAR of 0.3 for a single family unit, a 3,000 square foot single family unit would occupy 10,000 square feet of the base site area ($3,000/.3 = 10,000$), leaving 20,000 square feet of base site area left to calculate the remaining maximum floor area for other uses on the property.

B. Maximum Density

Unless stated otherwise for a specific provision of these LDRs, density is calculated by dividing the number of units by the base site area, or gross site area in character zones ([Div. 2.2](#), [Div. 3.2](#)).

EXAMPLE: 3 units on 35 acres of base site area is a density of 0.086 units/acre ($3/35 = .086$).

C. ~~Floor Area Ratio (FAR)~~/Maximum Floor Area

1. The maximum floor area (see [Sec. 9.4.5](#), for definition of Floor Area) allowed on a site shall be the maximum gross floor area not including basement floor area, as defined in [Sec. 9.5.B](#).

2. The site area used to calculate maximum floor area shall be:
 - a. Gross Site Area in Character Zones ([Div. 2.2.](#) & [Div. 3.2.](#)); and
 - b. Base Site Area in Legacy Zones ([Div. 2.3.](#) & [Div. 3.3.](#)).
3. Unless otherwise defined in these LDRs, the maximum allowed floor area above grade is calculated by multiplying the allowed [floor area ratio \(FAR\)](#) by the applicable site area. Inversely, FAR is calculated by dividing the gross floor area above grade by the applicable site area

EXAMPLE: On a site area of 24,000 square feet a building with 8,000 square feet of gross floor area where 2,000 square feet was in the basement would have an FAR of .25 $((8,000-2,000)/24,000 = .25)$.

D. Landscape Surface Ratio (LSR)/Minimum Landscape Surface Area

The landscape surface ratio (LSR) is calculated by dividing the landscape surface area by the base site area, or gross site area in character zones ([Div. 2.2.](#), [Div. 3.2.](#)). However, for properties that include private or public road easements, no site development within the road easement shall count against the required LSR.

EXAMPLE: A property that has 6,000 square feet of landscape surface area and a base site area of 24,000 square feet has an LSR of .25 $(6,000/24,000 = .25)$. Unless otherwise defined in these LDRs, the minimum required amount of landscape surface area is calculated by multiplying the required LSR by the base site area (see [Sec. 9.5.L.](#) for definition of Landscape Surface Area). Facilities specifically permitted in [Sec. 5.5.3.](#), public and neighborhood pathways, and flood control levees are excluded from landscape surface ratio and minimum landscape surface area calculations.

E. Site Development Ratio (SDR)/Maximum Site Development

The site development ratio (SDR) is calculated by dividing the site development by the adjusted site area, or gross site area in character zones ([Div. 2.2.](#), [Div. 3.2.](#)). However, for properties that include private or public road easements, no site development within the road easement shall count against the maximum site development allowance.

EXAMPLE: A property that has 12,000 square feet of site development and an adjusted site area of 24,000 square feet has an SDR of .5 $(12,000/24,000 = .5)$. Unless otherwise defined in these LDRs, the maximum allowed site development is calculated by multiplying the required SDR by the adjusted site area (see [Sec. 9.5.S](#) for definition of Site Development).

F. Minimum Lot Size

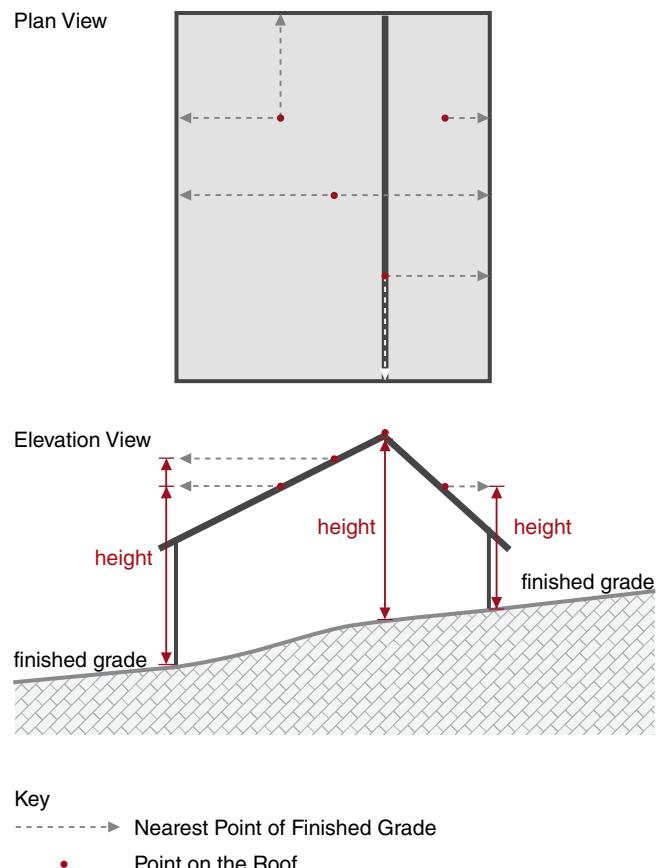
Minimum lot size means the required minimum gross site area of a newly created lot of record, including remnant parcels.

9.4.9. Height (1/4/21)

A. Height of Any Point

The height of a building or structure is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade.

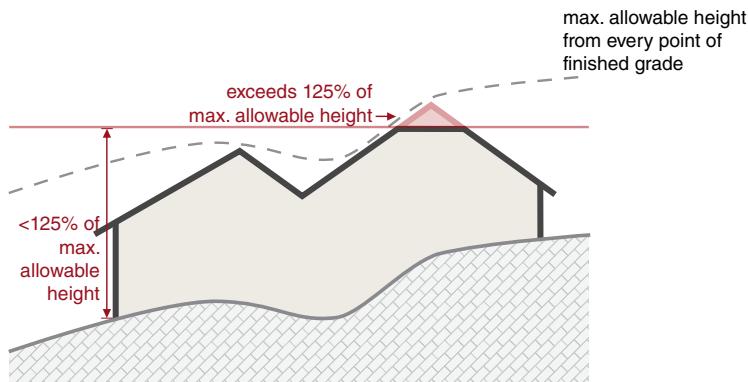
EXAMPLE: In the diagram below the nearest point of finished grade is indicated by the white or gray arrows. Note the examples of points that are equidistant to finished grade on 2 sides of the house; height of such a point will be determined by the lower finished grade.



B. Overall Height of a Stepped Structure

In addition, on a sloped site where the height of the structure is stepped up the slope, the vertical dimension measured from the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure shall not exceed 125% of the maximum allowable height, measured from any point as described in 9.4.9.A. A stepped structure shall also comply with height at any point as described above in Section 9.4.9.A.

EXAMPLE: The diagram below shows a stepped structure that is compliant with maximum allowable height, as measured from any point on the roof, but is in violation of the overall height limit for a stepped structure (125% of the maximum allowable height, as measured from the highest point of the building to the lowest point of finished grade). Both measurements of height apply.



C. Exceptions

No part of any building or structure may exceed the maximum allowable height except for the following:

1. Chimneys, vents, and roof-top mechanical equipment such as HVAC systems, provided that the maximum height is not exceeded by more than 4 feet; or
2. Antenna used for the reception of television broadcast signals.

9.4.10. Lot Line (1/4/21)

A lot line is a line bounding a lot of record which divides one lot of record from another lot of record or from a street.

A. Street Lot Line

Street lot line means a lot line contiguous with a road right-of-way or roadway.

B. Front Lot Line

Front lot line means the street lot line or the lot line across which access is taken.

E (1/4/21AMD2022-0004)

Earth Sheltered Design. Earth sheltered design means a building whose mass is built fully or partly below the land surface, or which sits above natural grade but has been covered with earth so that at least 50% of the perimeter of the building is concealed from view.

Easement. Easement means a less than fee interest in land, which provides a person other than the owner of the land certain rights over that land, or any designated part of that land, for the purposes specified.

Education. See [6.1.8.C.](#)

Eligible Support Structure. An existing tower or base station as defined herein.

Emergency Work. [Work which must be performed immediately to save lives or to protect improved property, public health and safety, or to avert or lessen the threat of a major disaster.](#)

Employee generating development. Employee generating development is a new building or use not currently in existence, as further defined by Sec. 6.3.2.A. It is a term describing development that requires provision of affordable workforce housing pursuant to [Div. 6.3.](#), unless exempt in that Division.

Employee Housing. 1) A unit subject to an Employee Housing restriction as defined in the Housing Department Rules and Regulations, such units were required by Division 6.3 as it existed prior to July 18, 2018. 2) A unit occupied by an employee of a business on the site.

Equipment Cabinet. Any structure above the base flood elevation including cabinets, shelters, pedestals, and other similar structures and used exclusively to contain radio or other equipment necessary for the transmission or reception of wireless communications signals.

Equipment Compound. The fenced-in area surrounding the ground-based wireless communications facility including the areas inside or under a tower's framework and ancillary structures such as equipment necessary to operate the antenna on the structure that is above the base flood elevation including cabinets, shelters, pedestals, and other similar structures.

Erosion. Erosion means the detachment and movement of soil, sediment, or rock fragments by water, wind, ice, and/or gravity.

Excavation. Excavation means any act by which organic matter, earth, sand, gravel, rock, or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed, as well as the resulting conditions.

Existing Use or Development. Existing use or development means any use or development of a site, which is located on the site at a given point in time, whether or not the use or development conforms with the provisions of these LDRs.

Irrigation Ditch. An irrigation ditch is a man-made ditch constructed for the purpose of land irrigation. Irrigation ditches shall not include naturally formed drainageways.

J (1/1/15)

Junkyard. See 6.1.9.E.

K (1/1/15)

Kitchen. A kitchen is a room or portion of a room devoted to the preparation or cooking of food for a person or a family living independently of any other family, which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hook-up. A wet bar, consisting of no more than a refrigerator, sink, and microwave, or similar facility that is a homeowner convenience and is not intended to function as the cooking facility for a separate dwelling unit shall not be considered a kitchen facility.

L (14/21AMD2022-0004)

Land Disturbing Activity. A land disturbing activity is any manmade change to the land surface, including removing vegetative cover, excavating, filling, and grading. The tending of gardens and agricultural activities are not land disturbing activity.

Land. Land means all land or water surfaces, whether public or private, including lots of record or other ownership categories and all rights – surface, subsurface, or air – that may be attached or detached from the land.

Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape. Any area of a site meeting the definition of site development is not landscape surface area.

Landscape Surface Ratio. See 9.4.6.D.

Landscaping, Required. Required landscaping includes required landscape surface area and required plant units.

Light Industry. See 6.1.9.B.

Livestock. Horses, mules and asses, rabbits, llamas, cattle, swine, sheep, goats, poultry, or other animals generally used for food or in the production of food or fiber, working animals and guard animals actively engaged in the protection or management of livestock. Bison are considered livestock unless otherwise designated by the Wyoming livestock board and the Wyoming game and fish commission, per W.S. § 23-1-102.

Loading Area or Space. The portion of a site developed for the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and related landscaped areas.

Parking Lot. Parking lot means 4 or more adjacent parking spaces.

Pathway. Pathway means a facility designed for non-motorized travel intended for the use of bicyclists, pedestrians, equestrians, and cross-country skiers.

Pavement. Pavement shall be concrete, grasscrete, paving blocks, asphalt, or another all weather surface other than gravel.

Performance Bond. Performance bond means a financial guarantee to ensure that all improvements, facilities, or work required by these LDRs will be completed in compliance with these LDRs, and the approved plans and specifications of a development.

Person. Person means an individual or group of individuals, corporation, partnership, association, municipality, or state agency.

Personal Wireless Service. Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services as defined in the Telecommunications Act of 1996.

Physical Development. Physical development means any of the following activities that alter the natural character of the land ~~and/or~~ 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, Rural. See [Sec. 7.1.2.](#)

Planned Residential Development, Complete Neighborhood (CN). See [Sec. 7.1.6.](#)

Pole. A pole, such as a utility, lighting, traffic, or similar pole made of wood, concrete, metal or other material.

Primary Use. See [6.1.2.B.4.](#)

Principal Use. See [6.1.2.B.1.](#)

Plat. Plat means the legally recorded drawing depicting the subdivision of land into 2 or more lots.

Public Sanitary Sewer. See "Wastewater Treatment System, Public."

Public Water Supply. See "Water Supply, Public."

R (1/4/21AMD2022-0004)

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.](#)

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.

Required Landscaping. See, "Landscaping, Required."

Residential Street. Residential street means a local road serving residential uses.

Residential. See Sec. 6.1.4.

Restaurant. See 6.1.6.E.

Retail (Use). See 6.1.6.C.

Riding Arena. Riding Arena. An open space specifically designed and constructed to be used for horse training exercises and activities such as horseback riding and jumping.

River. See Sec. 5.1.1.

Road, Arterial. Arterial road means a road, which is intended to provide for travel between or within communities or to and from collector roads. Access is controlled so that only significant land uses may take direct access to these streets. For the purposes of these LDRs, arterial roads are identified as arterials on the Official Town County Highway Map.

Road, Collector. Collector road means a road, which is intended to connect local roads to arterial roads.

Road, Local. Local road means a road, which is intended to provide access to contiguous lands.

Runoff. Runoff means the rainfall, snowmelt, or irrigation water flowing over the ground surface.

S (1/4/21)

Scale of Building, Maximum. See 9.4.7.B.

Scale of Use, Maximum. See 9.4.7.A.

Search Ring. A geographic area designated by a wireless provider or operator for a new base station, produced in accordance with generally accepted principles of wireless engineering.

Sedimentation. Sedimentation means the deposition of soil that has been transported from its site of origin by water, ice, wind, gravity, or other natural means as a result of erosion.

Service. See 6.1.6.D.

Setback. See Sec. 9.4.8.

Shelter, Temporary. See 6.1.12.D.

Short-Term Rental Unit. See 6.1.5.C.

Wastewater Treatment System, Small. Small wastewater treatment system means a sewage system, disposal system, or treatment works having simple hydrologic and engineering needs which is intended for wastes originating from a single residential unit serving no more than 4 families, or which distributes 2,000 gallons or less of domestic sewage per day.

Water Supply, Public. Public water supply means a water supply being distributed by 20 or more service connections used to furnish water for human consumption either in preparing foods or beverages for inhabitants of residences or for the use of business establishments. A public water supply includes the source, treatment system, distribution system, service connections, finished water storage, and pumping stations.

Wildlife. All wild mammals, birds, fish, amphibians, reptiles, crustaceans and mollusks, and wild bison designated by the Wyoming game and fish commission and the Wyoming livestock board within Wyoming, per WY Stat § 23-1-101.

Wireless Communication Facilities. See 6.1.10.D.

Workforce Housing Unit. A workforce housing unit is a unit subject to a Workforce Ownership or Workforce Rental deed restriction as defined in the Housing Department Rules and Regulations. See also “workforce housing”, which is the broader definition of the concept of workforce housing as it is used in the Jackson/Teton County Comprehensive Plan.

Workforce Housing. Workforce housing is market and deed-restricted housing occupied by people working locally who would otherwise commute from outside the community. See also “workforce housing unit”, which is a specific type of deed-restricted unit.

Y (1/4/21)

Yard. See Sec. 9.4.17.

Yard, Front. Street yard. See 9.4.17.A.