

ORDINANCE 1221

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) AND SECTIONS 2.2.13.B.6, 2.2.13.B.9, 2.2.13.C.1, 2.2.13.E.4.a.iii, 2.2.13.E.4.b AND 6.1.1.F OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO CLARIFY AND CORRECT REQUIREMENTS IN THE COMMERCIAL RESIDENTIAL - 3 (CR-3) ZONE RELATED TO EXTERIOR LIGHTING, DEVELOPMENT THRESHOLDS, DRIVE-IN FACILITY, AFFORDABLE WORKFORCE HOUSING, AND ALLOWED USES, 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 2.2.13.B.6, 2.2.13.B.9, 2.2.13.C.1, 2.2.13.E.4.a.iii, 2.2.13.E.4.b, and 6.1.1.F 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 2.2.13. CR-3: Commercial Residential-3 (P18-314)

B. Physical Development

6. Scenic Standards

Exterior Lighting	(Sec. 5.3.1.)
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Max lumens per sf of site development	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Floor Area							
< 9,750 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
9,750 sf – 19,500 sf sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
>19,500 sf s	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf for onl residential use	optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	B	n/a	n/a	0.25/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000493 * sf
Retail (6.1.6.C.)	B	50,000 sf	n/a	3.37/1,000 sf	0.000431 * sf
Service (6.1.6.D.)	B	excluding basement	n/a	2.25/1,000 sf	0.000431 * sf
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/73 sf dining area + 1/40 sf bar area	0.001197 * sf
Mini-Storage Warehouse (6.1.6.G.)	B	n/a	n/a	1/10 storage units + 1/employee	0.000013 * sf
Heavy Retail/Service (6.1.6.F.)(E.3.)	C	n/a	n/a	1.5/1,000 sf + 2.25 per repair bay + 0.75/wash bay	0.000246 * sf
Nursery (6.1.6.H)	C	n/a	n/a	independent calculation	independent calculation
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	0.000431 * sf
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Industrial Uses					
Light Industry (6.1.9.B.) (E.3.)	C	n/a	n/a	0.75/1,000sf + 0.75/company vehicle	0.000246 * sf
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000246 * sf
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000246 * sf
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000246 * sf

Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt
Drive-in Facility (6.1.11.H)	B	n/a	n/a	3 que spaces per service lane	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

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

E. Additional Zone-Specific Standards

4. **Workforce Housing Incentive for Additional Height.** A structure may be 48' in height and four stories provided the following criteria are met.

- a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.
 - i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
 - ii. It may have an employment and/or price restriction.
 - iii. It shall be exempt from the calculation of affordable housing required by Division 6.3 but shall not be used to meet the affordable housing requirement for the project.
- b. The project shall provide the affordable housing required by Division 6.3 on site.

Article 6. Use Standards Applicable in All Zones | Div. 6.1. Allowed Uses 6.1.1. Use Schedule (P18-314)

F. Use Schedule

The use schedule is established in the following tables.

