

Jackson Hole News&Guide

Public NOTICES

What is a Public Notice?

These pages include a variety of notices required by Town, County and State statutes and regulations. These notices include Meeting Agendas, proposed city and county ordinances, tax and budget information, Liquor Licenses, foreclosures, summonses and bid invitations.

How to place a Public Notice

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LEGAL DEADLINE: THURSDAY AT 3:00 PM

FEBRUARY 03, 2021

TETON COUNTY NOTICES

Teton County Board of Commissioners

• MEETING NOTICES •

Teton County Board of Commissioners
Voucher Meeting Notice
200 S. Willow, Jackson, Wyoming
Monday, February 8, 2021, 9:00 a.m.
Meeting agenda is available on tetoncountywyo.gov
Meeting streaming is available online.
Be advised the online meeting agendas may be revised up until 5:00pm the day before the meeting.
Publish: 02/03/21

TETON COUNTY DIVISION OFFICES

• REQUEST FOR BIDS •

REQUEST FOR PROPOSALS
Jackson, Wyoming
Teton County Trash Transfer Station: Onetime Scrap Metal Cleanup
Teton County Recycling Center: Tin Can Bundle Recycling

Notice is hereby given that the Teton County Integrated Solid Waste and Recycling (ISWR) is accepting Bids for scrap metal cleanup and tin can bundle (TCBs) recycling price quotes.

Teton County ISWR is seeking a Contractor to process/bale, remove and recycle stockpiled scrap metal at the Teton County Trash Transfer Station. The proposed price shall include processing and hauling and be provided in net tons. Teton County ISWR is also seeking a Contractor to pick up and recycle TCBs at the Recycling Center. Please provide a “picked up” price in net tons.

Bid details and forms can be accessed on the Public Purchase website (<https://www.publicpurchase.com> bid id: 137787) and are due by 9:00 am MST on Friday, February 12th, 2021. Each proposal will be evaluated based on price and schedule availability. Teton County ISWR reserves the right to reject any or all proposals and to accept one or both bids.
Publish: 02/03, 02/10/21

TOWN OF JACKSON NOTICES

• OFFICIAL PROCEEDINGS •

TOWN COUNCIL PROCEEDINGS - UNAPPROVED
JANUARY 25-26, 2021 JACKSON, WYOMING
The Jackson Town Council met in special session for a retreat held virtually through the Zoom platform at 8:30 a.m. Upon roll call the following were found to be present: TOWN COUNCIL: In-person: None. via Zoom: Mayor Hailey Morton Levinson, Arne Jorgensen, Jessica Sell Chambers, Jim Rooks, and Jonathan Schechter. FACILITATOR: Heather Bergman with Peak Facilitation Group and Sam Haas with Emergenetics. COVID-19. No update was given. Welcome. Heather Bergmann of Peak Facilitation and Mayor Morton Levinson made opening remarks. Emergenetics. Sam Haas with Emergenetics led this exercise. Emergenetics is the merging of two ideas - our behavior emerging from our life experiences and our genetic traits. Emergenetics is rooted in the concept that who you are today is the emergence of your behavior, genetic makeup and life experiences. The meeting recessed at 10:38 a.m. and reconvened at 11:06 p.m. The Emergenetics exercise continued. The meeting recessed for lunch at 12:48 p.m. and reconvened at 1:32 p.m. Debrief 2020. Larry Pardee provided an overview of the 2020 work plan, projects completed and those underway. The Council discussed successes and challenges they faced during last year. Director Reports: What is on My Plate. Department directors discussed five areas where they spent most of their time in 2020. The meeting recessed at 3:07 p.m. and reconvened at 3:37 p.m. The Director Reports continued. Action Item. Amend Motion made on January 19, 2021 to Ratify Action. Lea Colasuonno made staff comment that this item was to clarify the motion made on January 19, 2021 after the executive session. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to direct staff to reject the settlement offer from Tastebuds, LLC. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried. Mayor Morton Levinson recessed the meeting until 8:30 a.m. the following morning.
On January 26, 2021, the Jackson Town Council reconvened in special session for a retreat held virtually through the Zoom platform at 8:32 a.m. Upon roll call the following were found to be present: TOWN COUNCIL: In-person: None. via Zoom:

Mayor Hailey Morton Levinson, Arne Jorgensen, Jessica Sell Chambers, Jim Rooks, and Jonathan Schechter. FACILITATOR: Heather Bergman with Peak Facilitation Group. COVID-19. No update was given. Welcome. Heather Bergman and Mayor Morton Levinson made opening remarks. The Council discussed what they were excited about for the upcoming year and things that kept them up at night. Timeline for Integrating County Retreat, Work Plan, and Budget. Larry Pardee and the Council discussed the integration of priorities, work plan and the budget during the first half of 2021. Council Priorities and Ideas for the Future. Defining Success for Potential Council Priority Items. Heather Bergman led discussion on identifying tasks and projects related to Town Funding, Preserving and Protecting the Ecosystem, Communications with Community, Communications between Staff and Council, Human Services Representation of Community in Government, Ongoing COVID Management and the Mitigation of its Impacts, New Ways of Doing, and Land Use. The meeting recessed at 10:00 a.m. and reconvened at 10:20 a.m. The previous discussion continued. The meeting recessed for lunch at 12:05 p.m. and reconvened at 1:05 p.m. The previous discussion continued. The meeting recessed at 2:30 p.m. and reconvened at 3:00 p.m. Council Rules, Procedures, and Working Agreements. Roxanne Robinson facilitated a discussion and review of meeting rules, protocol, and best practices. Review of Agreements and Next Steps. Heather Bergman provided an overview on agreements reached regarding packets, materials, communications and behaviors. Preliminary Prioritization of Potential New Work Plan Items. Heather Bergman provided an overview of the rankings that Council gave their significant undertakings previously identified in discussion. Adjourn. Each Council member provided parting thoughts. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to adjourn the meeting. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried. The meeting adjourned on January 26, 2021 at 4:37 p.m. minutes:spb. Review complete and approved minutes at www.jacksonwy.gov/491.
Publish: 02/03/21

• LIQUOR LICENSES •

PUBLIC NOTICE: Notice of Application to Transfer Ownership of a Retail Liquor License.
Notice is hereby given that the applicant whose name is set forth below filed application to transfer the Ownership of a Retail Liquor License in the Office of the Town Clerk of the Town of Jackson, Teton County, Wyoming. The date of filing, name of the said applicant, and description of the place or premises which the applicant desires to use are as follows: Date Filed: January 28, 2021. Applicant: Whole Foods Market Rocky Mountain / Southwest L.P. From Licensee: Wyoming Grocer LLC To Licensee: Whole Foods Market Rocky Mountain/ Southwest L.P. dba Whole Foods Market. Location: 1155 South Highway 89. Protest, if any there be, against the transfer of the above license will be heard at the hour of 6:00 pm or as soon thereafter as the matter can be heard, on the 16TH day of February 2021 before the Town Council of the Town of Jackson, Teton County, Wyoming, in the Council Chambers of the Town Hall at 150 East Pearl.
Dated this January 28, 2021. S. Birdyshaw, Town Clerk
Publish: 02/03, 02/10/21

• PUBLIC HEARINGS •

The Town of Jackson Town Council will hold a public hearing to consider a request for approval of a Vacation of lot line at 355 E. Broadway Avenue, legally known as, LOTS 1,2, BLK. 2, L.G. GILL SUBDIVISION. The hearing is scheduled for Monday, March 1, 2021, beginning at 6:00 p.m. at the Town Hall, 150 East Pearl Avenue, Jackson, WY– Please go to <https://www.jacksonwy.gov/491/Agendas-Minutes> and click on the meeting agenda for directions to view and participate in the meeting. The application can be viewed online at: <http://townofjackson.com/467/Current-Applications>. For further information, please contact the Planning Dept. at 733-0440, Ext. 1305. [Item P20-228 Valentine]
Publish: 02/03/21

• ORDINANCES •

TOWN ORDINANCE 1272: AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND ARTICLE 5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING PRESERVATION OF HISTORIC PROPERTIES AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT: SECTION I. Section 2 of Town of Jackson Ordinance No. 1074 (PART) and Article 5 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Div. 5.9. Preservation of Historic Properties

5.9.1 Purpose:

The Town of Jackson has a wide range of historic properties. The Town Council and the citizens of Jackson find that these properties are worthy of protection and recognition. The purpose of this Division is to:

E. Effect and accomplish the protection and preservation of

the town’s architecture, culture, and heritage as embodied in historic properties by appropriate regulations and incentives;
F. Enhance property values and stabilize neighborhoods with historic properties;
G. Establish the Jackson Historic Register listing of historic buildings, structures, sites and objects; and
H. Establish a mechanism whereby incentives for historic preservation may be made available.
I. Establish Historic Preservation Design Guidelines to ensure future development and redevelopment maintains and enhances the historic integrity of protected structures.
5.9.2 Establishment of Jackson Historic Register
E. The Town Council hereby establishes the Jackson Historic Register.

1. Properties designated in the Jackson Historic Register shall be known officially as a Registered Historic Resource to recognize that the property is of special historic significance in the Town of Jackson.
2. Properties may be listed in the Jackson Historic Register only if such property has been so designated pursuant to the procedures in Sec. 8.5.6.
3. All properties listed in the National Register of Historic Places are eligible for the Jackson Historic Register but are not designated until approval, pursuant to this section, is obtained.

5.9.3. Applicability
This Division shall apply to all structures designated as a Registered Historic Resource as established in this Division. The provisions in this Division apply to Registered Historic Resources as follows:

A. The provisions in this Division are mandatory for a Registered Historic Resource once the property is listed voluntarily by the landowner, as specified below.

B. All properties listed on the Jackson Historic Register shall comply with the Historic Preservation Design Guidelines incorporated into the Town Design Guidelines (see Appendix A in the Town Design Guidelines).

C. For a Registered Historic Resource that utilizes a development incentive in Section 5.9.6., the provisions in this Division are mandatory in perpetuity or apply as otherwise stated in the LDRs;

i. For a Registered Historic Resource that does not utilize a development incentive in Section 5.9.6. or other financial incentive (e.g., state or federal), the landowner may opt out of the Registered Historic Resource designation at any time with proper notice to the Town as provided in this Division.
D. Structures of Merit: This Division does not apply to Structures of Merit, except for Sec. 5.9.5.

5.9.4 Designation Criteria to the Jackson Historic Register
Below are the criteria to designate a property to the Jackson Historic Register. Registered Historic Resources shall meet all three general designation criteria (A, B, and C) listed in this section. Under Criterion B, “Historic Significance,” a Registered Historic Resource shall meet a minimum of two of the specific categories listed.

A. Age. Individual properties shall be at least 50 years old. However, a property may be exempted from the age standard if Council finds it to be exceptionally important.

B. Historic Significance. Properties shall be found to have historic significance in these categories in order to be considered for designation:

1. Association with events that have made a significant contribution to history;
2. Connection with persons significant in history;
3. Distinctive characteristics of a type, period, method of construction, or artisan;
4. Geographic importance; and/or
5. Possibility to yield important information related to prehistory of history.

C. Integrity. In addition to having historic significance as outlined above, a property must be found to retain sufficient integrity. All properties shall be evaluated for their physical integrity by using the National Register bulletins to evaluate the following criteria:

1. Location
2. Design
3. Setting
4. Materials
5. Workmanship
6. Feeling
7. Association

5.9.5 Structures of Merit

A. General

1. A list of Structures of Merit is hereby established. The purpose is to recognize properties of historic significance that have not been formally designated to the Town’s Historic Register. No regulation of the property as identified for properties on the Town’s Historic Register applies to these properties.

B. Identification

1. Structures of Merit are identified through professional surveys conducted by or with the assistance of the Teton County Historic Preservation Board (TCHPB)

2. The Planning Director shall formally accept the Structures of Merit list as annually presented and periodically updated by the TCHPB.

3. The TCHPB shall notify in writing all owners of a property listed as a Structure of Merit.

C. List of Structures of Merit

1. The TCHPB shall maintain an up-to-date List of Structures of Merit, which shall be made publicly available.

2. If a property on the List of Structures of Merit is subsequently designated to the Town’s Historic Register, it shall

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then be removed from the List of Structures of Merit.

5.9.6 Incentives for Historic Preservation

A. Purpose.

In recognition that requirements in the LDRs can be a barrier to the preservation of historic resources, this section provides zoning incentives to property owners. The intent is to provide financial incentives and regulatory flexibility to avoid the demolition of historic properties and to encourage context-sensitive reinvestment in and redevelopment of historic properties. Toward this end, this section provides zoning-related incentives for Registered Historic Resource properties.

B. Historic Preservation Easement Required for Certain Incentives

In order to ensure that certain incentives result in the long-term preservation of the Registered Historic Resource, these LDRs identify certain high-value incentives that can only be used if the owner concurrently records an historic preservation easement to protect the historic property in perpetuity. This preservation easement shall be held by the Teton Historic Preservation Foundation or other qualified entity. Where the LDRs do not clearly require the recordation of a preservation easement for the use of an incentive, no such requirement shall be imposed by the Town.

C. Incentives Available to a Registered Historic Property

The incentives in this section are available only to a Registered Historic Property. Many of the incentives listed in this section are located in other parts of the LDRs. In such cases, only a reference to the appropriate LDR section is provided here so the referenced section must be reviewed to find the full incentive. In other cases, the full incentive is provided in this section. In addition, outside of the LDRs, incentives for historic preservation are also available in Chapter 12 of the International Existing Building Code and through federal and state programs (see National Register of Historic Places).

1. Nonconforming Structures.

a. Registered Historic Resource properties are allowed to increase existing nonconformities on expansions by matching existing setbacks, height, and other dimensional standards (see Sec. 1.9.2.B.1. for full text).

b. Registered Historic Resource properties are exempted from the 20% limitation on expansion of nonconforming structures (see Sec. 1.9.2.B.3.b for full text).

c. Registered Historic Resource properties are exempted from the limitation on replacing (and expanding) nonconforming structures (see Sec. 1.9.2.B.4.a for full text).

