

ORDINANCE 1215

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) AND SECTIONS 2.2.7.B.1, 2.2.7.B.2, 2.2.7.B.3, 2.2.7.C.1, AND 2.2.7.D.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO CLARIFY AND CORRECT REQUIREMENTS IN THE NEIGHBORHOOD MEDIUM DENSITY - 1 (NM-1) ZONE RELATED TO SITE DEVELOPMENT SETBACKS, VEHICLE ACCESS, HEIGHT, FLOOR AREA RATIO, DENSITY, AND SUBDIVISION, AND PROVIDING FOR AN EFFECTIVE DATE.

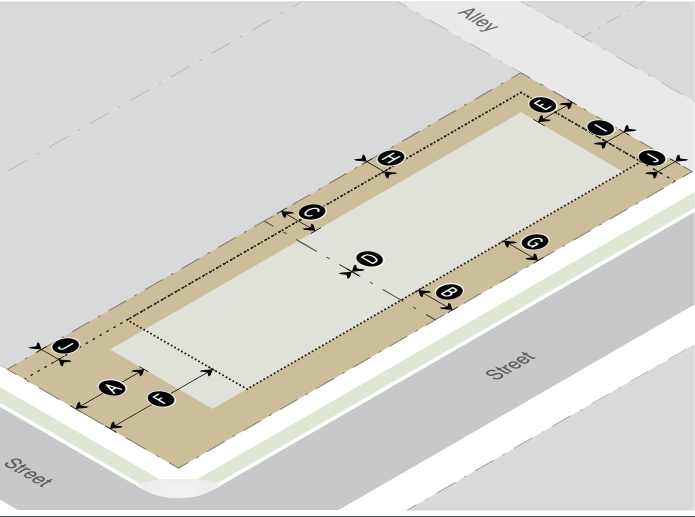
BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

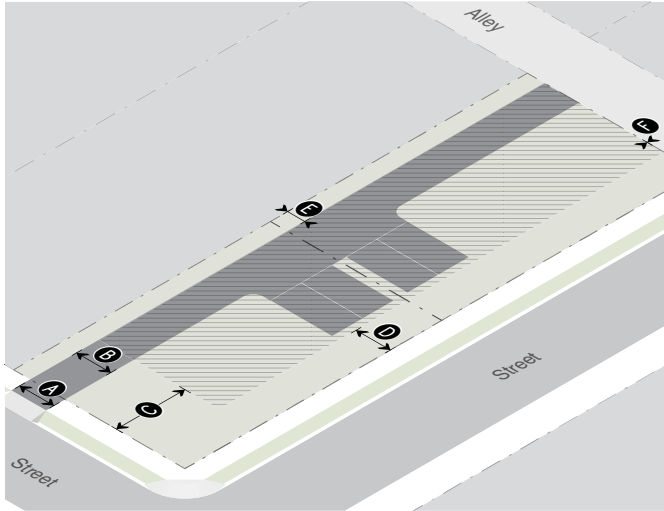
Section II of Town of Jackson Ordinance No. 1074 as amended (part) and sections 2.2.7.B.1, 2.2.7.B.2, 2.2.7.B.3, 2.2.7.C.1, and 2.2.7.D.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Article 2. Complete Neighborhood Zones | Div. 2.2. Complete Neighborhood Character Zones 2.2.7. NM-1: Neighborhood Medium Density-1 (P18-314)

B. Physical Development

1. Lot Standards		Landscaping	(Div. 5.5.)
		Landscape surface ratio (min)	<7,500 sf ≥7,500 sf
		Single-family detached	.50 .45
		Single-family attached	.50 n/a
		Apartment	n/a .40
		LSR decrease for each ARU	.10 .10
		All other uses	.50 .45
		Plant units (min)	1 per lot
Primary Building Setbacks (Sec. 9.4.8.)			
Primary street (min)	20' A		
Secondary street (min)	10' B		
Side interior (min)	10' C		
Duplex interior (min)	0' D		
Rear (min)	10' E		
Rear alley (min)	10' E		
Accessory Structure Setbacks (Sec. 9.4.8.)			
Primary street (min)	30' F		
Secondary street (min)	10' G		
Side interior/rear* (min)	H		
>14 feet in height	10'		
≤14 feet in height	5'		
Second floor deck	10'		
Rear alley (min)	10' I		
Site Development Setbacks			
All site development, excluding driveways, sidewalks, or parking.			
Primary/secondary street (min)	Same as primary building		
Side interior/rear (min)	5' J		

