

## ORDINANCE 1216

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) AND SECTIONS 2.2.8.B.1, 2.2.8.B.2, 2.2.8.B.3, 2.2.8.B.10, AND 2.2.8.C.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO CLARIFY AND CORRECT REQUIREMENTS IN THE NEIGHBORHOOD MEDIUM DENSITY - 2 (NM-2) ZONE RELATED TO SITE DEVELOPMENT SETBACKS, VEHICLE ACCESS, HEIGHT, DEVELOPMENT THRESHOLDS, AND DENSITY, AND PROVIDING FOR AN EFFECTIVE DATE.

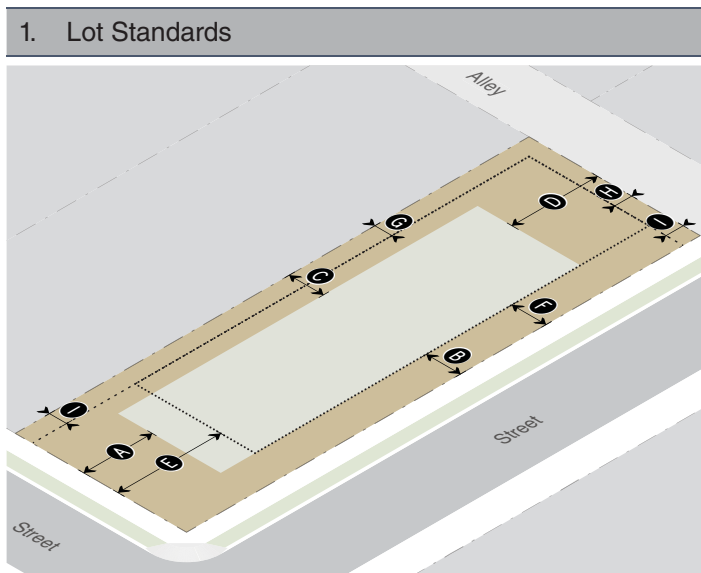
BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

### SECTION I.

Section II of Town of Jackson Ordinance No. 1074 as amended (part) and sections 2.2.8.B.1, 2.2.8.B.2, 2.2.8.B.3, 2.2.8.B.10, and 2.2.8.C.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 2.2.8. NM-2: Neighborhood Medium Density-2 (P18-314)

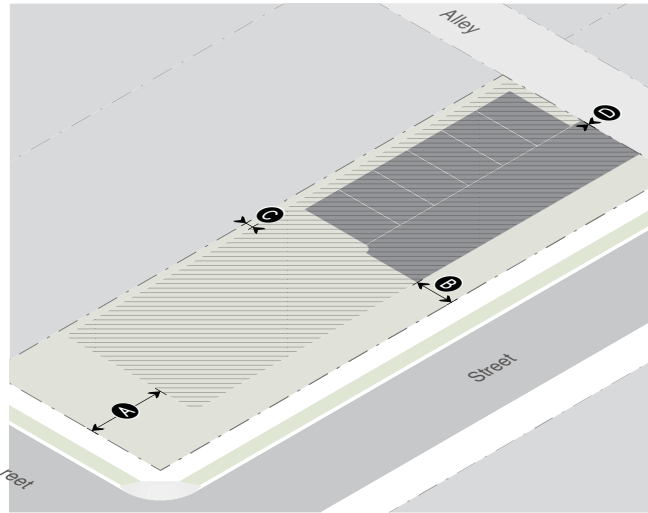
#### B. Physical Development



1. Lot Standards		
<b>Primary Building Setbacks</b> (Sec. 9.4.8.)		
Primary street (min)	20'	<b>A</b>
Secondary street (min)	10'	<b>B</b>
Side interior (min)	10'	<b>C</b>
Rear (min)	20'	<b>D</b>
<b>Accessory Structure Setbacks</b> (Sec. 9.4.8.)		
Primary street (min)	30'	<b>E</b>
Secondary street (min)	10'	<b>F</b>
Side interior (min)	5'	<b>G</b>
Rear (min)	5'	
Rear alley (min)	10'	<b>H</b>
<b>Site Development Setbacks</b>		
All site development, excluding driveways, sidewalks, or parking.		
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	<b>I</b>

Landscaping	(Div. 5.5.)
Landscape surface ratio (min)	(9.4.6.D.)
Single-Family Detached	.45
Apartments/ Single-Family Attached	.21 & 70% in front 1/3 of lot
All other allowed uses	.35
<b>Plant units (min)</b>	
Single-Family and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

## 2. Vehicle Access Standards



### Access

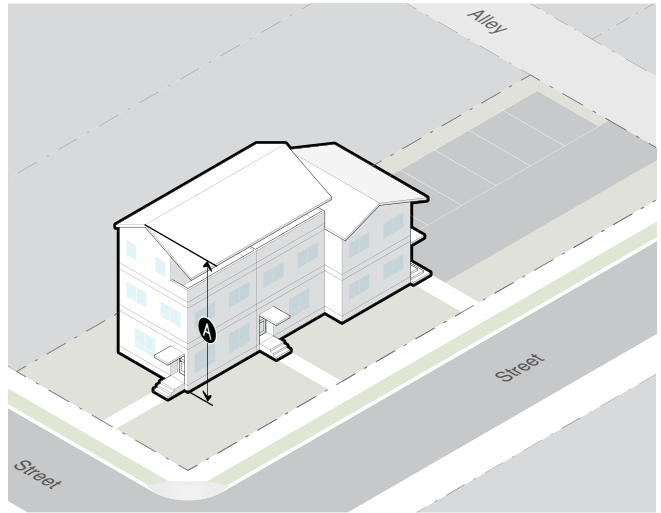
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Parking Setbacks

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

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

## 3. Bulk & Mass Standards



### Primary Building Height

(Sec. 9.4.9.)

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

### Accessory Structure Height

(Sec. 9.4.9.)

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

### Scale of Development

(Sec. 9.4.13.)

#### Floor area ratio (FAR max)

Single-Family Detached	.30
All other allowed uses	.40
Deed restricted housing exemption	(Sec. 7.8.3.)
Workforce housing floor area bonus	(Sec. 7.8.4.)
Individual building (max gross floor area)	10,000 sf

## 10. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
<5 units			X			(Sec. 5.7.1.)
5-15 units		X	X			(Sec. 5.7.1.)
>15 units	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

## C. 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.)
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	n/a	8,000 sf habitable-excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Attached Single-Family unit (6.1.4.C.) (E.1.)	B	(E.1.)		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Apartment (6.1.4.D.) (E.1.)	B	(E.1.)			
Dormitory (6.1.4.E.)	C	n/a	n/a	1/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Institutional					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	1/employee + 1/stored vehicle	0.000246 * sf
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	1/employee + 1 per stored vehicle	0.000246 * sf
Accessory Uses					
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
Home Daycare Center (6.1.11.G.)	C	n/a	n/a	1/employee + 2 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.)

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. 1216 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