



# 2018 Town LDR Cleanup (P18-314)

Draft: January 3, 2019

	LDR Section	Issue and Staff Recommendation	Proposed Amendment												
1	2.2.1.C	Pedestrian Frontages: Clarify that the standards for Pedestrian Frontages apply only to <u>public</u> streets, not private roads. Because the town only has a few public roads (usually located in residential areas where Pedestrian Frontages don't apply anyway), this change should have limited impact but will avoid confusion in certain circumstances.	<p>"Pedestrian frontages are the spaces that occur on public or private property between the curb and the building, and are required along all primary and secondary <u>public</u> streets. Good pedestrian frontages are essential for fostering mixed-use, walkable, and pedestrian-oriented development."</p> <p><i>[NOTE: On private roads, the Planning Director and Town Engineer may require sidewalks on a case-by-case basis based on safety and other considerations]</i></p>												
2	2.2.2.B.1 2.2.3.B.1 2.2.4.B.1 2.2.5.B.1 2.2.6.B.1 2.2.7.B.1 2.2.8.B.1 2.2.9.B.1	Site Development Setbacks: Add "sidewalks" to parking and driveways as exceptions to the site development setbacks. The purpose is to allow private sidewalks that access a front door or the back of a house to be within 5' or 1' of the side/rear property line (depending on zone), just like parking areas and driveways. This same change is needed in all the residential zones.	<p><b>(Table - Lot Standards)</b></p> <table border="1" data-bbox="781 894 1349 1115"> <thead> <tr> <th colspan="2" data-bbox="781 894 1349 932"><b>Site Development Setbacks [e.g., NL-1]</b></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="781 932 1349 1003">All site development, excluding driveways, <u>sidewalks</u>, or parking</td> </tr> <tr> <td data-bbox="781 1003 1101 1075">Primary/secondary street (min)</td> <td data-bbox="1101 1003 1349 1075">Same as primary building</td> </tr> <tr> <td data-bbox="781 1075 1101 1115">Side interior/rear (min)</td> <td data-bbox="1101 1075 1349 1115">5'</td> </tr> </tbody> </table>	<b>Site Development Setbacks [e.g., NL-1]</b>		All site development, excluding driveways, <u>sidewalks</u> , or parking		Primary/secondary street (min)	Same as primary building	Side interior/rear (min)	5'				
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4	2.2.5.B.2	Parking Setbacks: The NL-4 zone is lacking the footnote under the "Parking Setbacks" table that says "* Excludes 20' max driveway allowed in primary/secondary street setback" that exists in all the other residential zones.	<p><b>(Table – Vehicle Access Standards)</b></p> <table border="1" data-bbox="781 1562 1349 1787"> <thead> <tr> <th colspan="2" data-bbox="781 1562 1349 1600"><b>Parking Setbacks</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="781 1600 1101 1633">Primary street* (min)</td> <td data-bbox="1101 1600 1349 1633">20'</td> </tr> <tr> <td data-bbox="781 1633 1101 1667">Secondary street* (min)</td> <td data-bbox="1101 1633 1349 1667">10'</td> </tr> <tr> <td data-bbox="781 1667 1101 1701">Side interior (min)</td> <td data-bbox="1101 1667 1349 1701">5'</td> </tr> <tr> <td data-bbox="781 1701 1101 1734">Rear (min)</td> <td data-bbox="1101 1701 1349 1734">5'</td> </tr> <tr> <td data-bbox="781 1734 1101 1768">Rear alley (min)</td> <td data-bbox="1101 1734 1349 1768">2'</td> </tr> </tbody> </table> <p>* <u>Excludes 20' max driveway allowed in primary/secondary street setback</u></p>	<b>Parking Setbacks</b>		Primary street* (min)	20'	Secondary street* (min)	10'	Side interior (min)	5'	Rear (min)	5'	Rear alley (min)	2'
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5 2.2.6.C.1 The recently-adopted NL-5 (which replaced the old AR zone) eliminated ARUs and replaced them with “apartments” in an effort to provide greater simplicity and flexibility to develop a property. The intent was to allow a maximum of three units/property but without worrying about the size limitations of ARUs (i.e., the 800 sf limit) in the AR zone or needing to identify a “primary” unit. However, this change created a definitional problem for Detached Single-Family Units because these units are not permitted to be attached to an apartment or any other type of unit -- other than ARUs. This prevents NL-5 owners from building a common type of project that was allowed under the previous AR zone, which was a main house (“Detached Single-Family Unit”) with a basement unit or attached secondary unit. This problem also leads to the odd result that when a unit is attached to the intended primary single-family unit, it requires that we call the primary SF home an “apartment” instead of a “Detached Single-Family Unit”, which is not what many landowners intend or want to hear. This could also cause major confusion for the assessor/banks/real estate agents, etc. because they likely want to call the main unit a “single-family home”, not an apartment. So, to restore the same options previously allowed in the AR zone, while keeping the intended flexibility, staff is proposing to allow ARUs again in the NL-5 but not to include the 800 sf maximum size for ARUs. This means that when there are two or three units on a property, the landowner can determine which unit is the primary SF unit and which unit(s) are the ARUs or apartments, depending on the development configuration and development needs. Other related changes include updating Section E to include ARUs and to fix a mistake in the Use Table to clarify that

**(Table – NL-5 Allowed Uses)**

Use	Permit	Density (max)	Individual Use (max)
Temporary Uses			
<u>Accessory Residential Unit (Sec. 6.1.11) (E.1) (E.2)</u>	<u>B</u>	<u>2 units per lot</u>	<u>E.1</u>

(USE TABLE CONTINUED)

Use	Parking (min) (Div.6.2)	Affordable Workforce Housing Units (min) (Div. 6.3)
Temporary Uses		
<u>Accessory Residential Unit (Sec. 6.1.11) (E.1)(E.2)</u>	<u>1/DU if &lt; 2 bedrooms and &lt; 500 sf; otherwise, 1.5/DU</u>	<u>exempt</u>

(PARTIAL USE TABLE FOR “APARTMENT” USE)

Use	Affordable Workforce Housing Units (min) (Div. 6.3)
Residential	
Apartment (Sec. 6.1.4.D) (E.2)	<u>0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.76</u> <u>exempt</u>

**E. Additional Zone-specific Standards**

The following standards apply in addition to all other standards applicable in the NL-5 zone.

- 1. Single-Family Detached ~~or~~ Apartment, or ARU.** No more than 3 units of any combination are permitted on the lot.
- 2. Apartment and ARU Occupancy.** Occupancy of an apartment or ARU shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be members of the same family occupying the principal dwelling unit, such as parents or adult children, or intermittent, nonpaying guests