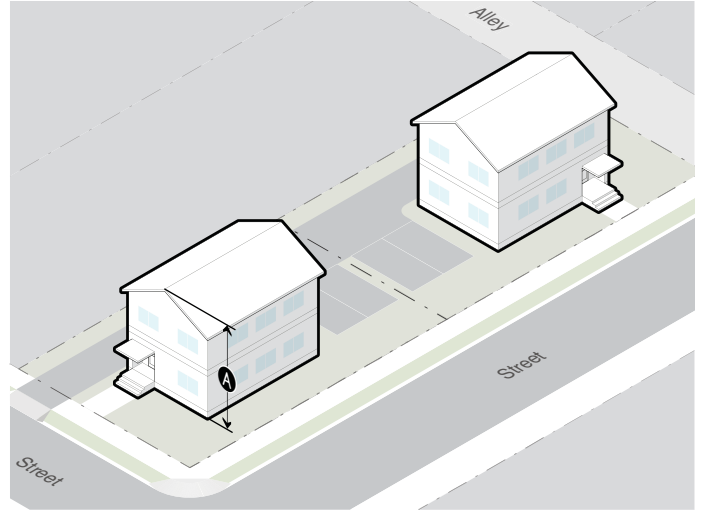
2. Vehicle Access Standards



	SFD/SFA Lot width ≤25'	SFD/SFA Lot width >25'	All Other Uses	
Access				
Primary street	Allowed	Allowed	Allowed	
Secondary street	Allowed	Allowed	Allowed	
Alley	Required	Allowed	Allowed	
Curb-cut width (max)	Not allowed	20' per 100' of lot frontage or 40% of lot frontage, whichever is less	20' per 100' of lot frontage or 40% of lot frontage, whichever is less	A
Driveway width in primary/secondary street setback (max)	Not allowed	20'	20'	B
Parking Setbacks				
Primary street (min)	20'*	20'*	20'*	C
Secondary street (min)	10'	1	10'*	D
Side interior (min)	5'	5'	5'	E
Rear (min)	5'	5'	5'	
Rear alley (min)	2'	2'	2'	F

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

3. Bulk & Mass Standards



Design Guidelines

(Div. 5.8.)

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Primary Building Height

(Sec. 9.4.9.)

Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26'	A
Height (max): roof pitch 4/12, 5/12	2 stories, not to exceed 28'	A
Height (max): roof pitch ≥ 6/12	2 stories, not to exceed 30'	A

Accessory Structure Height

(Sec. 9.4.9.)

Accessory residential unit (max)	2 stories, not to exceed 26'
All other accessory structures (max)	14'

Scale of Development

(Sec. 9.4.13.)

	Floor area ratio (FAR max)	
	<7,500 sf	≥7,500 sf
Single-family detached	.40	.40
Single-family attached	.40	n/a
Townhouse detached	n/a	.40
Apartment		.40
FAR increase for each ARU	.10	.05
All other uses	n/a	.40

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	n/a	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	E.1	8,000 sf habitable-excluding basement	2/DU	$0.000017(\text{sf}) + (\text{Exp}(-15.49 + 1.59 \cdot \text{Ln}(\text{sf}))) / 2.176$
Attached Single-Family Unit (6.1.4.C.)	B	1 unit per lot		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(\text{sf}) + (\text{Exp}(-14.17 + 1.59 \cdot \text{Ln}(\text{sf}))) / 2.176$
Apartment (6.1.4.D.) (E.1.)	B	E.1			$0.000017(\text{sf}) + (\text{Exp}(-14.17 + 1.59 \cdot \text{Ln}(\text{sf}))) / 2.176$
Dormitory (6.1.4.F.)	C	n/a	n/a	1/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	1/employee + 1/stored vehicle	exempt
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	1/employee + 1 per stored vehicle	exempt
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	E.1	(E.2.)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a	n/a	1/employee	exempt

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

D. Development Options and Subdivision

1. Development Options and Subdivision		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	3,750 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 4TH DAY OF FEBRUARY, 2019.
PASSED 2ND READING THE 19TH DAY OF FEBRUARY, 2019.
PASSED AND APPROVED THE 4TH DAY OF MARCH, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1215 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 6th day of March, 2019.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk