

ORDINANCE 1316

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1216 AND 1217; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTIONS 2.2.8 AND 2.2.9 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING MAXIMUM ALLOWED HEIGHT AND STORIES OF DETACHED HOMES AND DUPLEX BUILDINGS IN THE NEIGHBORHOOD MEDIUM DENSITY – 2 (NM-2) DISTRICT AND NEIGHBORHOOD HIGH DENSITY (NH-1) 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. 1216 and 1217; Section 2 of Town of Jackson Ordinance No. 1074 (part); and Sections 2.2.8 and 2.2.9 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

(See next page)

2.2.8. NM-2: Neighborhood Medium Density-2 (3/6/19, Ord. 1216)

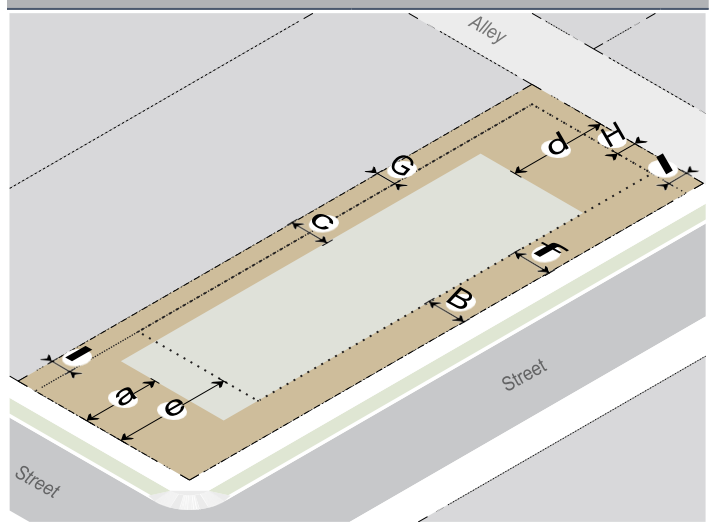
A. Intent

1. **General Intent:** The intent of the Neighborhood Medium Density-2 (NM-2) zone is to provide for medium to higher density residential development and to promote workforce housing types using a broad range of detached and attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited in order to respect and enhance the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. **Buildings:** Buildings **of 3 or more attached units** can be up to 3 stories in height. Multiple detached buildings or multiple attached units on a site is common. No more than 8 units will be permitted within an individual building. Incentives are provided to encourage variety in roof pitch and design.
3. **Parking:** Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley if present.
4. **Land Use:** The full spectrum from a detached home to an 8-unit apartment/condo building is allowed.
5. **Comprehensive Plan:** Based primarily on Subarea 3.2 in the Comprehensive Plan

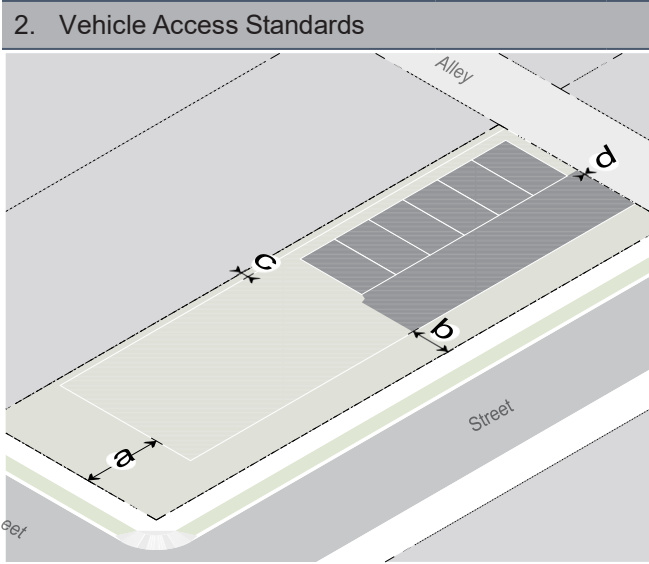
B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards

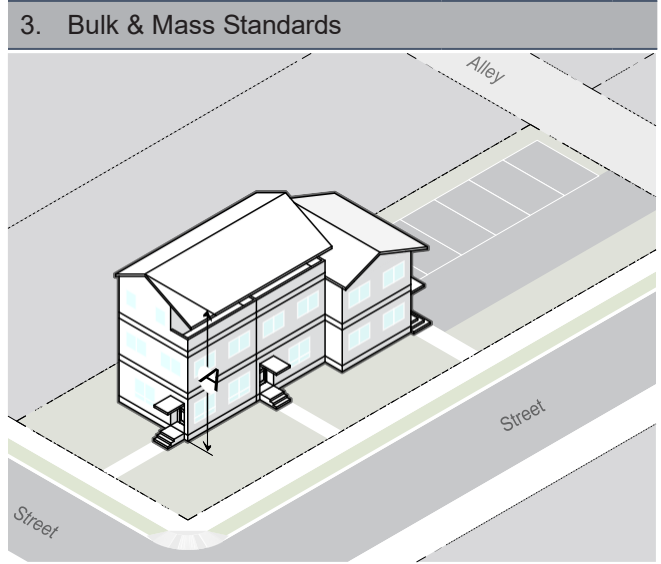


| Primary Building Setbacks | | (Sec. 9.4.8.) |
|---|-------------------------------|---------------|
| Primary street (min) | 20' | a |
| Secondary street (min) | 10' | b |
| Side interior (min) | 10' | c |
| Rear (min) | 20' | d |
| Accessory Structure Setbacks | | (Sec. 9.4.8.) |
| Primary street (min) | 30' | e |
| Secondary street (min) | 10' | f |
| Side interior (min) | 5' | g |
| Rear (min) | 5' | |
| Rear alley (min) | 10' | h |
| Site Development Setbacks | | |
| All site development, excluding driveways, sidewalks, or parking. | | |
| Primary/secondary street (min) | Same as primary building | |
| Side interior/rear (min) | 5' | i |
| Landscaping | | (Div. 5.5.) |
| Landscape surface ratio (min) | | (9.4.6.D.) |
| Detached Dwelling | .45 | |
| Apartments/ Attached Dwellings | .21 & 70% in front 1/3 of lot | |
| All other allowed uses | .35 | |
| Plant units (min) | | |
| Detached Dwelling and Duplex | 1 per unit | |
| All other uses | 1/1,000 sf of landscape area | |
| Parking Lot (all uses) | 1 per 12 parking spaces | |



| 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' | a |
| Secondary street* (min) | 20' | b |
| Side interior (min) | 1' | c |
| Rear (min) | 5' | |
| Rear alley (min) | 0' | d |

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



| Primary Building Height (Sec. 9.4.9.) | |
|--|------------------------------|
| 1 detached unit or 2 attached units | a |
| Height (max): roof pitch ≤ 3/12 | 2 stories, not to exceed 26' |
| Height (max): roof pitch 4/12, 5/12 | 2 stories, not to exceed 28' |
| Height (max): roof pitch ≥ 6/12 | 2 stories, not to exceed 30' |
| 3 or more attached units | a |
| Height (max): roof pitch ≤ 3/12 | 3 stories, not to exceed 35' |
| Height (max): roof pitch 4/12, 5/12 | 3 stories, not to exceed 37' |
| Height (max): roof pitch ≥ 6/12 | 3 stories, not to exceed 39' |
| Accessory Structure Height (Sec. 9.4.9.) | |
| All accessory structures (max) | 14' |
| Scale of Development (Sec. 9.4.13.) | |
| Floor area ratio (FAR max) | |
| Detached Dwelling | .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 |

2.2.9. NH-1: Neighborhood High Density 1

(3/6/19, Ord. 1217)

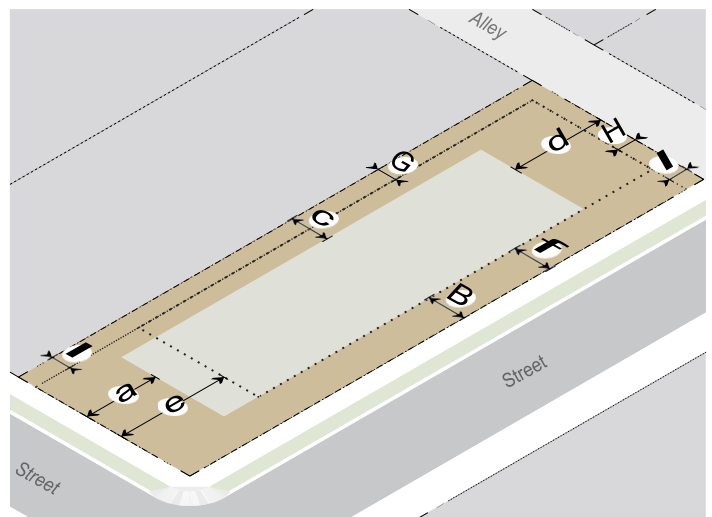
A. Intent

- General Intent:** The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed standard. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
- Buildings:** Buildings of 3 or more attached units can be up to 3 stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch and design.
- Parking:** Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.
- Land Use:** The full spectrum from a detached home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.
- Comprehensive Plan:** Based primarily on Subarea 3.2 in the Comprehensive Plan.

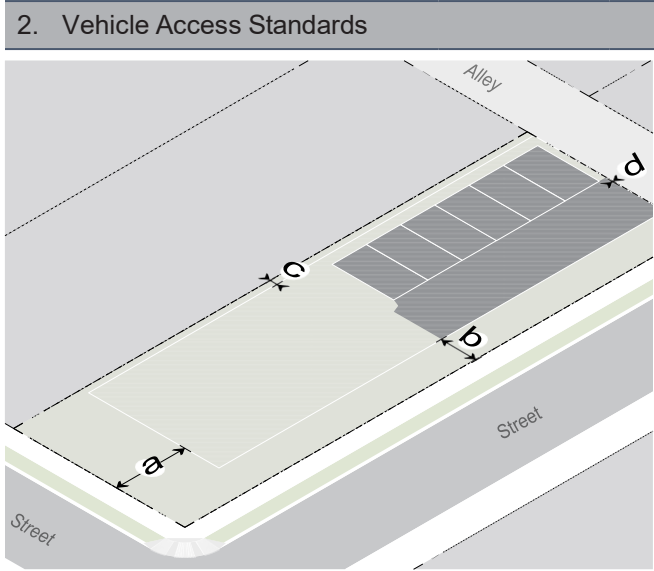
B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards

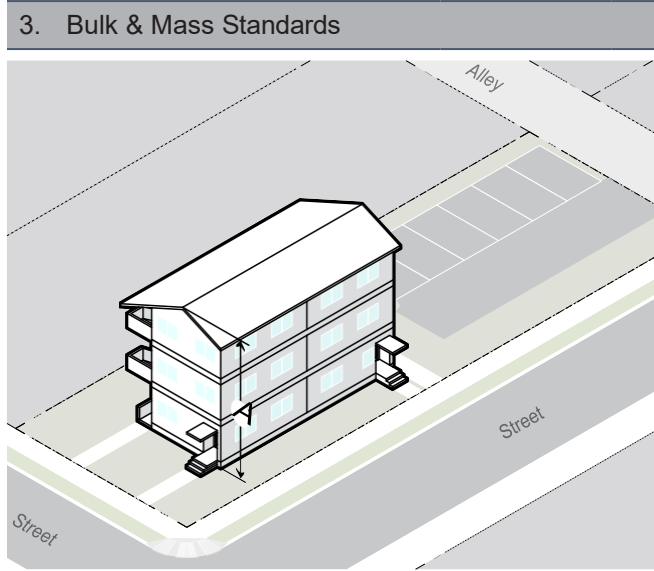


| Primary Building Setbacks | | (Sec. 9.4.8.) |
|---|-------------------------------|---------------|
| Primary street (min) | 20' | a |
| Secondary street (min) | 10' | b |
| Side interior (min) | 10' | c |
| Rear (min) | 20' | d |
| Accessory Structure Setbacks | | (Sec. 9.4.8.) |
| Primary street (min) | 30' | e |
| Secondary street (min) | 10' | f |
| Side interior/rear (min) | 5' | g |
| Rear alley (min) | 10' | h |
| Site Development Setbacks | | |
| All site development, excluding driveways, sidewalks, or parking. | | |
| Primary/secondary street (min) | Same as primary building | |
| Side interior/rear (min) | 5' | i |
| Landscaping | | (Div. 5.5.) |
| Landscape surface ratio (min) | | (9.4.6.D.) |
| Apartment/Attached Dwellings | .21 & 70% in front 1/3 of lot | |
| All other allowed uses | .30 | |
| Plant units (min) | | |
| Detached Dwelling and Duplex | 1 per unit | |
| All other uses | 1/1,000 sf of landscape area | |
| Parking Lot (all uses) | 1 per 12 parking spaces | |



| Access | |
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| 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' |
| Driveway Setbacks | |
| Primary street* (min) | 20' a |
| Secondary street* (min) | 10' b |
| Side interior (min) | 1' c |
| Rear (min) | 5' |
| Rear alley (min) | 0' d |

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



| 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.) | |
| <u>1 detached unit or 2 attached units</u> | a |
| <u>Height (max): roof pitch ≤ 3/12</u> | <u>2 stories, not to exceed 26'</u> |
| <u>Height (max): roof pitch 4/12, 5/12</u> | <u>2 stories, not to exceed 28'</u> |
| <u>Height (max): roof pitch ≥ 6/12</u> | <u>2 stories, not to exceed 30'</u> |
| <u>3 or more attached units</u> | a |
| Height (max): roof pitch ≤ 3/12 | 3 stories, not to exceed 35' |
| Height (max): roof pitch 4/12, 5/12 | 3 stories, not to exceed 37' |
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| Accessory Structure Height (Sec. 9.4.9.) | |
| All accessory structures (max) | 14' |
| Scale of Development (Sec. 9.4.13.) | |
| Floor area ratio (FAR max) | .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 |

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 11TH DAY OF APRIL, 2021.

PASSED 2ND READING THE 18TH DAY OF APRIL, 2021.

PASSED AND APPROVED THE 2ND DAY OF MAY, 2022.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
Riley Taylor, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1316 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 4th day of May 2022. I further certify that the foregoing Ordinance was duly recorded on page 208 of Book 9 of Ordinances of the Town of Jackson, Wyoming.

Riley Taylor, Town Clerk