LDR Section	Issue and Staff Recommendation	Proposed Amendment															
	"apartments" are exempt from affordable housing requirements.																
6	2.2.7.B.3 FAR for Detached Townhouse. The FAR table for the NM-1 zone needs to add "Townhouse Detached" to clarify the FAR for this development option.	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="781 279 1357 310"><b>Scale Of Development (Sec. 9.4.13)</b></th> </tr> <tr> <th data-bbox="781 310 1015 342">FAR</th> <th data-bbox="1015 310 1170 342">&lt; 7,500 sf</th> <th data-bbox="1170 310 1357 342">≥ 7,500 sf</th> </tr> </thead> <tbody> <tr> <td data-bbox="781 342 1015 422">Single-Family detached</td> <td data-bbox="1015 342 1170 422">.40</td> <td data-bbox="1170 342 1357 422">.40</td> </tr> <tr> <td data-bbox="781 422 1015 495">Single-Family attached</td> <td data-bbox="1015 422 1170 495">.40</td> <td data-bbox="1170 422 1357 495">n/a</td> </tr> <tr> <td data-bbox="781 495 1015 569"><u>Townhouse detached</u></td> <td data-bbox="1015 495 1170 569"><u>n/a</u></td> <td data-bbox="1170 495 1357 569"><u>.40</u></td> </tr> </tbody> </table>	<b>Scale Of Development (Sec. 9.4.13)</b>			FAR	< 7,500 sf	≥ 7,500 sf	Single-Family detached	.40	.40	Single-Family attached	.40	n/a	<u>Townhouse detached</u>	<u>n/a</u>	<u>.40</u>
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7	2.2.7.C.1 The Use Table for the NM-1 zone needs to be clarified so that the "Density (max)" column for the "Detached Single-Family Unit", "Apartment", and Accessory Residential Unit" uses all refer to "E.1" instead of the current density maximums. Section E.1 clarifies how many total units are allowed on properties that are smaller or greater than 7,500 sf in size.	<p data-bbox="781 575 1057 606"><b>(Table – Allowed Uses)</b></p> <p data-bbox="781 646 1029 678">(PARTIAL USE TABLE)</p> <table border="1"> <thead> <tr> <th data-bbox="781 678 1040 709">Use</th> <th data-bbox="1040 678 1300 709">Density (max)</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="781 709 1300 741">Residential</td> </tr> <tr> <td data-bbox="781 741 1040 821">Detached Single-Family Unit (6.1.4.B)</td> <td data-bbox="1040 741 1300 821"><u>2 units per lot</u> <u>E.1</u></td> </tr> <tr> <td data-bbox="781 821 1040 894">Apartment (Sec. 6.1.4.D) (E.1)</td> <td data-bbox="1040 821 1300 894"><u>2 units per lot</u> <u>E.1</u></td> </tr> <tr> <td colspan="2" data-bbox="781 894 1300 926">Accessory Uses</td> </tr> <tr> <td data-bbox="781 926 1040 1041">Accessory Residential Unit (Sec. 6.1.11) (E.2)</td> <td data-bbox="1040 926 1300 1041"><u>1 per unit</u> <u>E.1</u></td> </tr> </tbody> </table>	Use	Density (max)	Residential		Detached Single-Family Unit (6.1.4.B)	<u>2 units per lot</u> <u>E.1</u>	Apartment (Sec. 6.1.4.D) (E.1)	<u>2 units per lot</u> <u>E.1</u>	Accessory Uses		Accessory Residential Unit (Sec. 6.1.11) (E.2)	<u>1 per unit</u> <u>E.1</u>			
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8	2.2.7.B.2 2.2.8.B.2 2.2.9.B.2 Curb cut width: Current standard in NM-1, NM-2, and NH-1 allows only one 20' curb cut per frontage. The problem is that when landowners choose to develop multiple lots as one site and so have one long frontage, it may not be functional to allow only one 20' access for this long frontage (e.g., 200' wide lot). To provide some relief while also limiting unreasonable curb cuts, staff proposes that the standard be changed to allow one 20' curb cut per 100' of frontage (i.e., would need 200' frontage to get 2 curb cuts). This change will provide design flexibility for dense developments while still protecting sidewalks and the ROW from excessive curb cuts.	<p data-bbox="781 1050 1089 1081"><b>Vehicle Access Standards</b></p> <table border="1"> <thead> <tr> <th data-bbox="781 1081 935 1192">Use</th> <th data-bbox="935 1081 1062 1192">SFD/SFA Lot Width ≤ 25'</th> <th data-bbox="1062 1081 1206 1192">SFD/SFA Lot Width &gt; 25'</th> <th data-bbox="1206 1081 1357 1192">All other uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="781 1192 935 1224">""</td> <td data-bbox="935 1192 1062 1224">""</td> <td data-bbox="1062 1192 1206 1224">""</td> <td data-bbox="1206 1192 1357 1224">""</td> </tr> <tr> <td data-bbox="781 1224 935 1476">Curb cut width (max)</td> <td data-bbox="935 1224 1062 1476">Not Allowed</td> <td data-bbox="1062 1224 1206 1476"><u>20' per 100' of lot frontage</u> or 40% of lot frontage whichever is less</td> <td data-bbox="1206 1224 1357 1476"><u>20' per 100' of lot frontage</u> or 40% of lot frontage whichever is less</td> </tr> </tbody> </table>	Use	SFD/SFA Lot Width ≤ 25'	SFD/SFA Lot Width > 25'	All other uses	""	""	""	""	Curb cut width (max)	Not Allowed	<u>20' per 100' of lot frontage</u> or 40% of lot frontage whichever is less	<u>20' per 100' of lot frontage</u> or 40% of lot frontage whichever is less			
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9	2.2.7.C.1	<p>Density of “Detached Single-Family” and “Apartment” in NM-1. The current use table for the NM-1 states that the maximum density for Detached Single-Family or Apartment use is ‘2 units per lot’. This is a bit misleading because this is only true in certain cases. Staff believes the better solution is to refer the detailed explanation in Sec. E.1. Section E.1 clarifies how many total units are allowed on properties that are smaller or greater than 7,500 sf in size.</p> <p><b>(Sec. 2.2.7.C.1 – Use Table)</b> (PARTIAL USE TABLE)</p> <table border="1" data-bbox="781 254 1377 583"> <thead> <tr> <th data-bbox="781 254 1040 327">Use</th> <th data-bbox="1040 254 1130 327">Permit</th> <th data-bbox="1130 254 1235 327">Density (max)</th> <th data-bbox="1235 254 1377 327">Individual Use (max)</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="781 327 1377 363">Residential</td> </tr> <tr> <td data-bbox="781 363 1040 474">Detached Single-Family Unit (6.1.4.B)</td> <td data-bbox="1040 363 1130 474">B</td> <td data-bbox="1130 363 1235 474"><del>2 units per lot</del> E.1</td> <td data-bbox="1235 363 1377 474">8,000 sf habitable-excluding basement</td> </tr> <tr> <td data-bbox="781 474 1040 583">Apartment (6.1.4.D) (E.1)</td> <td data-bbox="1040 474 1130 583">B</td> <td data-bbox="1130 474 1235 583"><del>2 units per lot</del> E.1</td> <td data-bbox="1235 474 1377 583"></td> </tr> </tbody> </table>	Use	Permit	Density (max)	Individual Use (max)	Residential				Detached Single-Family Unit (6.1.4.B)	B	<del>2 units per lot</del> E.1	8,000 sf habitable-excluding basement	Apartment (6.1.4.D) (E.1)	B	<del>2 units per lot</del> E.1	
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10	2.2.7.D.1	<p>Condominium/Townhouse plat in NM-1 Zone. The NM-1 zone does not currently include the subdivision option for a Condominium/Townhouse plat. This was an inadvertent omission so staff recommends that it be added into the zone to be consistent with the previous NC-2 zone.</p> <p><b>1. Development Options and Subdivision</b></p> <table border="1" data-bbox="781 667 1349 856"> <thead> <tr> <th data-bbox="781 667 1016 703">Option</th> <th data-bbox="1016 667 1195 703">Lot Size (min)</th> <th data-bbox="1195 667 1349 703">Standards</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="781 703 1349 739">Allowed Subdivision Options</td> </tr> <tr> <td data-bbox="781 739 1016 779">Land Division</td> <td data-bbox="1016 739 1195 779">3,750 sf</td> <td data-bbox="1195 739 1349 779">(Sec. 7.2.3)</td> </tr> <tr> <td data-bbox="781 779 1016 856"><u>Condominium / Townhouse</u></td> <td data-bbox="1016 779 1195 856">n/a</td> <td data-bbox="1195 779 1349 856"><u>(Sec. 7.2.4)</u></td> </tr> </tbody> </table>	Option	Lot Size (min)	Standards	Allowed Subdivision Options			Land Division	3,750 sf	(Sec. 7.2.3)	<u>Condominium / Townhouse</u>	n/a	<u>(Sec. 7.2.4)</u>				
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11 2.2.8.B.10 2.2.9.B.10 2.2.13.B.10	<p>Development Permit Thresholds. The threshold to determine when permits are required should be based on “floor area” not “site area” to be consistent with all other zones. Otherwise, using “site area” can require small projects proposed on a large site to undergo lengthy processes, such as a Sketch Plan, when such processes are not necessary. This change applies to the NM-2, NH-1, and CR-3 zones.</p>	<p>(DEVELOPMENT OPTIONS AND SUBDIVISION TABLE)</p> <p><b>NM-2</b></p> <table border="1" data-bbox="781 310 1349 674"> <thead> <tr> <th colspan="4">10. Required Physical Development Permits</th> </tr> </thead> <tbody> <tr> <td>Physical Development</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> <tr> <td>Site area Dwelling Unit</td> <td></td> <td></td> <td></td> </tr> <tr> <td>≤ 15,000 sf &lt; 5 units</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> <tr> <td>15,001 – 30,000 sf 5 – 15 units</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> <tr> <td>&lt; 30,000 sf &gt; 15 units</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> </tbody> </table> <p><b>NH-1</b></p> <table border="1" data-bbox="781 747 1349 1146"> <thead> <tr> <th colspan="4">10. Required Physical Development Permits</th> </tr> </thead> <tbody> <tr> <td>Physical Development</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> <tr> <td>Site area Dwelling Unit</td> <td></td> <td></td> <td></td> </tr> <tr> <td>≤ 15,000 sf &lt; 10 units</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> <tr> <td>15,001 – 30,000 sf 10 – 20 units</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> <tr> <td>&lt; 30,000 sf &gt; 20 units</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> </tbody> </table> <p><b>CR-3</b></p> <table border="1" data-bbox="781 1220 1349 1583"> <thead> <tr> <th colspan="4">10. Required Physical Development Permits</th> </tr> </thead> <tbody> <tr> <td>Physical Development</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> <tr> <td>Site Floor area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>≤ 15,000 sf &lt; 9,750 sf</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> <tr> <td>15,001 – 30,000 sf 9,750 sf – 19,500 sf</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> <tr> <td>&lt; 30,000 sf &gt; 19,500 sf</td> <td>'''</td> <td>'''</td> <td>'''</td> </tr> </tbody> </table>	10. Required Physical Development Permits				Physical Development	'''	'''	'''	Site area Dwelling Unit				≤ 15,000 sf < 5 units	'''	'''	'''	15,001 – 30,000 sf 5 – 15 units	'''	'''	'''	< 30,000 sf > 15 units	'''	'''	'''	10. Required Physical Development Permits				Physical Development	'''	'''	'''	Site area Dwelling Unit				≤ 15,000 sf < 10 units	'''	'''	'''	15,001 – 30,000 sf 10 – 20 units	'''	'''	'''	< 30,000 sf > 20 units	'''	'''	'''	10. Required Physical Development Permits				Physical Development	'''	'''	'''	Site Floor area				≤ 15,000 sf < 9,750 sf	'''	'''	'''	15,001 – 30,000 sf 9,750 sf – 19,500 sf	'''	'''	'''	< 30,000 sf > 19,500 sf	'''	'''	'''
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12 2.2.8.C.1	<p>In the NM-2 zone, we should make it clear that there is no limit on the number of “Detached Single-family” units that can be located on a property provided all FAR, LSR, setbacks, etc., are followed.</p>	<p>(Sec. 2.2.8.C.1 – Use Table)</p> <p>(PARTIAL USE TABLE)</p> <table border="1" data-bbox="781 1692 1373 1944"> <thead> <tr> <th>Use</th> <th>Permit</th> <th>Density (max)</th> <th>Individual Use (max)</th> </tr> </thead> <tbody> <tr> <td colspan="4">Residential</td> </tr> <tr> <td>Detached Single-Family Unit (6.1.4.B)</td> <td>B</td> <td>1-unit per lot n/a</td> <td>8,000 sf habitable-excluding basement</td> </tr> </tbody> </table>	Use	Permit	Density (max)	Individual Use (max)	Residential				Detached Single-Family Unit (6.1.4.B)	B	1-unit per lot n/a	8,000 sf habitable-excluding basement																																																												
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LDR Section	Issue and Staff Recommendation	Proposed Amendment															
13 2.2.9.E.1	Minimum Density: In the HNNH-1 zone, the existing language in Subsection E. regarding the minimum required density has caused confusion so staff is recommending changes to clarify how the calculation works and correct some of the numbers consistent with the clarification.	<p>1. Minimum Density. The minimum density for lots in the NH-1 is <del>based on requiring a minimum density of</del> 17.4<del>25</del> units per acre (<u>NOTE: this requirement is rounded down to the next whole number (e.g., 1.8 units = 1 unit). The following density ranges are provided for general guidance and are as follows:</u></p> <p>a. Lots <u>approximately</u> 5,<del>125</del> <u>000</u> sf or less: One Detached Single-Family Unit;</p> <p>b. Lots <u>approximately</u> 5,<del>126</del> <u>001</u> - 7,499 sf: Two units (either detached or attached);</p> <p>c. Lots 7,500 or larger: Three <u>or more</u> units (either detached or attached).</p>															
14 2.2.10.B.5 2.2.11.B.5 2.2.12.B.5 2.2.13.B.5 2.2.14.B.5	Maximum lumens per site: In the DC, CR-1, CR-2, CR-3, and OR zones, the LDRs mistakenly say “max lumens per site: 3” when there should be two separate lines, one saying “max lumens per sf of site development: 3”, and the other saying “max lumens per site”.	<table border="1" data-bbox="782 659 1325 995"> <thead> <tr> <th colspan="2" data-bbox="782 659 1325 695">5. Scenic Standards</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="782 695 1325 737">Exterior Lighting</td> </tr> <tr> <td colspan="2" data-bbox="782 737 1325 810">All lights over 600 lumens shall be fully shielded</td> </tr> <tr> <td data-bbox="782 810 1101 879"><u>Max lumens per sf of site development</u></td> <td data-bbox="1101 810 1325 879"><u>3</u></td> </tr> <tr> <td colspan="2" data-bbox="782 879 1325 915">Lumens per site (max.)</td> </tr> <tr> <td data-bbox="782 915 1101 951">All fixtures</td> <td data-bbox="1101 915 1325 951">100,000</td> </tr> <tr> <td data-bbox="782 951 1101 995">Unshielded fixtures</td> <td data-bbox="1101 951 1325 995">5,500</td> </tr> </tbody> </table>	5. Scenic Standards		Exterior Lighting		All lights over 600 lumens shall be fully shielded		<u>Max lumens per sf of site development</u>	<u>3</u>	Lumens per site (max.)		All fixtures	100,000	Unshielded fixtures	5,500	
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15 2.2.10.C.1 2.2.11.C.1 2.2.12.C.1	Parking requirement for Developed Recreation: CR-3 (and CR-1 and CR-2) says 3.37 but Division 6.2 says 4.5.	<table border="1" data-bbox="782 1100 1373 1354"> <thead> <tr> <th colspan="3" data-bbox="782 1100 1373 1136">Required Parking</th> </tr> <tr> <th data-bbox="782 1136 1040 1209">Use</th> <th data-bbox="1040 1136 1195 1209">Parking Spaces</th> <th data-bbox="1195 1136 1373 1209">Queuing Spaces</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="782 1209 1373 1245">Amusement and Recreation Uses</td> </tr> <tr> <td data-bbox="782 1245 1040 1281">""</td> <td data-bbox="1040 1245 1195 1281">""</td> <td data-bbox="1195 1245 1373 1281">""</td> </tr> <tr> <td data-bbox="782 1281 1040 1354">Developed Recreation</td> <td data-bbox="1040 1281 1195 1354"><del>4.5</del> <u>3.37</u> per 1,000 sf</td> <td data-bbox="1195 1281 1373 1354"></td> </tr> </tbody> </table>	Required Parking			Use	Parking Spaces	Queuing Spaces	Amusement and Recreation Uses			""	""	""	Developed Recreation	<del>4.5</del> <u>3.37</u> per 1,000 sf	
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LDR Section	Issue and Staff Recommendation	Proposed Amendment																												
16	2.2.12.B.8 Sign Standards. The summary of sign standards was omitted from the CR-3 zone so staff proposes to add them as shown to the right (which are the same as the sign standards from the CR-2). This would result in no changes to allowed signage.	<p>NOTE: Add all text shown below to CR-3 as Heading 8 after current Heading 7. Natural Hazards to Avoid:</p> <table border="1" data-bbox="781 306 1338 884"> <thead> <tr> <th colspan="2">Sign Type Standards</th> </tr> </thead> <tbody> <tr> <td colspan="2">Canopy sign</td> </tr> <tr> <td>Clearance (min)</td> <td>7'6" from average grade</td> </tr> <tr> <td>Setback (min)</td> <td>18" from back of curb</td> </tr> <tr> <td colspan="2">Freestanding sign</td> </tr> <tr> <td>Height (max)</td> <td>6'</td> </tr> <tr> <td>Setback (min)</td> <td>5'</td> </tr> <tr> <td colspan="2">Projecting sign</td> </tr> <tr> <td>Height (max)</td> <td>24' above grade</td> </tr> <tr> <td>Clearance (min)</td> <td>7'6" from average grade</td> </tr> <tr> <td>Setback (min)</td> <td>18" from back of curb</td> </tr> <tr> <td colspan="2">Window sign</td> </tr> <tr> <td>Window surface coverage (max)</td> <td>25% up to 16 sf</td> </tr> <tr> <td>Temporary signs</td> <td>(Sec. 5.6.1.)</td> </tr> </tbody> </table>	Sign Type Standards		Canopy sign		Clearance (min)	7'6" from average grade	Setback (min)	18" from back of curb	Freestanding sign		Height (max)	6'	Setback (min)	5'	Projecting sign		Height (max)	24' above grade	Clearance (min)	7'6" from average grade	Setback (min)	18" from back of curb	Window sign		Window surface coverage (max)	25% up to 16 sf	Temporary signs	(Sec. 5.6.1.)
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17	2.2.12.C.1 Nursery: The use "Nursery" is not allowed anywhere in the LDR Use Tables but is still defined as a use. This appears to be an oversight and so staff is recommending that the "Nursery" be allowed in the CR-3 zone as a Conditional Use Permit (CUP).	<p>Add the following line to the end of "Commercial Uses" section of use table:</p> <table border="1" data-bbox="781 1087 1377 1234"> <thead> <tr> <th>Use</th> <th>Permit</th> <th>Density (max)</th> <th>Individual Use (max)</th> </tr> </thead> <tbody> <tr> <td colspan="4">Commercial Uses</td> </tr> <tr> <td><u>Nursery (6.1.6.H)</u></td> <td><u>C</u></td> <td><u>n/a</u></td> <td><u>n/a</u></td> </tr> </tbody> </table> <p>(USE TABLE CONTINUED)</p> <table border="1" data-bbox="781 1308 1393 1558"> <thead> <tr> <th>Use</th> <th>Parking (min) (Div.6.2)</th> <th>Affordable Workforce Housing Units (min) (Div. 6.3)</th> </tr> </thead> <tbody> <tr> <td colspan="3">Commercial Uses</td> </tr> <tr> <td><u>Nursery (6.1.6.H)</u></td> <td><u>Independent calculation</u></td> <td><u>Independent calculation</u></td> </tr> </tbody> </table>	Use	Permit	Density (max)	Individual Use (max)	Commercial Uses				<u>Nursery (6.1.6.H)</u>	<u>C</u>	<u>n/a</u>	<u>n/a</u>	Use	Parking (min) (Div.6.2)	Affordable Workforce Housing Units (min) (Div. 6.3)	Commercial Uses			<u>Nursery (6.1.6.H)</u>	<u>Independent calculation</u>	<u>Independent calculation</u>							
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LDR Section	Issue and Staff Recommendation	Proposed Amendment																					
18 2.2.12.C.1	Drive-thru accessory use: The accessory use of “Drive-In Facility” was omitted from the CR-3 zone so staff recommends that it be added to the use table.	<p>Add ‘Drive-In Facility’ To Accessory Uses in use table as follows:</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Permit</th> <th>Density (max)</th> <th>Individual Use (max)</th> </tr> </thead> <tbody> <tr> <td colspan="4">Commercial Uses</td> </tr> <tr> <td><u>Drive-In Facility (6.1.11.H)</u></td> <td><u>B</u></td> <td><u>n/a</u></td> <td><u>n/a</u></td> </tr> </tbody> </table> <p>(USE TABLE CONTINUED)</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Parking (min) (Div.6.2)</th> <th>Affordable Workforce Housing Units (min) (Div. 6.3)</th> </tr> </thead> <tbody> <tr> <td colspan="3">Commercial Uses</td> </tr> <tr> <td><u>Drive-In Facility (6.1.11.H)</u></td> <td><u>3 que spaces per service lane</u></td> <td><u>Exempt</u></td> </tr> </tbody> </table>	Use	Permit	Density (max)	Individual Use (max)	Commercial Uses				<u>Drive-In Facility (6.1.11.H)</u>	<u>B</u>	<u>n/a</u>	<u>n/a</u>	Use	Parking (min) (Div.6.2)	Affordable Workforce Housing Units (min) (Div. 6.3)	Commercial Uses			<u>Drive-In Facility (6.1.11.H)</u>	<u>3 que spaces per service lane</u>	<u>Exempt</u>
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19 2.2.13.E.4.a.iii 2.2.13.E.4.b.	In the CR-3 zone, the two referenced sections mistakenly reference Div. 7.4 instead of the correct Div. 6.3 (Affordable Workforce Housing Standards).	<p>iii. It shall be exempt from the calculation of affordable housing required by Division <u>7-4 6.3</u>, but shall not be used to meet the affordable housing requirement for the project.</p> <p>b. The project shall provide the affordable housing required by Div. <u>7-4 6.3</u> on site.</p>																					
20 2.2.14.B.1	Fence height in Office Residential (OR) zone: Clarify fence height so that it is the same in the OR as in other residential districts. This means a 4’ tall maximum fence in any type of street yard (e.g., both street sides of corner lot) and a 6’ max height for all other fences (interior side, rear).	<table border="1"> <thead> <tr> <th colspan="2">Fencing</th> </tr> </thead> <tbody> <tr> <td>Height in any <u>primary or secondary</u> street <del>or</del> side yard (max)</td> <td>4’</td> </tr> <tr> <td>Height in <u>interior side</u> or rear yard (max)</td> <td>6’</td> </tr> <tr> <td>Setback from pedestrian frontage (min)</td> <td>1’</td> </tr> <tr> <td>Setback from side or rear lot line (min)</td> <td>0’</td> </tr> </tbody> </table>	Fencing		Height in any <u>primary or secondary</u> street <del>or</del> side yard (max)	4’	Height in <u>interior side</u> or rear yard (max)	6’	Setback from pedestrian frontage (min)	1’	Setback from side or rear lot line (min)	0’											
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21 5.7.1.D.4	Thresholds for Grading Permits: This change was recommended by the Town Engineer. The purpose is to increase the threshold at which the more extensive (and expensive) Grading Permit is required compared the less involved Grading Statement (increased from 1,000 sf of ground disturbance to 3,000 sf of disturbance). This will reduce unnecessary studies for applicants, especially for single-family homes on regular-size Town lots.	<table border="1"> <thead> <tr> <th>GRADING PROPOSAL</th> <th>EXEMPT</th> <th>STATEMENT</th> <th>PLAN LEVEL</th> </tr> </thead> <tbody> <tr> <td><u>Total Site</u> Proposed Impervious Surface</td> <td>See LDRs</td> <td>See LDRs</td> <td>≥ 41%</td> </tr> <tr> <td>Total Disturbance</td> <td>See LDRs</td> <td>≥ 600 SF and &lt; <u>1,0003,000</u> SF</td> <td>≥ <u>1,0003,000</u> SF</td> </tr> <tr> <td>Disturbance of Slopes ≤ 5%</td> <td>&lt; 600 SF</td> <td>≥ 600 SF and &lt; <u>1,0003,000</u> SF</td> <td>≥ <u>1,0003,000</u> SF</td> </tr> </tbody> </table>	GRADING PROPOSAL	EXEMPT	STATEMENT	PLAN LEVEL	<u>Total Site</u> Proposed Impervious Surface	See LDRs	See LDRs	≥ 41%	Total Disturbance	See LDRs	≥ 600 SF and < <u>1,0003,000</u> SF	≥ <u>1,0003,000</u> SF	Disturbance of Slopes ≤ 5%	< 600 SF	≥ 600 SF and < <u>1,0003,000</u> SF	≥ <u>1,0003,000</u> SF					
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LDR Section	Issue and Staff Recommendation	Proposed Amendment																
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22	5.7.1.D.5.a Exemptions for landscaping activities: This change was recommended by the Town Engineer. The purpose is to clarify that minor landscaping activities are also exempt under the category of “agricultural” activities.	<p data-bbox="829 636 1518 919"><b>a. Agricultural Activities.</b> Earthmoving operations occurring on natural slopes that are less than 25%, which are commonly associated with agricultural use <u>(including gardening and landscaping that does not alter the grade or increase impervious areas)</u>, construction and maintenance of field access improvements, and construction and maintenance of irrigation systems.</p>																
23	6.1.1.F Summary Use Table: Heavy Retail/Service: Change Heavy Retail Service to CUP (Not B) in the summary use table to be consistent with the use table in the CR-3 zone.	<p data-bbox="784 961 1125 993">(Table – Summary Use Table)</p> <table border="1" data-bbox="784 1024 1328 1245"> <thead> <tr> <th data-bbox="784 1024 1003 1098">Use Category</th> <th data-bbox="1003 1024 1328 1098">Complete Neighborhood Zones</th> </tr> </thead> <tbody> <tr> <td data-bbox="784 1098 1003 1140">Specific Use</td> <td data-bbox="1003 1098 1328 1140">CR-3</td> </tr> <tr> <td data-bbox="784 1140 1003 1171">""</td> <td data-bbox="1003 1140 1328 1171">""</td> </tr> <tr> <td data-bbox="784 1171 1003 1245">Heavy Retail / Service</td> <td data-bbox="1003 1171 1328 1245"><del>B</del><sup>C</sup></td> </tr> </tbody> </table>	Use Category	Complete Neighborhood Zones	Specific Use	CR-3	""	""	Heavy Retail / Service	<del>B</del> <sup>C</sup>								
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Heavy Retail / Service	<del>B</del> <sup>C</sup>																	
24	7.2.2.A.6.C Responsibility to maintain infrastructure: This change was recommended by the Town Engineer. The purpose is to make the two-year warranty consistent with the financial assurance language in 8.2.11.E.	<p data-bbox="829 1287 1518 1497"><b>c. Responsibility to Maintain.</b> Upon acceptance by the Town, all responsibility for the improvements shall be assumed by the Town, except that the developer shall be subject to a <del>one</del><sup>two</sup> year warranty on the construction of the improvements from the time of acceptance by the Town.</p>																
25	7.6.3.G.2 7.6.3.H.1 Private Roads. The LDRs do not have road standards for new <u>private</u> roads (e.g., minimum paved width, easement needed), they only provide standards for new roads that are intended to be accepted by the public. However, because the Town’s general policy is to not accept new roads for public ownership/maintenance that do not meet Town ROW and design standards, staff has no guidance on what specifications should apply to	<p data-bbox="784 1539 1263 1570"><b>(TABLE: 7.6.3.G.2 Right-of-Way Widths)</b></p> <p data-bbox="784 1612 1198 1644">Add the following line to the table:</p> <table border="1" data-bbox="784 1675 1352 1938"> <thead> <tr> <th colspan="4" data-bbox="784 1675 1352 1707">Right-of- Way Width</th> </tr> <tr> <th data-bbox="784 1707 995 1854"></th> <th data-bbox="995 1707 1101 1854">Design Speed (mph)</th> <th data-bbox="1101 1707 1247 1854">Capacity Average Daily Traffic</th> <th data-bbox="1247 1707 1352 1854">R.O.W.</th> </tr> </thead> <tbody> <tr> <td data-bbox="784 1854 995 1896">""</td> <td data-bbox="995 1854 1101 1896">""</td> <td data-bbox="1101 1854 1247 1896">""</td> <td data-bbox="1247 1854 1352 1896">""</td> </tr> <tr> <td data-bbox="784 1896 995 1938">Alley</td> <td data-bbox="995 1896 1101 1938">15</td> <td data-bbox="1101 1896 1247 1938"></td> <td data-bbox="1247 1896 1352 1938">25’</td> </tr> </tbody> </table>	Right-of- Way Width					Design Speed (mph)	Capacity Average Daily Traffic	R.O.W.	""	""	""	""	Alley	15		25’
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LDR Section	Issue and Staff Recommendation	Proposed Amendment																																										
	<p>these roads. Recognizing that most new private roads in the Town will be relatively short, low traffic roads that serve a residential subdivision with a limited number of units (e.g., Daisy Bush), staff proposes general standards that new private roads must be a minimum of 20' wide and provide a minimum 30' ROW. The 20' width is adequate to allow 2-way traffic and fire access, and the 30' ROW is adequate to provide 5' of snow storage on both sides and basic utilities in most cases. We propose these as general minimum standards that may be increased by the Town Engineer if local circumstances demand higher standards, per existing Section 7.6.3.A that allows the Town Engineer and Town Council to approve alternative design for special situations.</p>	<table border="1" data-bbox="784 174 1349 281"> <tr> <td><u>Private Road</u></td> <td><u>15</u></td> <td></td> <td><u>30'</u></td> </tr> <tr> <td>Pathway</td> <td></td> <td></td> <td>20'</td> </tr> <tr> <td>""</td> <td>""</td> <td>""</td> <td>""</td> </tr> </table> <p><b>(TABLE: 7.6.3.H.1 Right-of-Way Widths)</b></p> <p>Add the following line to the table:</p> <table border="1" data-bbox="784 464 1357 863"> <thead> <tr> <th colspan="5">Street Widths (feet)</th> </tr> <tr> <th></th> <th>Paved Travel way</th> <th>Paved parking lane</th> <th>Paved shoulder (no pkg)</th> <th>Graded Shoulder (no curb)</th> </tr> </thead> <tbody> <tr> <td>""</td> <td>""</td> <td>""</td> <td>""</td> <td>""</td> </tr> <tr> <td>Local Hillside</td> <td>20'</td> <td>9'</td> <td>2'</td> <td>2'</td> </tr> <tr> <td><u>Private Road</u></td> <td><u>20'</u></td> <td><u>0'</u></td> <td><u>0'</u></td> <td><u>0'</u></td> </tr> <tr> <td>Cul-de-sac</td> <td>50' radius</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	<u>Private Road</u>	<u>15</u>		<u>30'</u>	Pathway			20'	""	""	""	""	Street Widths (feet)						Paved Travel way	Paved parking lane	Paved shoulder (no pkg)	Graded Shoulder (no curb)	""	""	""	""	""	Local Hillside	20'	9'	2'	2'	<u>Private Road</u>	<u>20'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	Cul-de-sac	50' radius	n/a	n/a	n/a
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26 9.4.6.D.1	<p>LSR for properties with private roads. There are a few areas in Town, such as Snow King Estates, where properties include private or public road easements within the platted lots. These road easements can greatly skew the LSR calculation to either unfairly penalize (or benefit) some landowners and so staff proposes to add a statement that excludes the area of a road easement from the LSR calculation. This exception is similar to the relationship between "gross site area" and "base site area" in the LDRs where certain portions of properties (e.g., road easements) are deducted for the purposes of applying certain development standards, such as LSR.</p>	<p>1. 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. &amp; Div. 3.2.). <u>However, for properties that include private or public road easements, the LSR calculation shall be based on the area of the property excluding the road easement and no hardscape within the road easement shall count against the required LSR.</u></p>																																										

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27	<p>9.4.8.E. Street Setback from private road easement. The LDRs assume all front setbacks are being measured from a public road ROW where the front property line ends at the ROW. However, with some private or public road easements, the front property line goes to the centerline of the road or easement. In such cases, the traditional 20' front setback measured from the edge of the easement will likely be too restrictive and create a larger actual setback than is necessary or desired, especially on hillsides with steep slopes where building close to the road is preferred. Thus, to recognize this special case, staff proposes an amendment to measure the required setback from a private/road easements from the edge of pavement, property line, or the edge of the access easement, whichever the Planning Director deems most beneficial in terms of balancing safety, utility placement, road character, and reasonable use of the property.</p> <p>In addition, staff proposes to clarify that the front setback cannot always be measured from the 'pedestrian frontage' as the LDRs currently require because many of the residential Character Zones (e.g., NI-1 to NL-5) don't require pedestrian frontages. In such cases, staff proposes to say that the street setback shall be measured from the front property line.</p>	<p><b>E. Street Setback</b></p> <p>1. Point of Measurement</p> <p>a. Character Zones. In a Character Zone (Div. 2.2. &amp; Div. 3.2.) a street setback shall be measured to the back of the pedestrian frontage, <u>with the following exceptions:-</u></p> <ul style="list-style-type: none"> <li>i. <u>Where no pedestrian frontage is required along a public ROW, the street setback shall be measured from the front property line.</u></li> <li>ii. <u>Where properties have no pedestrian frontage required and front a private or public road access easement, the street setback shall be measured from the edge of pavement, property line, or edge of the access easement, to be determined by the Planning Director based on consideration that include, but are not limited to, vehicular and pedestrian access, utility placement, street character, and reasonable use of the property.</u></li> </ul>

	LDR Section	Issue and Staff Recommendation	Proposed Amendment
28	8.10.8.D	<p>Legal staff has requested this change to eliminate a major current barrier in hiring a Hearing Officer which is that the Hearing Officer cannot also hold another appointive or elective office in the Town government. This restriction means that the Town has to pay significant fees to hire an outside attorney/judge when the easier and cheaper option would be use a sitting or alternative Municipal Judge who is already being paid by the Town and otherwise meets the other required qualifications.</p>	<p>D. Minimum Qualifications</p> <p>A. Hearing Officer shall have the following minimum qualifications:</p> <ol style="list-style-type: none"> <li>1. Hold an active license to practice law in the State of Wyoming;</li> <li>2. Knowledge of administrative, environmental, and land use planning law and procedures;</li> <li>3. Familiarity with these LDRs; and</li> <li>4. Hold no other appointive or elective public office or position in the Town government during the period of appointment, <u>except that of Municipal Judge or Alternative Municipal Judge.</u></li> </ol>