2. Flexibility in the Applicability of Development Standards

a. Administrative Adjustment

a. Structure Setbacks and Site Development Setbacks. The Planning Director may establish a lesser structure setback or site development setback of greater than 20% for a Registered Historic Resource property based on compelling information from the applicant that the lesser standard is necessary to meet the goals of this Division and will protect the character of the adjacent properties and neighborhood (see Sec. 8.8.1.B.2).

b. The protection of a Registered Historic Resource is one justification for approving an Administrative Adjustment to provide additional flexibility for parking, LSR, setbacks, and other important standards (see Sec. 8.8.1.C.2.b for full text).

3. FAR exemption

a. Any floor area within Registered Historic Resource structure does not count as floor area for the purpose of calculating the maximum allowed floor area (FAR) on a property. Floor area within additions made to the Registered Historic Structure subsequent to listing on the Register do not qualify for this exemption.

b. An addition to a Registered Historic Resource structure does not count as floor area for the purpose of determining development review thresholds in each zone district (i.e., see subsection. B.10 in each zone district).

c. A residential unit(s) that is a Registered Historic Resource structure, or that is contained within such a structure, shall not count as a dwelling unit for the purpose of maximum density limitations.

4. Minimum Lot Size

The minimum lot size limit on a property with a structure listed on the Jackson Historic Register may be eliminated for the purpose of separating the historic property on an individual lot. However, all resulting lots shall meet all applicable requirements of the LDRs with the exception that the Registered Historic Resource may be as close as 5' from any newly created rear setback. In addition, the Registered Historic Resource shall be protected in perpetuity on the lot (repositioning allowed) by the recordation of an historic preservation easement.

5. Workforce Housing Mitigation

a. Uses within a Registered Historic Resource are exempt from the affordable workforce housing mitigation requirements in Div. 6.3 (see Sec. 6.3.2.C.3 for full text).

b. Any addition to a Registered Historic Resource that receives approval of a Certificate of Appropriateness shall be exempt from the affordable workforce housing mitigation requirements in Div. 6.3 (see Sec. 6.3.2.C.3 for full text)

c. For any property with a Registered Historic Resource, the landowner may transfer or sell any unused housing mitigation credits to another property in the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, BP, NM-2, or NH-1 zone. To calculate the amount of the credit, the Town will assume the following: 1) for a residential zone, the credit assumes 100 percent Detached Single-family development; 2) for a mixed-use zone, the credit 100% Retail development.

Example: For a 7,500 sf property with a 1.3 FAR and existing 1,500 sf historic structure, the housing mitigation credit would be calculated as follows: 9,750 sf (total FAR) sf of credit available to be transferred (i.e., floor area of existing historic structure is not counted). This 9,750 sf now needs to be converted to a mitigation requirement assuming 100% Retail development. Using the Town's workforce housing calculator, this yields a total credit of approximately 4.2 mitigation units.

6. Transfer of Development Rights (TDR) for Historic Preservation

Properties with a Registered Historic Resource may transfer or sell unused floor area (Transferred Floor Area) to another eligible property according the standards in this subsection.

a. Requirements for 'Sending' properties

A 'Sending' property is one that meets all of the following criteria:

i. The property must contain a Registered Historic Resource, except in the case of a secondary transfer of an TDR where a qualified Receiving site (i.e., a site that has already received an

approved TDR) then wants to re-transfer or re-sell the TDR to another eligible Receiving site.

ii. The property must be located in the Town and may be located in any zone district.

iii. The property must have unused floor area available for transfer to another property. Unused floor area is calculated by subtracting the total amount of existing floor area on the site (not including designated historic structures) from the maximum allowed floor area as determined by the base FAR. [EXAMPLE: On a property with a 2,000 sf historic structure and 1,500 sf non-historic structure, and where a total of 5,000 sf of development is allowed by the base FAR (i.e., without the use of any floor area bonuses), the property would be eligible to transfer 3,500 sf of floor area to a qualified receiving site].

b. Requirements for 'Receiving' properties

A 'Receiving' property must meet all of the following criteria:

i. The property must be located in the DC-1, DC-2, CR-1, CR-2, CR-3, BP, NM-2, or NH-1 zone in the Town;

ii. No variance to any development standard is required to accommodate the transferred floor area;

iii. The property must not have significant environmental or developmental constraints, such as being in the Natural Resource Overlay (NRO), the Natural Hazards Overlay, or similar hazards.

iv. No additional significant public infrastructure improvements paid by the Town are needed to accommodate the Transferred Floor Area.

c. General requirements and rules of TDR program

i. Prior to the transfer of any Transferred Floor Area, the owner of the sending property must apply for a Zoning Compliance Verification (ZCV) from the Town Planning Department to verify the amount and type of floor area available to be transferred from the Sending site and to verify that the intended Receiving site is eligible to receive a TDR.

ii. The sale or transfer of the floor area is a private transaction to be agreed upon by the affected landowners. The Town is not involved in determining the value or price of any Transferred Floor Area.

iii. Transferred Floor Area shall not count as FAR on the Receiving site.

iv. A Sending property in a residential zone may only transfer residential floor area.

v. A Sending property in a mixed-use zone may transfer either residential or non-residential floor area, at the landowner's discretion, provided it is allowed as a Basic Use. Floor area allowed as a Conditional Use or Special use cannot be transferred;

vi. Transferred Floor Area that has been transferred legally to an eligible Receiving site may be transferred again to another eligible Receiving site (i.e., the receiving site becomes a sending site) subject to the requirements of this section. This process may be repeated as many times as necessary to transfer floor area to a site intended for development.

vii. Transferred Floor Area does not expire and there is no deadline by which time the floor area must be used. Purchasers of Transferred Floor Area, however, may voluntarily expire or retire the transferred development rights by filing an instrument in the County Clerk's office that shall be signed by the Planning Director and clearly documents the location and development rights that are to be expired.

viii. In the CR-3 zone, buildings with a fourth story and 48' in height are allowed provided that the fourth story is equal to the amount of Transferred Floor Area transferred to the site using the TDR program (see Sec. 2.2.13.E.7 for full text).

ix. The designated historic resource on a Sending property may be repositioned on the Sending site consistent with the requirements of Sec. 8.5.8, but if it is moved to another site the original Sending site must comply with the retroactive requirements in Sec. 5.9.6.D.

d. Documentation required to transfer floor area under the TDR program

All Transferred Floor Area under the TDR program shall comply with the following requirements.

i. A Sending property that uses the TDR incentive shall record an historic preservation easement on the Sending property that not only preserves the Registered Historic Resource in perpetuity but clearly records the amount and type of Transferred Floor Area and the location of the Receiving site.

ii. Both the Sending property and the Receiving property shall separately record a deed restriction in the County Clerk's office that clearly identifies the following: a) the owner(s) of the Sending and Receiving properties; b) the amount and type of Transferred Floor Area, c) the amount of floor area remaining on the Sending site (Sending site only), d) a description of the Registered Historic Resource on the sending site being protected; and e) any other information necessary to provide clear notice to future property owners and the Town regarding the status of future development potential on each property.

iii. The required TDR deed restrictions on both the Sending and Receiving properties shall state that the Registered Historic Resource shall be protected in perpetuity and that an historic preservation easement has been concurrently recorded on the Sending property as required by the LDRs.

iv. The required TDR deed restrictions on both the Sending and Receiving properties shall be recorded prior to issuance of any building permit that includes use of Transferred Floor Area.

v. The required deed restriction on both the Sending and Receiving properties shall be signed by the Planning Director. Deed restrictions without the Planning Director's signature shall invalidate any related TDR transactions.

vi. When an owner of a Receiving property proposes to subdivide a property with unused Transferred Floor Area from the TDR program, the owner shall clearly allocate the unused Transferred Floor Area to the newly created lots or units prior to approval of the plat.

7. Vesting of Transferred Floor Area

Floor area that is purchased or otherwise transferred through the TDR program does not guarantee a development right or create a vested right on the Receiving site. The transferred floor area is vested only after an approved development permit or building permit is issued that includes the TDR floor area and demonstrates that it can fit on the Receiving site while complying with all applicable LDRs.

C. Retroactive Requirement

When an incentive in this Division is used for a Registered Historic Resource but the Registered Historic Resource is subsequently removed physically or is no longer designated on the Jackson Historic Register, the benefiting property owner will be responsible to retroactively comply with, either through

payment or performance, the LDR requirement that was relaxed or exempted.

5.9.7 Maintenance of Registered Historic Resource

A. The Town Council intends to preserve from deliberate or inadvertent neglect the exterior portions of a Registered Historic Resource and all interior portions thereof whose maintenance is necessary to prevent deterioration of any exterior portion. No owner, lessee, or occupant of any Registered Historic Resource shall fail to prevent significant deterioration of the exterior of the building, structure, object, or special feature beyond the condition of such Registered Historic Resource on the effective date that the property was listed on the Jackson Historic Register.

B. No owner, lessee, or occupant of any Registered Historic Resource shall fail to comply with all applicable provisions of these LDRs.

C. Prior to beginning any enforcement action for failure to maintain the Registered Historic Resource, the Town shall notify the owner of the need to repair, maintain, or restore such property; shall assist the owner in determining how to preserve such property; and shall give the owner a reasonable time to perform such work.

D. Unsafe or Dangerous Conditions Exempt. Nothing in this section shall be construed to prevent any measures of construction, alteration, removal, or demolition necessary to correct an unsafe or dangerous condition of any Registered Historic Resource, or parts thereof where such condition is declared unsafe or dangerous by the Town and where the proposed measures have been declared necessary by the Town to correct the condition, as long as only such work that is absolutely necessary to correct the condition is performed. Temporary measures may be taken without first obtaining a Certificate of Appropriateness under this ordinance, but a certificate is required for permanent construction, alteration, removal, or demolition.

5.9.8 Enforcement

Registered Historic Resource properties are designated only with the consent of the property owner; thus the provisions of this Division are enforced through the Design Guidelines for as long as the property is a Registered Historic Resource or, where an historic preservation easement was required, the provisions of this Division shall apply in perpetuity.

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. Dated this January 28, 2021. S. Birdyshaw, Town Clerk.

Publish: 02/03/21

TOWN ORDINANCE 1273. AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1199, 1197, 1196, 1154; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTIONS 1.9.2, 2.2.13.E, 4.5, 5.8.1, 5.8.2, 8.2.6.C, 8.8.1 AND 8.10.4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING HISTORIC PROPERTY PHYSICAL DEVELOPMENT, APPEARANCE AND SITTING AND PROVIDING FOR AN EFFECTIVE DATE. 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. 1199, 1197, 1196, 1154; Section 2 of Town of Jackson Ordinance No. 1074 (PART); and Sections 1.9.2, 2.2.13.E.7, 4.5, 5.8.1, 5.8.2, 8.2.6.C, 8.8.1 and 8.10.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

1.9.2. Nonconforming Physical Development

A. Applicability

Nonconforming physical development is declared generally incompatible with the character of the zone or overlay in which it is located. This Section shall apply to lawful physical development (other than signs) that does not meet the physical development standards applicable to the zone or overlay. Physical development standards applicable to all zones are found in Article 5. Physical development standards applicable to specific zones are found in Subsection B of the zone-specific sections found in Article 2.- Article 4.

B. Maintenance, Alteration, Expansion, and Replacement Maintenance, alteration, replacement, or expansion of a nonconforming physical development shall only be permitted if all 6 of the following standards are met.

1. No Increase in Nonconformity. Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs, except that maintenance, alteration, or expansion of a nonconforming Detached Single-Family Unit or property listed on the Jackson Historic Register shall not be subject to this limitation (e.g., an addition to a house or structure on the Jackson Historic Register that is nonconforming as to height may be the same height as the existing nonconforming house or historic structure).

2. Maintenance and Alteration. A nonconforming physical development may be maintained or altered.

3. Expansion. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20% of its floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming. The following exceptions shall apply to this limit on expansion.

a. Detached Single-Family Unit. This standard shall not limit the expansion of a Detached Single-Family Unit.

b. Jackson Historic Register Historic Buildings. This standard shall not limit expansion of a property listed on the Jackson Historic Register a building included on the Teton County Historical Preservation Board (TCHPB) list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant.

4. Replacement. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon willful demolition of any structural support for the portion of the physical development that is nonconform-

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ing. Except that this subsection shall not prohibit any of the following.

a. Jackson Historic Register Detached Single-Family Unit. This standard shall not limit the expansion replacement of a property listed on the Jackson Historic Register Detached Single- Family Unit.
Sec. 2.2.13.E.7

7. Additional Height and Story for Historic Preservation TDR Program
A 48’ maximum height and a fourth story are allowed provided that the fourth story is equal to the amount of floor area transferred to the site per the TDR program. The transferred floor area is subject to all other applicable LDR requirements.
Division 4.5 Overlay Zones

4.5.1 Downtown Design Overlay

A. Purpose

The Town of Jackson is a small, western town located in the heart of the Rocky Mountains. Settled originally as a cowboy town with dude ranches, Jackson has grown into a national and international destination known for its small town, western charm and access to the West’s best scenery, wildlife, art life, and recreational opportunities. The Town Council and the citizens of Jackson find that the Town Square area is the recognized economic and visitor heart of the community and is worthy of protection and recognition. The purpose of this Division is to:

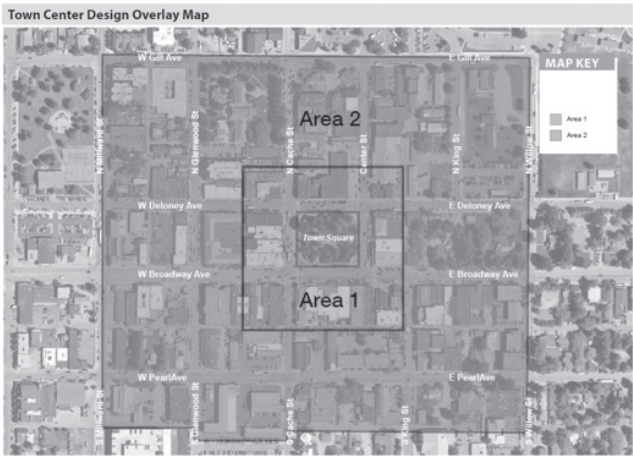
1. Effect and accomplish the protection and preservation of the Town Square area’s ‘western character’ by establishing a Downtown Design Overlay (DDO) as shown in the adopted overlay map below;
2. Establish the Historic Preservation Design Guidelines to ensure that future development and redevelopment in the Town Square area is architecturally compatible with the traditional building features and desired future character of the overlay area;
3. Provide clear direction to property owners within the DDO regarding the expected materials, scale, architectural treatments, pedestrian facilities, and review process for design review within the DDO.

4. Enhance property values, protect historic structures, and stabilize the character of the Town Square area to respect previous and future investments in the DDO area.

B. Applicability

The Town Council hereby establishes the DDO as shown in the overlay map below. The requirements of the DDO apply to all new development or redevelopment located within the DDO that meet the applicability requirements for review in Sec. 5.8.1. The DDO is divided into the following subareas:

1. Area 1: This area encompasses the properties directly facing the Town Square, including across all four intersections. This area is considered to be the Town Square ‘proper’ and includes some of the community’s most iconic attractions so has the highest level of ‘western character’ design guidelines.
2. Area 2: This area encompasses all areas not included in Area 1 but within the DDO boundary. This area is immediately adjacent to the iconic Town Square and so, while critical to supporting the character of the Town Square, is secondary in importance to the visitor experience and so can have a more flexible level of ‘western character’ design guidelines.



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b) The repair or restoration of character-defining features and architectural elements.

iii. In-kind repair/replacement work that matches the existing size, style, material, profile, color, finish, etc.

b. Review

i. Sufficiency

a) Type 1: Determined within 14 days of submittal to Planning Director.

b) Type 2: Determined within 7 days of submittal to Planning Director.

ii. Recommendation from TCHPB

Only Type 1 applications require review and recommendation by the TCHPB which shall be completed by the TCHPB within 30 days of sufficiency. The Planning Director may elevate a Type 2 application to a Type 1 application if review by the TCHPB is deemed necessary to address unique circumstances or special public interest.

iii. Final Decision

a) Type 1: Final decision on CoA shall be provided within 14 days of TCHPB recommendation.

b) Type 2: Final decision on CoA shall be provided within 14 days of sufficiency.

iv. Final Inspection and Building Permit

Type 1 and Type 2 applications require a final inspection by the Planning Director of the proposed alterations to ensure consistency with the approved CoA. No building permit to reposition or relocate a Registered Historic Resource shall be issued until a Certificate of Appropriateness has been issued.

2. Resubmittal

The applicant may resubmit an amended CoA application or reapply for a CoA that takes into consideration the recommendations of the TCHPB and/or the Planning Director.

3. Appeal

If a CoA is denied, the applicant may appeal the denial to the Town Council per Sec. 8.8.3.

D. CoA Findings

In making a final determination on a CoA for either a Type 1 or Type 2 application, the Planning Director, in consultation with the TCHPB as appropriate, shall find that the request:

1. Complies with the requirements of Division 5.9;

2. Complies with the Historic Preservation Design Guidelines, and Town Design Guidelines, if applicable;

3. Complies with all other LDRs; and

4. Complies with all prior approvals.

E. Effect of Approval

Issuance of a CoA shall allow the applicant to proceed with the alteration consistent with any conditions of approval from the TCHPB and Planning Director, provided all other required permits are obtained.

F. Expiration

A CoA has no predetermined expiration date but expires when the building permit associated with the approved work expires or, if no building permit is required, when the physical alterations permitted by the CoA and associated building permit are completed, inspected by the Town, and signed off by the Town. Section 8.5.8 Repositioning and Relocation of Properties on the Jackson Historic Register - Certificate of Appropriateness

A. Purpose

The purpose is to allow owners to obtain a Certificate of Appropriateness (CoA) to reposition a Registered Historic Resource within its site or to relocate a Registered Historic Resource to another site in ways that are compatible with and maintain the historic integrity of the structure consistent with the Historic Preservation Design Guidelines.

B. Applicability

This process applies to any property in the Town that is a Registered Historic Resource that the landowner or other qualified representative desires to reposition within its parcel or to relocate to another site. However, if the Registered Historic Resource is protected by a historic preservation easement then it will not be allowed to be moved to another site unless specifically permitted by the easement. In all other cases, the Registered Historic Resource may not be relocated to another site unless the Planning Director determines that the new site provides a similar or better historic setting for the Registered Historic Resource.

C. General Procedures

Before relocating or repositioning any Registered Historic Resource, the owner(s) shall follow the procedures below.

1. Certificate of Appropriateness (CoA) Required

Any relocation or repositioning of a Registered Historic Resource requires submission of a CoA to the Planning Director as provided below:

a. Submission

i. Type 1 CoA: Any relocation of a Registered Historic Resource to another site requires review by the TCHPB and is considered a Type 1 CoA application. These applications are usually submitted concurrent with a building permit.

ii. Type 2 CoA: Any repositioning of a Registered Historic Resource within the same site is considered Type 2 CoA application. These applications are usually submitted concurrent with a building permit.

a) ADA accessibility improvements to the rear or side/secondary façade.

b) The repair or restoration of character-defining features and architectural elements.

iii. In-kind repair/replacement work that matches the existing size, style, material, profile, color, finish, etc.

c. Review

i. Sufficiency

c) Type 1: Determined within 14 days of submittal to Planning Director.

d) Type 2: Determined within 7 days of submittal to Planning Director.

ii. Recommendation from TCHPB

Only Type 1 applications require review and recommendation by the TCHPB which shall be completed within 30 days of sufficiency. The Planning Director may elevate a Type 2 application to a Type 1 application if review by the TCHPB is deemed necessary to address unique circumstances or special public interest.

iii. Final Decision

c) Type 1: Final decision on CoA shall be provided within 14 days of TCHPB recommendation.

d) Type 2: Final decision on CoA shall be provided within 14 days of sufficiency.

iv. Final Inspection and Building Permit

Type 1 and Type 2 applications require a final inspection by

the Planning Director of the proposed relocation or repositioning to ensure consistency with the approved CoA. No building permit to reposition or relocate a Registered Historic Resource shall be issued until a Certificate of Appropriateness has been issued.

2. Resubmittal

The applicant may resubmit an amended CoA application or reapply for a CoA that takes into consideration the recommendations of the TCHPB and/or the Planning Director.

3. Appeal

If a CoA is denied, the applicant may appeal the denial to the Town Council per Sec. 8.8.3.

D. Approval Criteria

To be approved for a CoA, the applicant shall demonstrate compliance with the criteria below.

1. Type 1: Applicants proposing to relocate a Registered Historic Resource to another site shall:

a. Document the original building location on the current site

b. Provide plans to safely move the designated historic property, including the protection of building features

c. Ensure the relocation site provides an appropriate context to the building. Ideally the new site shall convey a character similar to that of the historic site, or the current site if the original site is unknown.

d. Provide plans to stabilize and rehabilitate the building so that it has a viable use on the new site.

2. Type 2: Applicants proposing to reposition a Registered Historic Resource within the same site shall:

a. Assure the repositioning means the historic property will be preserved on the site.

b. Maintain the general character as seen from the street.

c. Stabilize the building from further deterioration.

E. CoA Findings

In making a final determination on a CoA for either a Type 1 or Type 2 application, the Planning Director, in consultation with the TCHPB as appropriate, shall find that the request:

1. Complies with the requirements of Division 5.9;

2. Complies with the Historic Preservation Design Guidelines, and Town Design Guidelines, if applicable;

3. Complies with all other LDRs; and

4. Complies with all prior approvals.

F. Effect of Approval

Issuance of a CoA shall allow the applicant to proceed with the relocation or repositioning consistent with any conditions of approval from the TCHPB and Planning Director, provided all other required permits are obtained.

G. Expiration

A CoA has no predetermined expiration date but expires when the building permit associated with the approved work expires or, if no building permit is required, when the physical alterations permitted by the CoA and associated building permit are completed, inspected by the Town, and signed off by the Town. D. Appeal

If a Certificate of Appropriateness is denied, the applicant may appeal the denial to the Town Council per Sec. 8.8.3. Appeals of a decision of the Council may be filed in circuit court.

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. Dated this January 28, 2021. S. Birdyshaw, Town Clerk.

Publish: 02/03/21

TOWN ORDINANCE 1275. AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1196; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 6.3.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING HOUSING MITIGATION FOR HISTORIC PROPERTIES AND PROVIDING FOR AN EFFECTIVE DATE. 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 No. 1196; Section 2 of Town of Jackson Ordinance No. 1074 (PART); and Section 6.3.2.C of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows: Sec. 6.3.2.C.

C. Exemptions

The following are exempt from the standards of this Division.

1. Housing Department Unit. A residential unit subject to a deed restriction administered by the Housing Department.

2. Other Workforce Housing. A residential unit subject to a deed restriction administered by the Jackson Hole Community Housing Trust or Habitat for Humanity of the Greater Teton Area; or an apartment in the NL-5 zone.

3. Historic Building. Use of a building included on the Teton County Historical Preservation Board (TCHPB) list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant Jackson Historic Register. In addition, any addition to a Registered Historic Resource that obtains approval of a Certificate of Appropriateness is exempt from affordable workforce mitigation requirements. if a historic building is used in its historic location.

EXAMPLE: A 2,000 square foot historic cabin used currently as an office but being converted into a restaurant would be exempt from this Division. Furthermore, a 3,000 sf addition that gets a Certificate of Appropriateness is also exempt from the mitigation requirements.

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. Dated this January 28, 2021. S. Birdyshaw, Town Clerk.

Publish: 02/03/21

TOWN ORDINANCE 1276. AN ORDINANCE AND RE-ENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1165 AND 1196; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 8.10 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE DUTIES AND RESPONSIBILITIES OF THE TETON COUNTY HISTORIC PRESERVATION BOARD AND PROVIDING FOR AN EFFECTIVE DATE. 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. 1165 and 1196; Section 2 of Town of Jackson ordinance No. 1074 (PART); and Division 8.10 the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows: Sec. 8.10.11 Teton County Historic Preservation Board

A. Establishment and Purpose

The Teton County Historic Preservation Board (TCHPB) is a Certified Local Government established by Teton County. As part of these Town LDRs, the TCHPB has been approved to provide its expertise in historic preservation to assist the Town in the implementation of the Town's historic preservation program. The TCHPB consists of members who are qualified by experience and training to advise and provide technical assistance to the Planning Director, Planning and Zoning Commission, Board of Adjustment, and Town Council regarding design review pursuant to Div. 5.8.

A. Powers and Duties

The TCHPB shall have the powers and duties established under the provisions of the LDRs, including:

1. To recommend changes to the Historic Preservation Design Guidelines and other Town Design Guidelines for adoption by the Town Council;

2. To hear, consider, and recommend a decision to the Planning Director, the Planning and Zoning Commission, the Board of Adjustment, and the Town Council on the following applications:

a. Certificate of Appropriateness for an alteration to Registered Historic Resource that requires review of the Historic Preservation Design Guidelines;

b. Certificate of Appropriateness for a repositioning or relocation of a Registered Historic Resource that requires review of the Historic Preservation Design Guidelines;

c. Nomination of a property to the Jackson Historic Register

3. To review demolition permits per Chapter 15.38 Demolition Standards in the Jackson Municipal Code and offer recommendations on the advisability of a stay on the demolition.

4. To make special knowledge and expertise available upon request from the Planning Director or Town Council for matters related to the implementation of the Town's historic preservation program. and authorization of the Town Council to other Town Departments; and

5. To make studies and/or surveys of the historic resources in the Town, make public such information, and to maintain a list of Structures of Merit.

C. Membership

The qualifications, appointment, terms of office, and other requirements for membership to the TCHPB are governed by Teton County and by the adopted bylaws of the TCHPB.

D. Staff

The Planning Department shall be available to provide professional assistance to the TCHPB, at the direction of the Planning Director.

E. Quorum and Voting

The quorum and voting rules and requirements for the TCHPB are governed by Teton County and by the adopted bylaws of the TCHPB. Such rules shall be followed for any public meetings required under these LDRs.

F. Meetings

1. General. Meetings of the TCHPB shall be held at least once monthly or as otherwise necessary to fulfill its duties as required by these LDRs. Meeting shall be set at a consistent time and date.

2. Special Meetings. A special meeting may be called by the Chairperson by giving notice to each member and to the official advertising newspaper of the Town of Jackson. The notice shall specify the time, place and business to be transacted, and no other business shall be conducted.

3. Location. The location of all TCHPB meetings shall be determined by the TCHPB but the location shall be located in the Town of Jackson and published to provide adequate notice to all interested parties and the public. The location shall be accessible to the public.

4. Meetings Open to the Public.

All meetings of the Committee shall be open to the public in a place accessible to the public. Public comment is not required.

C. Agenda

An agenda for any meeting required by these LDRS shall be published at least seven days prior to the meeting.

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. Dated this January 28, 2021. S. Birdyshaw, Town Clerk.

Publish: 02/03/21

TOWN ORDINANCE 1277. AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1198, 1197, 1155, 1136, 1128, 1097; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 9.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEFINITIONS AND PROVIDING FOR AN EFFECTIVE DATE. 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. 1198, 1197, 1155, 1136, 1128, 1097; Section 2 of Town of Jackson Ordinance No. 1074 (PART); and Division 9.5 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows: Div. 9.5. Defined Terms. When used in these LDRs, the following terms shall

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have the following meanings:

A (7/18/18, Ord. 1196)

Access. Access means a method to provide physical entrance to or exit from a property, street, or highway. Accessory Residential Unit. See 6.1.11.B.

Accessory Structure. An accessory structure is a separate structure that is secondary and subordinate to another structure on the same property.

Accessory Use. See 6.1.2.B.3. Adjoining. See “Contiguous.”

Adjusted Site Area. See 9.4.4.C.

Adjoining. See “Contiguous.”

Adjusted Site Area. See 9.4.4.C.

Affordable Housing Unit. An affordable housing unit is a unit subject to an Affordable Ownership or Affordable Rental deed restriction as defined in the Housing Department Rules and Regulations.

Affordable Workforce Housing Unit. Affordable workforce housing is workforce housing that costs 30% or less of the occupant household’s gross income. When used in reference to a requirement to provide affordable workforce housing, the standards for the units required to be provided are established by Div. 6.3. See also “Affordable Housing Unit” and “Workforce Housing Unit”, which are specific types of deed-restricted units. Agriculture. See 6.1.3.B.

Alley. An access way, no more than 30 feet wide, which provides a means of public access to contiguous property that is not intended for general traffic circulation.

Alter or Alteration. Alter or alteration means any change, addition, or modification in construction or occupancy. Amusement Use. See 6.1.7.B.

Alteration (for the purposes of Division 5.9). Any act or process, except repair and light construction, that changes one or more of the architectural features of a structure or site, including, but not limited to, the erection, construction, reconstruction, relocation of, or addition to a structure.

Antenna. Any apparatus used for the transmission and/or reception of radio frequency energy, including, but not limited to, omni-directional antenna (whip), directional antenna (panel), microcell, and parabolic antenna (dish). Antenna does not include support structures, utility structures, or towers.

Apartment. See 6.1.4.D.

Arterial Road. See, “Road, Arterial.”

Assembly. See 6.1.8.B.

Association (for the purposes of Division 5.9). The direct link between an important historic event or person and a historic property.

Attached Single-Family Unit. See 6.1.4.C.

Awning. Awning means a roof-like cover that projects from and is supported by the wall of a building for the purpose of shielding a doorway or window from the elements.

B (7/18/18, Ord. 1196)

Building. Building means any structure having a roof supported by columns or walls; any enclosed structure, including tarpaulin structures, designed or used for the housing or enclosure of persons, animals, chattels, or property of any kind; or any attached appurtenance thereto, but not including an advertising sign board, fence, tepee, tent, or similar type of temporary structure.

Bulk. Bulk is a spatial dimension of magnitude and refers to the scale, height, floor area, and footprint of a building.

C (1/4/17, Ord. 1166)

Caliper. The diameter of a tree trunk measured 4.5 feet above the natural grade at the base of the tree.

Canopy Tree. Canopy tree means a deciduous shade or specimen tree, such as aspen, cottonwood, golden willow, or ash.

Canopy. Canopy means the uppermost spreading branchy layer of trees. Canopy also means an ornamental roof-like structure, cantilevered or supported by posts or pillars and having open sides.

Carrier on Wheels or Cell on Wheels (COW). A portable self-contained wireless communications facility that can be moved to a location and set up to provide wireless communications services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.

Certificate of Appropriateness (CoA). Certificate issued by the Planning Director authorizing any proposed repair, preservation, restoration, reconstruction, rehabilitation, alteration, new construction on a historic property, repositioning on a historic property, relocation to another property, or demolition of a historic property pursuant to this ordinance.

Changeable Copy Sign (Manual). See “Sign, Changeable Copy.” Christmas Tree Sales. See 6.1.12.B.

Collector Road. See, “Road, Collector.”

Commercial Air Tour. A commercial air tour is any flight conducted for compensation or hire in a powered aircraft where the purpose of the flight is sightseeing.

Commercial Wireless Telecommunication Services. Commercial wireless telecommunication services means licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Commercial. See Sec. 6.1.6.

Common Open Area. Common open area means land within or related to a development which is designed or intended for the common active or passive use and enjoyment of the residents of the development. Common open area shall include: (a) land which is not individually owned and is not dedicated for public use for streets and other similar common facilities, or (b) land which is individually owned, provided it is located outside of an identified building envelope and has been located adjacent to and made a part of other common open area areas, to the maximum extent possible, to form a continuous area of open space. Common open area may include such complimentary structures and improvements as are necessary and appropriate for its intended use, provided that fences shall not be installed so as to divide individual and common open area areas from one another.

Concealment Element. A feature or technique that disguises, camouflages, or hides a Wireless Facility to blend in with its surrounding environment or architecture so that, to the extent possible the presence, purpose or nature of the Wireless Facility is less apparent to a reasonable observer.

Conditional Use. See 6.1.1.C.

Condominium. Condominium means an estate in real property consisting of an undivided interest in common in a portion of a lot of record together with a separate interest in space in a building on such real property.

Conservation Easement. A conservation easement is an agreement between a landowner and a land trust or government that invests in the land trust or government the power to constrain the landowner’s rights to use and develop the land in order to achieve identified conservation purposes such as preservation of habitat, scenery, or agriculture. A conservation easement is a permanent interest in real property that runs with the land.

Construction Sign. See, “Sign, Construction.”

Contiguous. Contiguous means having a common border with. Camping Unit. Conventional Camping Units include recreational vehicles, campers, trailers, motorhomes, tents, yurts, tepees, or other shelter that is not certified under the International Residential or Building Code or by HUD. Camping Unit does not include Mobile Homes certified by HUD. Conventional Lodging. See 6.1.5.B.

Compatible (for the purposes of Division 5.9). Consistent or harmonious with location, design, setting, materials, workmanship, feeling, or association or an individual building, structure, object or site, or of surrounding properties.

D (1/4/17, Ord. 1166)

Daycare. See 6.1.8.C.

Daycare, Family Home. See 6.1.11.F.

Daycare, Home Center. See 6.1.11.G.

Dedication. Dedication means the transfer of property interests by the owner to another person. The transfer may be of fee simple interest or of a less than fee simple interest, including an easement. Dedication is not complete unless the party to which the interest is dedicated accepts the dedication.Design (for the purposes of Division 5.9). The combination of elements that create the form, plan, space, structure, and style of a property.

Design Guideline (for the purposes of Division 5.9). A criterion with which the Design Review Commission and/or Planning Director will require compliance when it is found applicable to the specific proposal. A guideline is subject to some interpretation when determining compliance.

E (7/18/18, Ord. 1196)

Earth Sheltered Design. Earth sheltered design means a building whose mass is built fully or partly below the land surface, or which sits above natural grade but has been covered with earth so that at least 50% of the perimeter of the building is concealed from view.

Easement. Easement means a less than fee interest in land, which provides a person other than the owner of the land certain rights over that land, or any designated part of that land, for the purposes specified.

Education. See 6.1.8.C.

Eligibility Criteria (for the purposes of Division 5.9). The criteria by which a property is determined to be historic.

(1/4/17, Ord. 1166)

Facade. A facade is a building’s elevation, as viewed in a single plane parallel to a referenced lot line. Facade Width. Facade width is the linear width of the building elevation, measured in a single plane parallel to the referenced lot line.

Fair Market Value. The price that land will bring in a competitive and open market under all conditions of fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus.

Family. Family means one or more individuals related by blood, marriage, adoption, or guardianship, or not more than 3 individuals not so related, occupying a dwelling unit and living as a single housekeeping unit.

Fall Zone. The area in which a Wireless Facility may be expected to fall in the event of a structural failure, as measured by engineering standards.

Family Home Daycare. See 6.1.11.F.

Farm Stand. See 6.1.12.E.

Fascia. Fascia means a band located at the top edge of a building, but below the actual roofline and above the building wall. Fascia material is typically of a different type than either the actual roof or the building wall.

Fault Line. Fault line means all geologic faults indicated on the Geological Quadrangle Maps covering Teton County, published by the U.S. Geological Survey.

Feeling (for the purposes of Division 5.9). A property’s expression of the aesthetic or historic sense of a particular period of time.

H (1/4/17, Ord. 1166)

Habitable Floor Area. Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.

Heavy Industry. See 6.1.9.C.

Heavy Retail/Service. See 6.1.6.F.

Height, Building. See Sec. 9.4.9.

Height, Story. See Sec. 9.4.13.

Heliport. See 6.1.10.E.

Historic Property. A property listed on the Jackson Historic Register.

Historic Significance. The meaning or value ascribed to a building, structure, object or site based on criteria for evaluation as identified in Sec. 5.9.4.

Home Business. See 6.1.11.E.

Home Daycare Center. See 6.1.11.G.

Home Occupation. See 6.1.11.D.

I (1/1/15, Ord. 1074)

Impervious surface. Impervious surfaces mean a surface which does not absorb water.

EXAMPLE: Examples of impervious surfaces include, but not are not limited to: buildings (including roofed areas but excluding eaves that over-hang a pervious surface), structures, parking areas, loading areas, driveways, roads, sidewalks, and any areas of concrete, asphalt, or significantly compacted material which prevents water absorption.

Industrial Use. See Sec. 6.1.9.

Industry, Heavy. See 6.1.9.C.

Industry, Light. See 6.1.9.B.

Incidental Use. See 6.1.2.B.2.

Infrastructure. Infrastructure means public facilities necessary to serve development, including, but not limited to roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities and cable television facilities.

Institutional Use. See Sec. 6.1.8.

Integrity (for the purposes of Division 5.9). The ability of a property to convey its historic significance through its physical features.

Irrigation Ditch. An irrigation ditch is a man-made ditch constructed for the purpose of land irrigation. Irrigation ditches shall not include naturally formed drainageways.

J (___/___/20, Ord. ____)

Jackson Historic Register (JHR). The list of buildings – Registered Historic Resources – found to have significance in the Town of Jackson as maintained by the Planning Department.

L (7/18/18, Ord. 1198)

Land Disturbing Activity. A land disturbing activity is any manmade change to the land surface, including removing vegetative cover, excavating, filling, and grading. The tending of gardens and agricultural activities are not land disturbing activity.

Land. Land means all land or water surfaces, whether public or private, including lots of record, or other ownership categories and all rights – surface, subsurface, or air – that may be attached or detached from the land.

Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape. Any area of a site meeting the definition of site development is not landscape surface area.

Landscape Surface Ratio. See 9.4.6.D.

Landscaping, Required. Required landscaping includes required landscape surface area and required plant units.

Light Industry. See 6.1.9.B.

Loading Area or Space. The portion of a site developed for the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and related landscaped areas.

Local Road. See, “Road, Local.”

Location (for the purposes of Division 5.9). The place where the historic property was constructed or the place where the historic event occurred.

M (1/4/17, Ord. 1166)

Maintenance (for the purposes of Division 5.9). All activities necessary to prolong the useful life and aesthetic appearance of a historic property.

Maintenance (Sign). Sign maintenance means the cleaning, painting, repair; or replacement of defective parts of a sign in a manner that does not change or alter the basic copy design, or structure of the sign.

Manmade Slope. See “Slope, Manmade”

Materials (for the purposes of Division 5.9). The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

N (1/1/15, Ord. 1074)

National Register of Historic Places (NRHP). The list of significant buildings, structures, sites, objects or districts in American history, architecture, archaeology, engineering, or culture maintained by the U.S. Secretary of the Interior.

Native Species. Native species means vegetation which is indigenous to, and is commonly found in, landscapes in the Town of Jackson and Teton County which have never been disturbed. A list of native species is available at the Planning Department.

O (7/18/18, Ord. 1198)

Office. See 6.1.6.B.

Off-Premise Sign. A sign identifying or advertising a business, person, activity, goods, products or services, which is not located on the premises where the business or commercial activity is conducted.

Off-Site. Located neither on the land that is the subject of the application nor on a contiguous portion of a street or other right-of-way.

On-Site. Located on the land that is the subject of the application.

Open Space (Use). See Sec. 6.1.2.

Owner. The person, corporation, government or other legal entity who owns or who has any legal or equitable interest in property and who is so listed as Owner on the records of the Teton County Assessor’s Office.

Outdoor Recreation. See 6.1.3.C.

Outfitter. See 6.1.7.E.

P (7/18/18, Ord. 1197)

Parcel. Parcel means unplatted property that is described by metes and bounds, or any public land surveys, or aliquot parts, or lot or tract designations not recognized as lawfully platted.

Parking (Use). See 6.1.10.B.

Parking Lot. Parking lot means 4 or more adjacent parking spaces.

Pathway. Pathway means a facility designed for non-motorized travel intended for the use of bicyclists, pedestrians, equestrians, and cross-country skiers.

Pedestrian Access. See Sec. 9.4.16.

Pedestrian Facility. Pedestrian facility means a sidewalk or other walkway intended primarily for the use of pedestrians.

Performance Bond. Performance bond means a financial guarantee to ensure that all improvements, facilities, or work required by these LDRs will be completed in compliance with these LDRs, and the approved plans and specifications of a development.

Period of Significance (for the purposes of Division 5.9). Span of time during which significant events and activities associated with a property occurred.

Person. Person means an individual or group of individuals, corporation, partnership, association, municipality, or state agency. Personal wireless service facilities.

Personal wireless service facilities means facilities for the provision of personal wireless services. Personal wireless services means commercial wireless telecommunication services, unlicensed wire-less services, and common carrier wireless exchange access services.

Physical Development. Physical development means any of the following activities that alter the natural character of the land and for which a permit may be required pursuant to the LDRs: the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, fence, wall, or other site development; any grading, clearing, excavation, dredging, filling or other movement of land; any mining, paving, or drilling operations; or the storage, deposition, or excavation of materials. Physical development does not include the use of land that does not involve any of the above listed activities.

• Public Notices •

Planned Residential Development. See Sec. 7.1.2.

Plat. Plat means the legally recorded drawing depicting the subdivision of land into 2 or more lots.

Primary Use. See 6.1.2.B.4.

Principal Use. See 6.1.2.B.1.

Profane Language on Signs. Any signs that can be viewed by the public that involves the use of profane or vulgar language, words, epithets, or expressions.

Property. A building, structure, site, or object.

R (1/1/15, Ord. 1074)

Ranch Compound. Ranch compound means a cluster of structures built in traditional ranch forms commonly found on ranches in Teton County.

Real Estate Sales Office. See 6.1.12.C.

Rear Lot Line. See, “Lot Line, Rear.”

Rear Yard. See, “Yard, Rear.”

Recorded. Recorded means formally indexed and abstracted in the official records of the Teton County Clerk. Recorded does not include documents that are merely filed.

Recreational Park Trailers (RPT). An RPT or park model, is a trailer type that is primarily designed to provide temporary living quarters for recreational, camping, travel or seasonal use that meets the following criteria: (1) built on a single chassis; (2) mounted on wheels having a gross trailer area not exceeding 400 square feet in the set-up mode; and (3) certified by the manufacturer as complying with current ANSI A119.5, which specifies standards for operating systems and construction requirements. RPTs do not include Mobile and Manufactured homes or Conventional Camping Units. Gross Trailer Area is the gross square footage of a Recreational Park Trailer measured to the maximum horizontal projections of exterior walls including all siding, corner trims, moldings, storage areas enclosed by windows, but not the roof overhangs. Unenclosed porches are not included in the gross trailer area.

Registered Historic Resource. A property, structure, feature, or object that is determined to be of historic significance and is designated to the Jackson Historic Register pursuant to the LDRs.

Required Open Space. See, “Open Space, Required.”

Relocation or Relocate (for the purposes of Division 5.9). Moving a building, structure, or object to a different site or property, either temporarily or permanently.

S (1/4/17, Ord. 1166)

Scale of Building, Maximum. See 9.4.7.B.

Scale of Use, Maximum. 9.4.7.A.

Sedimentation. Sedimentation means the deposition of soil that has been transported from its site of origin by water, ice, wind, gravity, or other natural means as a result of erosion.

Service. See 6.1.6.D.

Setback. See Sec. 9.4.8.

Setting (for the purposes of Division 5.9). The physical environment of a historic property.

Sexually Explicit Nudity on Signs. Means the depiction of uncovered human genitals, pubic area, buttocks, or the human female breast on a sign that can be viewed by the public.

Shelter, Temporary. See 6.1.12.D.

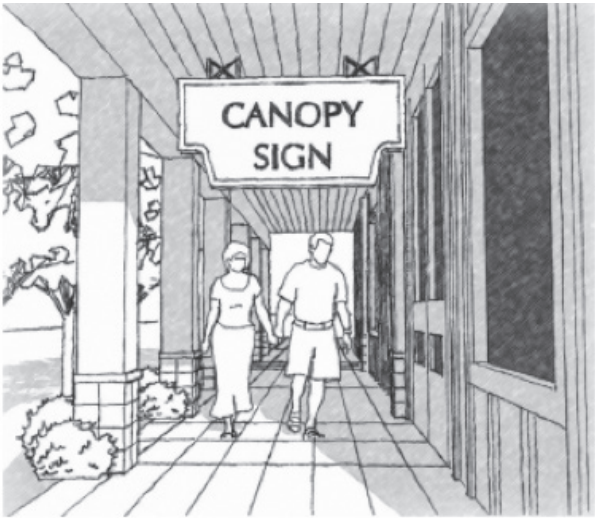
Short-Term Rental Unit. See 6.1.5.C.

Side Lot Line. See, “Lot Line, Side.”

Side Yard. See, “Yard, Side.”

Sign, Banner. An advertising sign intended to be hung either with or without a frame possessing characters, letters or ornamentations applied to paper, plastic or fabric.

Sign, Canopy or Marquee. A sign attached to or constructed in or on a canopy or marquee (see example below).



Sign, Changeable Copy. A sign on which copy or sign panels can be manually changed, such as boards with changeable letters or changeable pictorial panels.

Sign, Flashing. Any sign containing an intermittent or flashing light source, or includes the illusion of intermittent or flashing light by means of animation, or an externally-mounted inter-

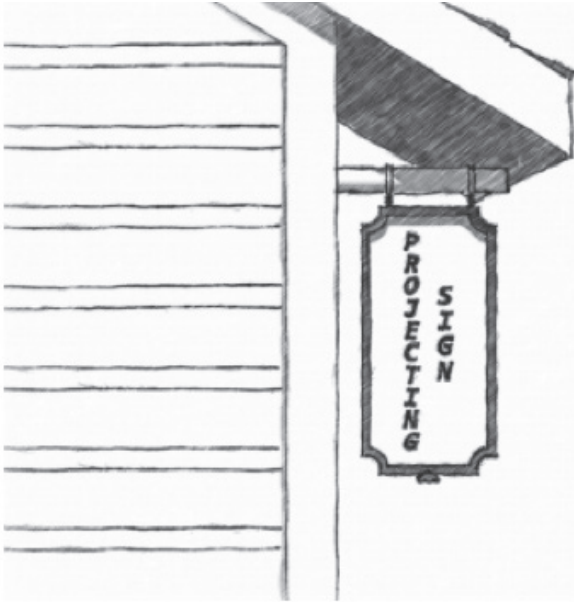
mittent light source.

Sign, Freestanding. A sign erected on a freestanding frame, mast or pole, not attached to a building (see examples below). A freestanding sign is considered a structure and shall follow the definition of height.



Sign, Neon. Any sign or portion of a building illuminated or outlined by tubes using electrically stimulated neon or other gas.

Sign, Projecting. A sign, other than a wall sign, which is attached to and projects from a structure or building face (see example below).

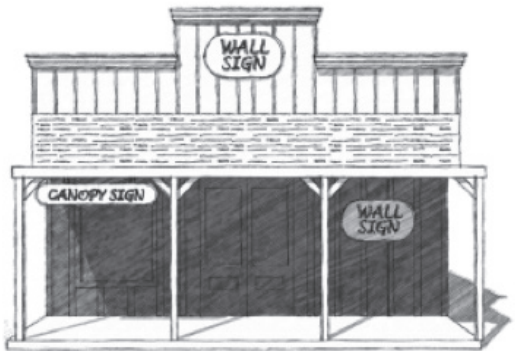


Sign, Roof. Any sign placed or painted above the roof or parapet wall of a structure (see example below).



Sign, Temporary or Portable. Any sign that is not permanently attached to the ground or a building. This shall include, but not be limited to, all devices such as banners, pennants, flags (not intended to include flags of any nation), search-lights, twirling or sandwich board signs, sidewalk or curb signs, balloons, air or gas filled figures, and signs on wheels.

Sign, Wall. Any sign attached to, painted on, or installed upon a wall of a building, with the exposed face parallel to the building wall and/or parapet (see examples below).



Sign. Sign means any object, device, display, structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, religious group, product service, event, or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, or score boards located on athletic fields. See Div. 5.6. for standards applicable to Signs.

Significant (for the purposes of Division 5.9). Having architectural characteristics and historical associations that make the building, structure, feature, or area worthy of preservation.

Site Area, Adjusted. See 9.4.4.C.

Site Area, Base. See 9.4.4.B.

Site Area, Gross. See 9.4.4.A.

Site Area, Minimum. See 9.4.4.D.

Site Development. Site development is the area of the site that is physically developed; it is generally the inverse of landscape surface area. Site development includes the area of the site that is covered by buildings, structures, impervious surfaces, porches, decks, terraces, patios, driveways, walkways, parking areas, and regularly disturbed areas such as corrals, outdoor storage, and stockpiles. Site development does not include cultivation of the soil for agricultural use.

Site. Site means the entire area of the land on which a use or development is existing or proposed. A site may be a portion of a lot of record or may include multiple lots of record.

Skyline. Skyline means the visual line at which the earth or vegetation and the sky appear to meet. It is typically viewed as the top, crest, or peak of a ridge, hillside, or butte.

Slope, Manmade. Manmade slopes refer to finished grades that resulted from permitted and/or allowed development activity commenced prior to November 9, 1994.

Slope, Natural. See, “Grade, Natural.”

Slope. Slope means the relationship of the change in the vertical measurement to the change in the horizontal measurement, usually written as a ratio or a percentage.

Small Wastewater Treatment System. See “Wastewater Treatment System, Small.”

Special Use. See 6.1.1.D.

State Historic Preservation Officer (SHPO). Means the individual appointed by the Governor to administer the Wyoming Historic Preservation Program.

Stealth Facility. A Wireless Facility that is integrated into an existing structure so that no portion is visible from outside the existing structure; or that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer.

Stepback. See Sec. 9.4.12.

Stream. See Sec. 5.1.1.

Street Facade. See Sec. 9.4.11.

Street Lot Line. See, “Lot Line, Street.”

Street Yard. See, “Yard, Street.”

Structure. Structure means any building, bridge, fence, pole, tower, deck, liquid storage tank, gazebo, pier, dam, culvert, satellite dish, personal wireless telecommunication facilities, or other construction or erection greater than 4 feet in height.

Subdivision Improvement. Subdivision improvement means any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for the needs of the subdivision such as: streets, alleys, pedestrian walks or paths, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, utility and energy services.

Subdivision. Subdivision means any division of a building, plat, or lot of record into 2 or more parts by means of platting in accordance with the procedures and standards of Sec. 8.5.3. or exempt land division in accordance with the procedures and standards of Sec. 8.5.4. Subdivision includes a division of a building, or lot of record for purposes of creating condominiums or townhomes.

Survey (Historic). The process of identifying and gathering data on a community’s historic properties. A survey includes field work and may also include background research and more in-depth evaluation of the potential historic properties for designation. Survey work often culminates in an inventory of properties that are found to be significant.

Survey (Professional Historic). Survey work led by a preservation professional, someone who meets the Secretary of the Interior’s Professional Qualifications in architectural history or history as outlined by the federal government in 36 CFR 61, Appendix A.

W (7/18/18, Ord. 1196)

Wastewater Treatment System, Community. Community wastewater treatment system means a privately owned and operated system, other than a municipal sewage treatment plant, for the collection and treatment of wastewater generated by the dwelling units and accessory uses in a development.

Wastewater Treatment System, Public. Public wastewater treatment system (or sanitary sewer) means a wastewater disposal system, other than small wastewater treatment system, approved by the State, County, or Town, and maintained by a public or private agency authorized to operate such system.

Wastewater Treatment System, Small. Small wastewater treatment system means a sewage system, disposal system, or treatment works having simple hydrologic and engineering needs which is intended for wastes originating from a single residential unit serving no more than 4 families, or which distributes 2,000 gallons or less of domestic sewage per day.

Water Supply, Public. Public water supply means a water supply being distributed by 20 or more service connections used to furnish water for human consumption either in preparing

Public Notices

foods or beverages for inhabitants of residences or for the use of business establishments. A public water supply includes the source, treatment system, distribution system, service connections, finished water storage, and pumping stations.

Window Surface. All glass and glass surfaces within same vertical plane or wall of a structure.

Wireless Communication Facilities. See 6.1.10.D.

Workforce Housing Unit. A workforce housing unit is a unit subject to a Workforce Ownership or Workforce Rental deed restriction as defined in the Housing Department Rules and Regulations. See also “Workforce Housing”, which is the broader definition of the concept of workforce housing as it is used in the Jackson/Teton County Comprehensive Plan.

Workforce Housing. Workforce housing is market and deed-restricted housing occupied by people working locally who would otherwise commute from outside the community. See also “Workforce Housing Unit”, which is a specific type of deed-restricted unit.

Workmanship (for the purposes of Division 5.9). The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

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. Dated this January 28, 2021. S. Birdyshaw, Town Clerk.

Publish: 02/03/21

TOWN ORDINANCE 1278.
AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122, 1136, 1149, 1196, 1159, 1197, 1198, 1209, 1218, 1222, AND 1197; AND
SECTIONS 2.3.1, 2.3.2, 2.2.14, 2.2.15, 2.2.16, 2.2.17 OF THE TOWN OF JACKSON LAND
DEVELOPMENT REGULATIONS REGARDING DEVELOPMENT REGULATIONS AND STANDARDS FOR PROPERTIES IN THE DOWNTOWN CORE, URBAN COMMERCIAL AND TOWN SQUARE ZONES AND
PROVIDING FOR AN EFFECTIVE DATE.
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. 1074 (PART), 1122, 1136, 1149, 1196, 1159, 1197, 1198, 1209, 1218, 1222, AND 1197; and sections 2.3.1, 2.3.2, 2.2.10, 2.2.15, 2.2.16, 2.2.17 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Article 2. Complete Neighborhood Zones

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Div. 2.1. All Complete Neighborhood Zones

Complete neighborhood zones are intended to enhance the locations in the community that are most appropriate for use and development into the most desirable places to live, work, and play. There are 2 types of complete neighborhood zones.

2.1.1. Character Zones (xx/xx/xx, Ord. XXXX)

Character zones, established in Div. 2.2., are characterized and established to implement the Comprehensive Plan. The character zones include:

- A. NL-1: Neighborhood Low Density-1
- B. NL-2: Neighborhood Low Density-2
- C. NL-3: Neighborhood Low Density-3
- D. NL-4: Neighborhood Low Density-4
- E. NL-5: Neighborhood Low Density-5
- F. NM-1: Neighborhood Medium Density-1
- G. NM-2: Neighborhood Medium Density-2
- H. NH-1: Neighborhood High Density-1
- I. CR-3: Commercial Residential-3
- J. CR-2: Commercial Residential-2
- K. CR-1: Commercial Residential-1
- L. OR: Office Residential
- M. DC-1: Downtown Core-1
- N. DC-2: Downtown Core-2
- O. TS-1: Town Square-1
- P. TS-2: Town Square-2

2.1.2. Legacy Zones (xx/xx/xx Ord. XXXX)

Legacy zones, established in Div. 2.3., are carried forward from the previous LDRs, and it is the intent that they will be phased out over time as character zones are adopted and applied. The legacy zones include:

- A. Town Square (TS)
- B. Urban Commercial (UC)
- C. Business Park-Town (BP-ToJ)
- D. Mobile Home Park-Town (MHP-ToJ)

D. Building Frontages

Building frontages set standards for building facades that face streets, and are required along all primary and secondary streets. Building frontages help to ensure that buildings address each street appropriately. They play an important role in shaping the built environment and enhancing the pedestrian experience. Specific rules for each building frontage are listed below. See Sec. 2.2.10, through Sec. 2.2.17, to determine which options are allowed in each zone. The rules of measurement for a building frontage are in Div. 9.4.

Any use allowed in the applicable zoning district is allowed in any building frontage type, provided the use meets all other zoning and building code requirements. The applicant may use multiple building frontages along the same street frontage, provided that each frontage type is allowed in the applicable zoning district.

Institutional and transportation/infrastructure uses may be allowed to comply with the building frontages on an ‘as practicable’ basis with Planning Director approval.

2.2.14. DC-1: Downtown Core-1 (xx/xx/xx, Ord. 1218)

A. Intent

- General Intent. The intent of the **Downtown Core-1 (DC-1)** zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and retail shopfronts pulled up to the street.
- Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows invite and encourage pedestrian activity.
- Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.
- Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.
- Comprehensive Plan. Based primarily on sub area 2.3 of 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.

2.2.16. DC-2: Downtown Core-2

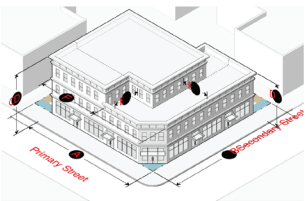
A. Intent

- General Intent. The intent of the **Downtown Core-2 (DC-2)** zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and buildings close to the sidewalk.
- Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows, display windows, and entry features invite and encourage pedestrian activity.
- Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.
- Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.
- Comprehensive Plan. Based primarily on sub area 2.3 of the Comprehensive Plan.

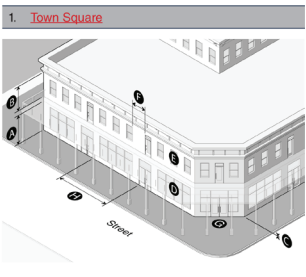
B. Physical Development

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.

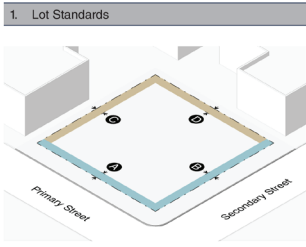
2 Bulk Standards



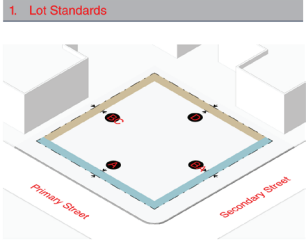
Street Facade (Sec. 9.4.11.)	
Width of ground and 2nd story in primary street setback range	●
% of lot width (min)	80%
Length from street corner (min)	30'
Width of ground and 2nd story in secondary street setback range	●
% of lot width (min)	60%
Length from street corner (min)	30'
Building Height (Sec. 9.4.9.)	
Height (max) if roof pitch ≥ 5/12	●
Height (max) if roof pitch < 5/12	●
Stories (max)	●
Height (min) in any street setback range	●
Building Stepback (Sec. 9.4.12.)	
Stepback for any 3rd story street facade or street facade over 30' (min)	●
Encroachment in stepback (max % of overall facade width)	●
A building with only residential use that has at least 4 units is exempt from the stepback requirement	
Scale of Development	
Floor area ratio (FAR) (max) (E.3.)	1.3
Deed restricted housing exemption (Sec. 7.8.3.)	
Workforce housing floor area bonus (Sec. 7.8.4.)	



Description	
In the Town Square Frontage , the main facade of the building is located at or near the public sidewalk, with at-grade entrances spaced at regular intervals. The Town Square Frontage is intended primarily for retail uses, and has glazing (windows and doors) at the sidewalk level.	
Story Height (Sec. 9.4.13.)	
Ground story height (min/max)	11'/14' ●
Upper story height (min)	9' ●
Ground floor elevation (min-max)	0' - 3' ●
Transparency (Sec. 9.4.14.)	
Ground story (min/max)	50%/75% ●
Upper story (min/max)	20%/35% ●
Blank Wall Area (Sec. 9.4.15.)	
Blank wall area (max)	15' ●
Pedestrian Access (Sec. 9.4.16.)	
Entrance facing street (max)	Required ●
Entrance spacing along street (max)	50' ●

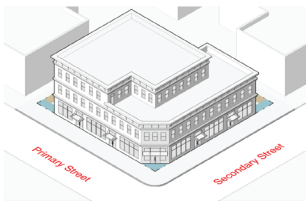


Building Setbacks (Sec. 9.4.8.)	
Primary street setback range (min-max)	0' - 5' ●
Secondary street setback range (min-max)	0' - 5' ●
Side interior (min)	0' or 5' ●
Rear (min)	0' or 5' ●
Abutting protected zone (min)	10'
Landscaping (Div. 5.5.)	
Landscape surface ratio (min)	n/a
Plant units (min)	n/a
Fencing	
Height in any street or side yard (max)	4'
Height in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from side or rear lot line (min)	0'
Parking Setbacks (Sec. 9.4.8.)	
Primary street, above ground (min)	30'
Secondary street, surface parking (min)	30'
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'
Access	
Curb cut width (max)	24'



Building Setbacks (Sec. 9.4.8.)	
Primary street setback range (min-max)	0' - 5' ●
Secondary street setback range (min-max)	0' - 5' ●
Side interior (min)	0' or 5' ●
Rear (min)	0' or 5' ●
Abutting protected zone (min)	10'
Landscaping (Div. 5.5.)	
Landscape surface ratio (min)	n/a
Plant units (min)	n/a
Fencing	
Height in any street or side yard (max)	4'
Height in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from side or rear lot line (min)	0'
Parking Setbacks (Sec. 9.4.8.)	
Primary street, above ground (min)	30'
Secondary street, surface parking (min)	30'
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'
Access	
Curb cut width (max)	24'

3. Form Standards



Design Guidelines (Div. 5.8.)	
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Pedestrian Frontage	
Planning Director will establish one of the following as the pedestrian frontage	
Covered walkway	see Sec. 2.2.1.C.1
Trees in grates	see Sec. 2.2.1.C.2
Building Frontage Options	
Shopfront	see Sec. 2.2.1.D.2
Residential	see Sec. 2.2.1.D.4
Lodging	see Sec. 2.2.1.D.5
Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1
Surface parking	see Sec. 2.2.1.E.2
Tuck-Under Parking	see Sec. 2.2.1.E.4
Enclosed parking	see Sec. 2.2.1.E.3
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6

4. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) (Sec. 5.2.1.)	
5. 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	5,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) (Sec. 5.3.2.)	
6. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 5.12%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Area (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	

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.)
Floor Area						
< 19,500 sf			X	X		Sec. 5.7.1.
19-500 - 39,000 sf		X	X	X		Sec. 5.7.1.
> 39,000 sf	X	X	X	X		Sec. 5.7.1.
> 39,000 sf for only residential use	optional	X	X	X		Sec. 5.7.1.
Sign					X	Sec. 5.7.1.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6, are applicable unless stated otherwise.

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	0.000117*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D.)	B	n/a	n/a		
Dormitory (6.1.4.F.)	C	n/a	n/a	0.251/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	0.204*bedrooms
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B	12,500 sf	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B	excluding basement storage	n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B	n/a	n/a	1/110 sf dining area + 1/160 sf bar area	0.001197*sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/60 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.)	C	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
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000246*sf

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

1. Allowed Uses			2. Use Requirements		
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.5/employee + 0.5/stored vehicle	0.000246*sf
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	0.5/employee + 0.5/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	0.5/employee + 0.5 off-street pick-up/ drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.5/1,000 sf outdoor display area + 0.5/ employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	2.5/1,000 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.) (LO) = Lodging Overlay Only

3. Operational Standards

Outdoor Storage

Public Notices

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

- a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:
- i. Residential Uses (Sec. 6.1.4.);
 - ii. Lodging Uses (Sec. 6.1.5.); and
 - iii. Accessory Residential Unit (Sec. 6.1.11.).
- b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.
- c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.
- i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	18'
90°	9'

- ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.
 - iii. The on-street parking shall follow the established configuration of existing on-street parking.
 - iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.
- d. **Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.
- i. **Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.
 - ii. **Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.
 - iii. **Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.

2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

3. **Existing Floor Area Allowed.** Where the existing floor area on a site exceeds the allowed floor area ratio (FAR), the maximum allowed floor area shall be the lawfully existing floor area. The burden of establishing the amount of lawfully existing floor area shall be the responsibility of the landowner.

Div. 2.3. Complete Neighborhood Legacy Zones

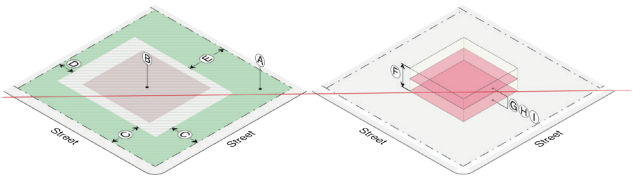
2.3.1. Town Square (TS)

A. Intent

The purpose of the Town Square (TS) Zone is to provide development standards that preserve and enhance the unique character, qualities, and pedestrian-oriented environment of the Jackson Town Square and its immediate vicinity. An essential component of the tourism environment for Teton County and the Town of Jackson is the Town Square and the commercial environment that has developed in the immediate vicinity of the Square. This area is important to both the County and the Town because the character of the area is the cornerstone of tourism commercial activity in the community.

B. Physical Development

Standards applicable to physical development in the TS zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the physical development standards applicable in the TS zone; however, all standards in Article 5 are applicable in the TS zone, unless stated otherwise.



1. Structure Location and Mass									
	A	B	C	D	E	F	G	H	I
	LSR (min)	Lot Coverage (max)	Street Setback (min) (E-1)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
Allowed use	10	n/a	0'	0'	0'	35'	2	3	1-33
Detached accessory structure	n/a	n/a	30'	5'	5'	25'	2	n/a	n/a
Exceptions									
FAR: A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.									
Side/Rear yard residential projections: Fire escapes may extend into a side or rear yard by not more than 4 feet. Porches which are at grade may extend to any portion of a side or rear yard.									
Rear yard setback for nonresidential uses: Minimum rear setback of 22 feet on the ground level with the exception of structural elements supporting the upper floor.									
Detached Accessory Structure Separation: 10'									

2. Maximum Scale of Development	
Individual Building (gross floor area) (max)	
Single building	45,000-sf
Single building in LO with CUP	35,000-sf
3. Building Design Requirements	
Nonresidential Design Guidelines (Div. 5.5)	
Design review required for all nonresidential development, unless exempted by Planning Director	
4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage
5. Landscaping (Div. 5.5)	
Plant Units (min)	
Nonresidential	1 per 1,000-sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces
6. Fencing	
Height (max)	
In street yard	4'
In-side or rear yard	6'
Setback	
Front lot line/R.O.W./Sidewalk	4'
Side or rear lot line	0'
Orientation	
The finished side of the fence shall face out to the neighbor, posts are supports shall face in to the owner	
7. Environmental Standards	
Natural Resource Setback (min) (Sec. 5.1.1)	
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	90'
Irrigation Ditch Setback (min) (7.7.4-D)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) (Sec. 5.2.1)	

8. Scenic Standards	
Exterior Lighting (Sec. 5.3.1)	
Light trespass prohibited:	
All lights over 600 initial lumens shall be fully shielded:	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) (Sec. 5.3.2)	
9. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2)	
Fault Area: (Sec. 5.4.3)	
Floodplains (Sec. 5.4.4)	
Wildland-Urban Interface (Sec. 5.4.5)	
10. Signs (Div. 5.6)	
Number of Signs (max)	2 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	2.5 sf per ft of street facade width up to 125-sf
Home occupation/business	2-sf
Penalty	10% per projecting and freestanding sign

Sign-Type Standards-	
Canopy sign	
Clearance (min)	7'6"-from average grade
Setback (min)	16'-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)	16'-from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16-sf
Temporary Signs (Sec. 5.6.1)	

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 6.3.1)	Development Plan (Sec. 6.3.2)	Building Permit (Sec. 6.3.3)	DRG-Review (Sec. 6.2.6)	Sign Permit (Sec. 6.3.5)	Grading Permit (Sec. 6.3.4)
Nonresidential Floor Area						
≤5,000-sf			X	X		(Sec. 5.7.1)
5,001-15,000-sf		X	X	X		(Sec. 5.7.1)
>15,000-sf	X	X	X	X		(Sec. 5.7.1)
Sign					X	(Sec. 5.7.1)

C. Allowed Uses and Use Standards

Standards applicable to uses in the TS zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the use standards applicable in the TS zone; however, all standards in Article 6 are applicable in the TS zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E-2)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Lodging					
Conventional Lodging (6-1.5.B.)	C(LO)	0 sf	n/a	0.75/LU + 1 per 150-sf assembly area	0.204*bedrooms
Short-term Rental Unit (6-1.5.C.)	C(LO)	0 sf	n/a	1.5/1,000 sf-max 2	0.204*bedrooms
Commercial Uses					
Office (6-1.6.B.)	B	0 sf	n/a	1.65/1,000 sf	0.000493*sf
Retail (6-1.6.C.)	B	0 sf	n/a	2.25/1,000 sf	0.000431*sf
Service (6-1.6.D.)	B	0 sf	n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6-1.6.E.)	B	0 sf	n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf
Amusement/Recreation					
Amusement (6-1.7.B.)	G	0 sf	n/a	1/60 sf seating area or independent calculation	0.000431*sf
Transportation/Infrastructure					
Wireless Communications Facilities (6-1.10.D.)				0.5/employee + 0.5/stored vehicle	0.000246*sf
Minor	B	0 sf	n/a		
Accessory Uses					
Accessory Residential Unit (6-1.11.B.)	B	0 sf	n/a	1.25/DU	exempt
Home Occupation (6-1.11.D.)	B	0 sf	n/a	n/a	exempt

Y = Use allowed; no use permit required. B=Basic Use Permit (Sec. 6.4-1.), G=Conditional Use Permit (Sec. 6.4-2.); (LO)= Lodging Overlay Only.

Y = Use allowed; no use permit required; B=Basic Use Permit (Sec. 6.4.1); C=Conditional Use Permit (Sec. 6.4.2); (LO)=Lodging Overlay Only

3. Maximum Scale of Use

Individual Use (floor area) (max)	
Individual retail use excluding basement	12,500-sf habitable
Lodging operation with multiple buildings	90,000-sf habitable
4. Operational Standards	
Outdoor Storage (Sec. 6.4.1)	
Refuse and Recycling (Sec. 6.4.2)	
Trash & recycling enclosure required	
Noise (Sec. 6.4.3)	
Sound level at property line (max)	
Vibration (Sec. 6.4.4)	
Electrical Disturbances (Sec. 6.4.5)	
Fire and Explosive Hazards (Sec. 6.4.6)	

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the TS zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the TS zone; however, all standards in Article 7 are applicable in the TS zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	5,000-sf	(Sec. 7.2.3)
Condominium/Townhouse	n/a	(Sec. 7.2.4)
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction	0.20 acres per 1- or 2-family unit	0.15 acres per multi-family unit
Parks exaction	9 acres per 1,000 resident	
3. Infrastructure		
Transportation Facilities (Div. 7.6)		
Access required		
Right-of-way for Minor Local Road (min)	60'	
Paved travel way for Minor Local Road (min)	20'	
Required Utilities (Div. 7.7)		
Water	public	
Sewer	public	

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 6.3.1)	Development Plan (Sec. 6.3.2)	Development Option Plan (Sec. 6.5.2)	Subdivision Plat (Sec. 6.5.3)
Land Division				
≤10 Lots		X		X
>10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

The following standards apply in addition to all other standards applicable in the TS zone:

1. **Pedestrian Facilities.** All new development, redevelopment and infill development in the TS zone and Lodging Overlay zones shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may

include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.

2. Provision of Nonresidential, Nonlodging Parking

- a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:
- i. Residential Uses (Sec. 6.1.4.);
 - ii. Lodging Uses (Sec. 6.1.5.); and
 - iii. Accessory Residential Unit (6.1.11.B).
- b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.
- c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

- i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	18'
90°	9'

- ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.
 - iii. The on-street parking shall follow the established configuration of existing on-street parking.
 - iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.
- d. **Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards:

- i. **Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.
- ii. **Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.
- iii. **Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.

3. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

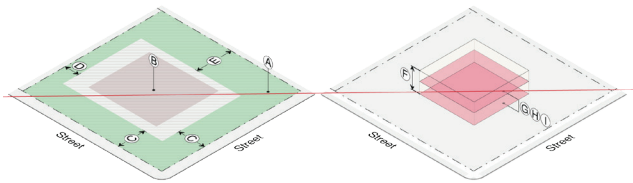
2.3.2. Urban Commercial (UC)

A. Intent

The purpose of the Urban Commercial (UC) Zone is to provide for relatively intense mixed-use development of lodging, restaurants, financial, retail, and visitor-oriented services, and the full range of residential uses. The UC Zone is intended to be applied to central, pedestrian-oriented commercial areas and dense residential areas associated with these commercial areas.

B. Physical Development

Standards applicable to physical development in the UC zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the physical development standards applicable in the UC; however, all standards in Article 5 are applicable in the UC zone, unless stated otherwise.



1. Structure Location and Mass									
	A	B	C	D	E	F	G	H	I
	LSR (min) (E-1)	Lot Coverage (max)	Street Setback (min) (E-4)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
Detached single-family unit	30	40	12'	5'	20'	26'	2	3	45
Other principal use	10	n/a	0'	0'	0'	35'	2	3	1-3
Accessory use	See standards for primary use with which associated								
Detached accessory structure	n/a	n/a	30'	5'	5'	26'	2	n/a	n/a
Exceptions									
FAR: A 25% increase in FAR is allowed, provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.									
Side/Rear Yard Residential Projections: Fire escapes may extend into a side or rear yard by not more than 4 feet. Porches which are at grade may extend to any portion of a side or rear yard.									
Rear yard for nonresidential uses: Minimum rear setback of 22 feet on the ground level with the exception of structural elements supporting the upper floor.									
Detached Accessory Structure Separation: 10'									

2. Maximum Scale of Development		Irrigation Ditch Setback (min) (7.7.4-D)	
Individual Building (gross floor area) (max)		Irrigation Ditch	
Single building	45,000-sf	45'	
Single building in LO with CUP	35,000-sf	Natural Resource Overlay (NRO) (Sec. 5.2-1)	
3. Building Design Requirements		8. Scenic Standards	
Nonresidential Design Guidelines (Div. 5.5)		Exterior Lighting (Sec. 5.3-1)	
Design review required for all nonresidential development, unless exempted by Planning Director		Light trespass prohibited:	
Site Development		All lights over 600 initial lumens shall be fully shielded:	
Site Development Setbacks (min)		Lumens per sf of site development (max)	
Side/rear yard if next to residential	5'	Lumens per site (max)	
Front yard		All fixtures	100,000
40% of lineal frontage	0'	Unshielded fixtures	5,500
60% of lineal frontage	structure setback	Light Color	≤3000 Kelvin
Curb Cut (max)		Scenic Resource Overlay (SRO) (Sec. 5.3-2)	
	40% of lineal frontage	9. Natural Hazards to Avoid	
5. Landscaping (Div. 5.5)		Steep Slopes (Sec. 5.4-1)	
Plant Units (min)		Development prohibited	
Residential	1 per du	Slopes > 25%	
Nonresidential	1 per 1,000 sf of landscape area	Hillside GUP required	
Parking Lot (all uses)	1 per 12 parking spaces	Lot with average cross-slope > 10%	
6. Fencing		Areas of Unstable Soils (Sec. 5.4-2)	
Height (max)		Fault Area (Sec. 5.4-3)	
In-street yard	4'	Floodplains (Sec. 5.4-4)	
In-side or rear yard	6'	Wildland Urban Interface (Sec. 5.4-5)	
Setback		10. Signs (Div. 5.6)	
Front lot line/R.O.W./Sidewalk	4'	Number of Signs (max)	
Side or rear lot line	0'	3 per business per frontage	
Orientation		Home occupation/business	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner		1 unlighted wall sign	
7. Environmental Standards		Background Color	
Natural Resource Setback (min) (Sec. 5.1-1)		No white or yellow	
Cache Creek South of Cache Creek Dr.	20'	Sign Area	
Flat Creek North of Hansen Ave.	25'	Total sign area (max)	
Flat Creek South of Hansen Ave.	50'	3 sf per ft of street facade width up to 150 sf	
Wetlands	90'	Home occupation/business	
		2 sf	
		Penalty	
		10% per projecting and freestanding sign	

Public Notices

Nonresidential Floor Area				
≤ 5,000 sf		X	X	(Sec. 5.7.1.)
5,001 – 15,000 sf		X	X	(Sec. 5.7.1.)
> 15,000 sf	X	X	X	(Sec. 5.7.1.)
Sign			X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the UC zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the use standards applicable in the UC zone; however, all standards in Article 6. are applicable in the UC zone, unless stated otherwise.

1. Allowed Uses		2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses				
Detached Single-Family Unit (6.1.4.B.)	Y	0-sf	n/a	1.5/1,000-sf, max 2 (Exp[15.49 + 1.59*Ln(sf)])2-176
Attached Single-Family Unit (6.1.4.C.) (E.2.)	B	0-sf	n/a	1.5/1,000-sf, max 2 (Exp[14.17 + 1.59*Ln(sf)])2-176
Apartment (6.1.4.D.) (E.2.)	B	0-sf	n/a	1.5/1,000-sf, max 2 (Exp[14.17 + 1.59*Ln(sf)])2-176
Dormitory (6.1.4.F.)	G	0-sf	35-rooms-per-acre	1/bed
Group Home (6.1.4.G.)	G	0-sf	35-rooms-per-acre	0.5/bed
Lodging				
Conventional Lodging (6.1.5.B.)	B (LO)	0-sf	n/a	0.75/LU + 1 per 150-sf assembly area
Short-Term Rental Unit (6.1.5.C.)	B (LO)	0-sf	n/a	1.5/1,000-sf, max 2
Commercial Uses				
Office (6.1.6.B.)	B	0-sf	n/a	1.65/1,000-sf
Retail (6.1.6.C.)	B	0-sf	n/a	2.25/1,000-sf
Service (6.1.6.D.)	B	0-sf	n/a	1.5/1,000-sf
Restaurant/Bar (6.1.6.E.)	B	0-sf	n/a	1/110-sf dining area + 1/60-sf bar area
Amusement/Recreation				
Amusement (6.1.7.B.)	C	0-sf	n/a	1/60-sf seating area or independent calculation
Developed Recreation (6.1.7.D.)	B	0-sf	n/a	2.25/1,000-s
Outfitter/Four-Operator (6.1.7.E.)	C	0-sf	n/a	independent calculation
Institutional Uses				
Assembly (6.1.8.B.)	C	0-sf	n/a	independent calculation
Y = Use allowed; no use permit required. B = Basic Use Permit (Sec. 6.4.1.). G = Conditional Use Permit (Sec. 6.4.2.). (LO) = Lodging Overlay Only				

1. Allowed Uses		2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Day Care/Education (6.1.8.C.)	B	0-sf	n/a	independent calculation
Transportation/Infrastructure				
Utility Facility (6.1.10.C.)	C	0-sf	n/a	0.5/employee + 0.5/stored vehicle
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle
Minor	B	0-sf	n/a	0.000246*sf
Accessory Uses				
Accessory Residential Unit (6.1.11.B.)	B	0-sf	n/a	1-25/DU
Bed-and-Breakfast (6.1.11.C.)	B (LO)	0-sf	n/a	0.75/LU
Home Occupation (6.1.11.D.)	B	0-sf	n/a	n/a
Home Business (6.1.11.E.)	B	0-sf	n/a	0.5 per employee
Family Home Daycare (6.1.11.F.)	B	0-sf	n/a	0.5/employee + 0.5 off-street pick-up/drop-off
Home Daycare Center (6.1.11.G.)	B	0-sf	n/a	0.5/employee + 1 off-street pick-up/drop-off
Drive-In Facility (6.1.11.H.)	B	0-sf	n/a	n/a
Temporary Uses				
Christmas Tree Sales (6.1.12.B.)	Y	0-sf	n/a	0.5/1,000-sf outdoor display area + 0.5/employee
Temporary Shelter (6.1.12.D.)	Y		1-unit-per-lot	1.5/1,000-sf, max 2
Farm Stand (6.1.12.E.)	B	0-sf	n/a	2.5/1,000-sf display area
Temporary Gravel Extraction & Processing (6.1.12.F.)	B	0-sf	n/a	0.5/employee
Y = Use allowed; no use permit required. B = Basic Use Permit (Sec. 6.4.1.). G = Conditional Use Permit (Sec. 6.4.2.). (LO) = Lodging Overlay Only				

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single-family unit (detached, attached, or apartment)	
Habitable floor area excluding basement	8,000-sf
Gross floor area excluding basement	40,000-sf
Individual retail use excluding basement	12,500-sf habitable
Lodging operation with multiple buildings	90,000-sf habitable

4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.) (E.3.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the UC zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the UC zone; however, all standards in Article 7. are applicable in the UC zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option		Lot-Size (min)	Standards	
Allowed Subdivision-Options				
Land Division		5,000-sf	(Sec. 7.2.3.)	
Condominium/Townhouse		n/a	(Sec. 7.2.4.)	
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction		:020 acres per 1- or 2-family unit :015 acres per multi-family unit		
Parks exaction		9 acres per 1,000 resident		
3. Infrastructure				
Transportation Facilities			(Div. 7.6.)	
Access		required		
Right-of-way for Minor Local Road (min)		60'		
Paved travel way for Minor Local Road (min)		20'		
Required Utilities			(Div. 7.7.)	
Water		public		
Sewer		public		
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision- Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				
				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the UC zone:

- LSR Surfaces.** The Town Council may substitute on-site hardscape improvements to satisfy the LSR requirement in the UC zone if the application for development can incorporate one or more of the following design elements: pervious or decorative pavers; sidewalks; boardwalks or similar amenity.
- Attached Single-Family and Apartment Units.** Attached single-family and apartment units shall be located on the second or third floor.
- Open Storage**
 - The open storage of vehicles and equipment is prohibited.

- No use shall be permitted to include any freestanding storage units of any kind, including but not limited to trailers, sheds, "Bully Barns," tarpaulin structures, or any other contrivance not made a permanent part of the principal structure as that term is defined in these LDRs.

- Pedestrian Facilities.** All new development, redevelopment and infill development in the Lodging Overlay and UC zone shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.
- Provision of Nonresidential, Nonlodging Parking:**
 - Applicability.** The following options for providing required parking shall apply to allowed uses except:
 - Residential Uses (Sec. 6.1.4.);
 - Lodging Uses (Sec. 6.1.5.); and
 - Accessory Residential Unit (6.1.11.B.).

- Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

- On-street Parking.** Required parking may be provided on-street provided the following standards are met:

- An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use:

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	18'
90°	9'

- On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.

- The on-street parking shall follow the established configuration of existing on-street parking.

- On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

- Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards:

- Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.
- Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.

- Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.

- Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

2.2.16. T2-1: Town Square-1

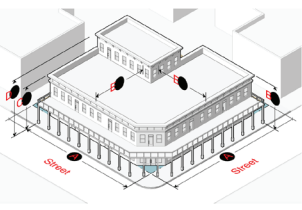
A. Intent

- General Intent. The intent of the Town Square 1 (TC-1) zone is to preserve the western character of the Jackson Town Square and promote a pedestrian-oriented environment to support a vital downtown retail and visitor experience.
- Buildings. New buildings can be up to 2 stories in height. Designated historic buildings may be allowed a partial 3rd story. Buildings are located close to the sidewalk and incorporate a covered boardwalk, creating an attractive street edge.
- Parking. Parking is provided off-site on public lots and on-street. Little or no parking is provided on-site.
- Land Use. Active and engaging uses are encouraged on ground floors, with a variety of commercial uses located on upper stories. Residential, as a principal use, is not allowed.
- Comprehensive Plan. Based primarily on sub area 1.1 and 1.2 of the Comprehensive Plan.

