

ORDINANCE 1299

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1214 AND 1221 AND SECTIONS 2.2.6 AND 6.1.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING ALLOWED USES IN THE NEIGHBORHOOD LOW DENSITY-5 (NL-5) ZONING DISTRICT.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1214 and No. 1221, and Sections 2.2.6 and 6.1.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.2.6. NL-5 Neighborhood Low Density-5 (3/6/19, Ord. 1214)

B.3. Scale of Development

Scale of Development	(Sec. 9.4.13.)
Floor area ratio (FAR max)	
1 unit	.30
2 units	.35
3 units	.40 E.3
All other allowed uses	.40
Individual Building (max gross floor area)	10,000 sf

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.) (E.1)	Y	(E.1)		2/DU	$0.000017(\text{sf}) + (\text{Exp}(-15.49 + 1.59 \cdot \text{Ln}(\text{sf}))) / 2.176$
Attached Single-Family (6.1.4.C)	B	(E.1)	8,000 sf habitable-excluding basement	<u>1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU</u>	exempt (E.3)
Apartment (6.1.4.D.) (E.2)	B	(E.1)		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
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	$0.000123 * \text{sf}$

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.),

D.1. Allowed Subdivision and Development Options

Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)

E. Additional Zone-specific Standards

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

1. **Single-Family Detached, Single-Family Attached, 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
3. **Condominium or Townhouse.** Condominium or Townhouse subdivision is only allowed if all units on the property are permanently deed restricted to the satisfaction of the Jackson/Teton County Housing Department. The Restriction must permanently restrict use and occupancy of each dwelling unit to households that work locally and occupy the unit as their primary residence. If three units are built on a site or lot, an additional 600 sf of above-ground floor area shall be granted.

6.1.1. Use Schedule (3/5/19, Ord. 1221)

F. Additional Zone-specific Standards

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																6.1.3
Agriculture	B	B	B	B	B	B	--		--	--	--	--	--	--	--	6.1.3.B
Outdoor Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.3.C
Residential																6.1.4
Detached Single-Family Unit	Y	Y	Y	Y	Y ²	Y	Y	Y	--	--	--	--	--	--	--	6.1.4.B
Attached Single-Family Unit	--	--	--	--	B ²	B	B ²	B	B	B	B	B	B	B	--	6.1.4.C
Apartment	--	--	--	--	B ²	B	B ²	B	B	B	B	B	B	B	--	6.1.4.D
Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.4.E
Dormitory	--	--	--	--	C	C	B	C	C	C	C	C	B	C	--	6.1.4.F
Group Home	C ²	C ²	--	--	C	C	B	C	C	C	C	C	C	C	--	6.1.4.G

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 VI.

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

PASSED 1ST READING THE 20th DAY OF SEPTEMBER, 2021.

PASSED 2ND READING THE 4th DAY OF OCTOBER, 2021.

PASSED AND APPROVED THE 18th DAY OF OCTOBER, 2021.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
Roxanne Robinson, Deputy Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 20th day of October, 2021.

I further certify that the foregoing Ordinance was duly recorded on page 152 of Book 9 of Ordinances of the Town of Jackson, Wyoming.

Roxanne Robinson, Deputy Town Clerk