Use Schedule: Town Character Zones																
USE CATEGORY	Complete Neighborhood Zones													Rural Area Zones	Def/ Stds	
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a		
Open Space																<u>6.1.2.</u>
Agriculture	B	B					-		--	--	--	--	--	--	<u>6.1.3.B.</u>	
Outdoor Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.3.C.</u>	
Residential																<u>6.1.4.</u>
Detached Single-Family Unit	Y	Y			Y ^z	Y	Y	Y	--	--	--	--	--	--	<u>6.1.4.B.</u>	
Attached Single-Family Unit	--	--	--	--	--	B	B ^z	B	B					--	<u>6.1.4.C.</u>	
Apartment	--	--	--	--	B ^z	B	B ^z	B	B					--	<u>6.1.4.D.</u>	
Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.4.E.</u>	
Dormitory	--	--	--	--	C	C	B	C	C			B	C	--	<u>6.1.4.F.</u>	
Group Home	C ^z	C ^z	--	--	C	C	B	C	C					--	<u>6.1.4.G.</u>	
Lodging																<u>6.1.5.</u>
Conventional Lodging	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--	<u>6.1.5.B.</u>	
Short-Term Rental Unit	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--	<u>6.1.5.C.</u>	
Commercial																<u>6.1.6.</u>
Office	--	--	--	--	--	--	--	--	B	B				--	<u>6.1.6.B.</u>	
Retail	--	--	--	--	--	--	--	--	B	B			B ^z	--	<u>6.1.6.C.</u>	
Service	--	--	--	--	--	--	--	--	B	B			B ^z	--	<u>6.1.6.D.</u>	
Restaurant/Bar	--	--	--	--	--	--	--	--	B	B			-	--	<u>6.1.6.E.</u>	
Heavy Retail/Service	--	--	--	--	--	--	--	--	--	--	--	CB ^z	--	--	<u>6.1.6.F.</u>	
Mini-Storage Warehouse	--	--	--	--	--	--	--	--	--	--	--	B	--	--	<u>6.1.6.G.</u>	
Nursery	--	--	--	--	--	--	--	--	--	--	--	C	--	--	<u>6.1.6.H.</u>	
Amusement/Recreation																<u>6.1.7.</u>
Amusement	--	--	--	--	--	--	--	--	B	B			-	--	<u>6.1.7.B.</u>	
Developed Recreation	--	--	--	--	--	--	--	--	B	B			-	--	<u>6.1.7.D.</u>	
Outfitter/Tour Operator	--	--	--	--	--	--	--	--	C	B	B	B	--	--	<u>6.1.7.E.</u>	
Adult Entertainment Business	--	--	--	--	--	--	--	--	--	--	--		--	--	<u>6.1.7.F.</u>	
Institutional																<u>6.1.8.</u>
Assembly	C	C	--	--	C	--	C	C						--	<u>6.1.8.B.</u>	
Daycare/Education	--	--	--	--	--	--	--	--	B	B				--	<u>6.1.8.C.</u>	

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed
 B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required
^z = Use subject to zone specific standards

Use Schedule: Town Character Zones

USE CATEGORY	Complete Neighborhood Zones													Rural Area Zones	Def/ Stds
	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
Industrial															<u>6.1.9.</u>
Light Industry	--	--	--	--	--	--	--	--	--	--	--	B ^z	--	--	<u>6.1.9.B.</u>
Heavy Industry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.9.C.</u>
Disposal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.9.D.</u>
Transportation/Infrastructure															<u>6.1.10.</u>
Parking	--	--	--	--	--	--	--	--	C	C				--	<u>6.1.10.B.</u>
Utility Facility	C	C												--	<u>6.1.10.C.</u>
Wireless Communication Facilities															
Minor	B	B												--	<u>6.1.10.D.</u>
Major	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Heliport	--	--	--	--	--	--	--	--	--	--	--	C	--	--	<u>6.1.10.E.</u>
Accessory Uses															<u>6.1.11.</u>
Accessory Residential Unit	B ^z	B ^z	B ^z	B ^z	--	B ^z	--	--	B	B				--	<u>6.1.11.B.</u>
Bed and Breakfast	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.11.C.</u>
Home Occupation	B	B												--	<u>6.1.11.D.</u>
Home Business	C	C							--	--	--	--	--	--	<u>6.1.11.E.</u>
Family Home Daycare	B	B												--	<u>6.1.11.F.</u>
Home Daycare Center	C	C	--	--	C	--	C	C	--	--	--	--	--	--	<u>6.1.11.G.</u>
Drive-In Facility	--	--	--	--	--	--	--	--	--	--	--	B	--	--	<u>6.1.11.H.</u>
Temporary Uses															<u>6.1.12.</u>
Christmas Tree Sales	--	--	--	--	--	--	--	--	Y	Y				--	<u>6.1.12.B.</u>
Real Estate Sales Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.12.C.</u>
Temporary Shelter	B	B							-	--	--	--	--	--	<u>6.1.12.D.</u>
Farm Stand	--	--	--	--	--	--	--	--	B	B				--	<u>6.1.12.E.</u>
Temp. Gravel Extraction and Processing	B	B							-	--	--	--	--	--	<u>6.1.12.F.</u>

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Use Schedule: Town Legacy Zones

USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		Def/ Stds
	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Open Space								<u>6.1.2.</u>
Agriculture	--	--	--	--	B	Y	Y	<u>6.1.3.B.</u>
Outdoor Recreation	--	--	C	--	C	C	C	<u>6.1.3.C.</u>
Residential								<u>6.1.4.</u>
Detached Single-Family Unit	--	Y	--	--	Y	--	--	<u>6.1.4.B.</u>
Attached Single-Family Unit	--	B ^z	--	--	--	--	--	<u>6.1.4.C.</u>
Apartment	--	B ^z	--	--	--	--	--	<u>6.1.4.D.</u>
Mobile Home	--	--	--	B ^z	--	--	--	<u>6.1.4.E.</u>
Dormitory	--	C	--	--	C	C	--	<u>6.1.4.F.</u>
Group Home	--	C	--	--	C ^z	C	--	<u>6.1.4.G.</u>
Lodging								<u>6.1.5.</u>
Conventional Lodging	C(LO)	B(LO)	--	--	--	--	--	<u>6.1.5.B.</u>
Short-Term Rental Unit	C(LO)	B(LO)	--	--	--	--	--	<u>6.1.5.C.</u>
Commercial								<u>6.1.6.</u>
Office	B	B	--	--	--	C	--	<u>6.1.6.B.</u>
Retail	B	B	--	--	--	--	--	<u>6.1.6.C.</u>
Service	B	B	--	--	--	C	--	<u>6.1.6.D.</u>
Restaurant/Bar	B	B	--	--	--	--	--	<u>6.1.6.E.</u>
Heavy Retail/Service	--	--	B	--	--	C	--	<u>6.1.6.F.</u>
Mini-Storage Warehouse	--	--	B	--	--	C	--	<u>6.1.6.G.</u>
Nursery	--	--	C	--	C	--	--	<u>6.1.6.H.</u>
Amusement/Recreation								<u>6.1.7.</u>
Amusement	C	C	--	--	--	--	--	<u>6.1.7.B.</u>
Developed Recreation	--	B	C	--	--	C	--	<u>6.1.7.D.</u>
Outfitter/Tour Operator	--	C	C	--	--	--	--	<u>6.1.7.E.</u>
Adult Entertainment Business	--	--	C	--	--	--	--	<u>6.1.7.F.</u>
Institutional								<u>6.1.8.</u>
Assembly	--	C	C	--	C	C	--	<u>6.1.8.B.</u>
Daycare/Education	--	B	C	--	--	C	--	<u>6.1.8.C.</u>

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

Use Schedule: Town Legacy Zones

USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		Def/ Stds
	TS	UC	BP-ToJ	MHP-ToJ		R-ToJ	P/SP-ToJ	
Industrial								<u>6.1.9.</u>
Light Industry	--	--	B	--	--	C	--	<u>6.1.9.B.</u>
Heavy Industry	--	--	C	--	--	C	--	<u>6.1.9.C.</u>
Disposal	--	--	C	--	--	C	--	<u>6.1.9.D.</u>
Transportation/Infrastructure								<u>6.1.10.</u>
Parking	--	--	--	--	--	C	--	<u>6.1.10.B.</u>
Utility Facility	--	C	C					<u>6.1.10.C.</u>
Wireless Communication Facilities								
Minor	B	B						<u>6.1.10.D.</u>
Major	--	--	C	--	--	C	C	
Heliport	--	--	C	--	--	C	--	<u>6.1.10.E.</u>
Accessory Uses								<u>6.1.11.</u>
Accessory Residential Unit	B	B	C	--	B	B	--	<u>6.1.11.B.</u>
Bed and Breakfast	--	B(LO)	--	--	--	--	--	<u>6.1.11.C.</u>
Home Occupation	B	B					-	<u>6.1.11.D.</u>
Home Business	--	B	--	--	C	--	--	<u>6.1.11.E.</u>
Family Home Daycare	--	B	B	--	B	--	--	<u>6.1.11.F.</u>
Home Daycare Center	--	B	C	--	--	B	--	<u>6.1.11.G.</u>
Drive-In Facility	--	B	--	--	--	--	--	<u>6.1.11.H.</u>
Temporary Uses								<u>6.1.12.</u>
Christmas Tree Sales	--	Y	Y	--	Y	Y	Y	<u>6.1.12.B.</u>
Real Estate Sales Office	--	--	B	--	B	--	--	<u>6.1.12.C.</u>
Temporary Shelter	--	B	--	B	B	--	--	<u>6.1.12.D.</u>
Farm Stand	--	B	--	--	B	B	--	<u>6.1.12.E.</u>
Temp. Gravel Extraction and Processing	--	B	B					<u>6.1.12.F.</u>

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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. 1221 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