B. Physical Development

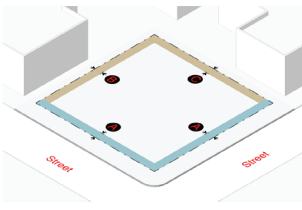
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

2. Bulk Standards



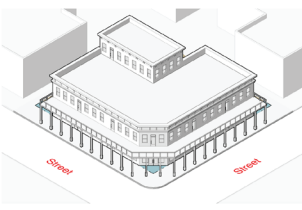
Street Facade (Sec. 9.4.11.)	
Width of ground story in street setback range	●
% of lot width (min)	30%
Building Height (Sec. 9.4.9.)	
Height (max)	35' ●
Stories (max)	2 ●
Height (min) in street setback range	16' ●
Partial 3rd Story (Preservation Bonus) (Div. 5.9)	
Height (max)	40' ●
Stories (max)	3 (partial) ●
Stepback for 3rd story street facade (min)	Greater of 40' or 50% of building depth ●
Encroachment in stepback (max % of overall facade width)	0%
Scale of Development	
Floor area ratio (FAR) (max) (E.3.)	1.83
Deed restricted housing exemption (Sec. 7.8.3.)	
Single building size (max)	15,000 SF

1. Lot Standards



Building Setbacks (Sec. 9.4.8.)	
Street setback range (min-max)	0' - 5' ●
Side interior (min)	0' or 5' ●
Rear (min)	0' or 5' ●
Abutting protected zone (min)	n/a
Landscaping (Div. 5.5.)	
Landscape surface ratio (min)	n/a
Plant units (min)	n/a
Fencing	
Height in any street or side yard (max)	Not allowed
Height in rear yard (max)	6'
Setback from pedestrian frontage (min)	Not allowed
Setback from side or rear lot line (min)	0'
Parking Setbacks (Sec. 9.4.8.)	
Street, surface parking (min)	30'
Access	
Curb cut width (max)	Not allowed

3. Form Standards



Design Guidelines (Div. 5.8.)	
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Pedestrian Frontage	
Covered walkway	see Sec. 2.2.1.C.1
Building Frontage Options	
Town Square	see Sec. 2.2.1.D.1
Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1
Surface parking	see Sec. 2.2.1.E.2
Tuck-Under Parking	see Sec. 2.2.1.E.4
Enclosed parking	see Sec. 2.2.1.E.3
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6

4. Environmental Standards	
Natural Resource Setback (min) (Sec. 5.1.1.)	
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) (Sec. 5.2.1.)	
5. 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	
Scenic Resource Overlay (SRO) (Sec. 5.3.2.)	
6. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10% (Sec. 5.4.2.)
Areas of Unstable Soils (Sec. 5.4.3.)	
Fault Area (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	

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.)
Nonresidential Floor Area						
≤ 10,000 sf			X	X		Sec. 5.7.1. Sec. 5.4.4.
10,001 - 20,000 sf		X	X	X		Sec. 5.7.1. Sec. 5.4.4.
> 20,000 sf	X	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

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses		2. Use Requirements		
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)
Lodging-				
Conventional Lodging (6.1.5.B.)	C (LO)	n/a	n/a	0.75/LU + 1 per 150-sf assembly area
Short-Term Rental Unit (6.1.5.C.)	C (LO)	n/a	n/a	1.5/1,000-sf, max 2
Commercial Uses				
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf
Retail (6.1.6.C.)	B	12,500 sf	n/a	2.25/1,000 sf
Service (6.1.6.D.)	B	excluding basement storage	n/a	1.5/1,000 sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/110 sf dining area + 1/60 sf bar area
Amusement/Recreation				
Amusement (6.1.7.B.)	C	n/a	n/a	1/60 sf seating area or independent calculation
Transportation/Infrastructure				
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle
Minor	B	n/a	n/a	0.000246*sf
Accessory Uses				
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1.25/DU
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a
Y = Use allowed; no use permit required. B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.). (LO) = Lodging Overlay Only				

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling (Sec. 6.4.2.)	
Trash & recycling enclosure	> 4 DUs and all nonresidential
Noise (Sec. 6.4.3.)	
Sound level at property line (max)	65 DBA
Vibration (Sec. 6.4.4.)	
Electrical Disturbances (Sec. 6.4.5.)	
Fire and Explosive Hazards (Sec. 6.4.6.)	

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options			
Option	Lot Size (min)	Standards	

• Public Notices •

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. Dated this January 28, 2021. S. Birdyshaw, Town Clerk.

Publish: 02/03/21

• CONTINUED PUBLICATIONS •

PUBLIC NOTICE: NOTICE OF APPLICATION FOR RENEWAL OF RESTAURANT LIQUOR LICENSE

Notice is hereby given that the applicants whose names are set forth below filed applications each for the renewal of a Restaurant Liquor License in the Office of the Town Clerk of the Town of Jackson, Teton County, Wyoming. Town of Jackson liquor licenses expire 3/31/2021. The date of filing, name of the applicants, and description of the premises which the applicant desires to use as the place of sale are as follows: Name: BL RESTAURANT LLC d/b/a BLUE LION (THE) Address: 160 N MILLWARD, Jackson, WY. Dispensing Room Description: 5' X 7' Room in W portion of bldg. Protests, if any there be, against the renewal of each and every license will be heard at the hour of 6:00 pm, or as soon thereafter as the matter can be heard, on the 16TH day of FEBRUARY 2021, before the Town Council of the Town of Jackson, Teton County, Wyoming, in the Council Chambers of the Town Hall at 150 East Pearl. Dated this January 19, 2021. S. Birdyshaw, Town Clerk

Publish: 01/27, 02/03/21

ADVERTISEMENT FOR BIDS

Notice is hereby given that the Town of Jackson is accepting Bids for a general contract for the construction of the 2021 Sidewalk Improvements East Simpson Ave Meadowlark Lane Project. TOJ Bid No. 20-20

Sealed Bids will be received at the Office of the Town Clerk, Town of Jackson, PO Box 1687, located at 150 East Pearl Avenue, Jackson, WY 83001 (Town Hall), emailed bids will be received at sbirdyshaw@jacksonwy.gov, until February 18th at 2:00 PM Mountain Time. At that time the Bids received will be publicly opened and read at that location. Bids shall be delivered according to the instructions to bidders.

Work includes replacement of existing curb and gutter, asphalt and gravel surfaces, construction of concrete sidewalk, tree removal and landscape restoration, asphalt patching and resurfacing, and fire hydrant relocation. Project locations in Jackson, WY: Meadowlark Lane near South Highway 89, East Simpson Ave between South Cache Street and South Willow Street, and the alley on South Willow Street between East Simpson Ave and East Hansen Ave. Construction timeline: April through October 2021.


Issuing Office: Y2 Consultants. katie@y2consultants.com (Phone: 307-733-2999). Digital bidding documents at www.questcdn.com QuestCDN No. 7476803. MANDATORY pre-bid conference on Tuesday, February 9th, 2021 at 2:00 PM by either video conference or in person at Town Hall.

Publish: 01/27, 02/03/21

GENERAL PUBLIC NOTICES

• NAME CHANGE •

STATE OF WYOMING)	IN THE DISTRICT COURT
COUNTY OF <u>Teton</u>) ss. <u>NINTH</u>	JUDICIAL DISTRICT
IN THE MATTER OF THE CHANGE OF NAME OF)	Civil Action Case No. <u>CV 18348</u>
<u>Kacie Marie VanderZon</u>)	
Petitioner)	
NOTICE OF PUBLICATION		
You are hereby notified that a <i>Petition For Change of Name</i> , Civil Action No. <u>18348</u> , has been filed on behalf of (current full name) <u>Kacie Marie VanderZon</u> in the Wyoming District Court for the <u>9th</u> Judicial District, whose address is (address of District Court) <u>180 S King St, Jackson, WY 83001</u> , the object and prayer of which is to change the name of the above-named person from <u>Kacie Marie VanderZon</u> to <u>Kacie Marie Molina</u> . (current full name) (desired full name)		
Any objection must be filed with the District Court within 30 days following the last date of publication of this notice, or an <i>Order Granting Name Change</i> may be granted without further notice.		
DATED this <u>24th</u> day of <u>NOVEMBER</u> , 20 <u>20</u> .		

BY CLERK OF COURT:

Clerk of District Court Deputy

Publish: 02/03, 02/10, 02/17, 02/24/21

• ESTATE PROBATE •

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT

OF THE STATE OF WYOMING IN AND FOR TETON COUNTY

Docket No. 3361

In the Matter of the Estate of)
)
DAVID B. FORD,)
Deceased.)

NOTICE OF PROBATE OF ESTATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that on the 20th day of January, 2021, the Last Will and Testament of David B. Ford, and Codicils thereto, were admitted to probate by the above-named Court, and that David B. Ford, Jr. and James M. Ford were appointed Personal Representatives thereof. Any action to set aside the Will shall be filed in the Court within three months from the date of the first publication of this notice, or thereafter be forever barred.

Notice is further given that all persons indebted to said decedent or to said estate are requested to make immediate payment to the undersigned at 2120 Carey Avenue, Suite 300, Cheyenne, WY 82001.

Creditors having claims against said decedent or the estate are required to file them in duplicate with the necessary vouchers, in the office of the Clerk of said Court, on or before three months after the date of the first publication of this notice, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

David B. Ford, Jr. and James M. Ford
PERSONAL REPRESENTATIVES

Attorneys for Estate
Thomas N. Long
Long Reimer Winegar LLP
2120 Carey Avenue, Suite 300
Cheyenne, WY 82003-0087
Publish: 02/03, 02/10, 02/17/21

• REQUEST FOR BIDS •

ADVERTISEMENT FOR REQUEST FOR PROPOSALS

Notice is hereby given that Teton Village Association Improvement and Service District (TVAISD) in Teton Village, Wyoming is accepting requests for proposals to provide a new Parking Access and Revenue Control System (PARCS) for Teton Village Association ISD.

The Request for Proposal can be obtained in digital format; contact Rafe Cordell at tvafacilities@tetonvillagewy.org to request a digital file.

Please contact Neill Hurley at neill@hurleypellc.com with any questions about this RFP prior to February 12th, 2021 at 2:00 pm MST. Responses will be received in digital format to tvafacilities@tetonvillagewy.org until March 12th, 2021 at 2:00 pm MST. All digital submittals will receive an email confirming receipt. TVAISD reserves the right to reject any and all Proposals, to waive all informalities, and may accept any proposal which in its opinion best serves its interests.
Publish: 02/03, 02/10/21

• PUBLIC NOTICE •

WYOMING DEPARTMENT OF TRANSPORTATION CHEYENNE, WYOMING NOTICE OF ACCEPTANCE OF AND FINAL SETTLEMENT FOR HIGHWAY WORK

Notice is hereby given that the State Transportation Commission of Wyoming has accepted as completed according to plans, specifications and rules governing the same work performed under that certain contract between the State of Wyoming, acting through said Commission, and Kilgore Companies dba Lewis and Lewis, The Contractor, on Highway Project Number B203016 in Lincoln, Sweetwater and Teton Counties, consisting of milling plant mix, bituminous pavement surfacing, and miscellaneous work, and the Contractor is entitled to final settlement therefore; that the Director of the Department of Transportation will cause said Contractor to be paid the full amount due him under said contract on April 13, 2021.

The date of the first publication of this Notice is February 3, 2021.

STATE TRANSPORTATION COMMISSION OF WYOMING

By: _____
Pam Fredrick
Senior Budget Analyst
Budget Program

Publish: 02/03, 02/10, 02/17/21

NOTICE OF FINAL PAYMENT

The Executive Director of Teton Conservation District, acting as agent for Teton Conservation District, has accepted all work as complete according to the written Agreement between Wyoming Game and Fish Commission and Teton Conservation District. Wyoming Game and Fish Commission (hereafter referred to as the "Contractor") is entitled to final payment and therefore on the 16th day of March 2021, the 41st day after the first publication of this notice, final payment of the full amount due under the Agreement will be made. Nothing in this notice shall be construed as relieving the Contractor and the Sureties on its bond from any claim or claims for the work or labor done or materials or supplies furnished in the execution of the Agreement. All persons having claims for labor and materials furnished to the Contractor shall present a verified statement of the amount due and unpaid on account of the same to the District prior to the day specified for final payment. Failure on the part of the claimant to file such statement will relieve the District from any and all liability on such claim.

Dated this 22nd day of January, 2021.
Sponsor: Teton Conservation District
By: Tom Segerstrom
Publish: 02/03, 02/10, 02/17/21

WYOMING DEPARTMENT OF TRANSPORTATION CHEYENNE, WYOMING NOTICE OF ACCEPTANCE OF AND FINAL SETTLEMENT FOR HIGHWAY WORK

Notice is hereby given that the State Transportation Commission of Wyoming has accepted as completed according to plans, specifications and rules governing the same work performed under that certain contract between the State of Wyoming, acting through said Commission, and HK Contractors, Inc., The Contractor, on Highway Project Number N104092 in Teton County, consisting of milling plant mix, bituminous pavement surfacing, plant mix wearing course and miscellaneous work, and the Contractor is entitled to final settlement therefore; that the Director of the Department of Transportation will cause said Contractor to be paid the full amount due him under said contract on April 13, 2021.

The date of the first publication of this Notice is February 3, 2021.

STATE TRANSPORTATION COMMISSION OF WYOMING

By: _____
Pam Fredrick
Senior Budget Analyst
Budget Program

Publish: 02/03, 02/10, 02/17/21

PROPOSED DISCHARGE OF DREDGED OR FILL MATERIAL TO A TRIBUTARY OF FISH CREEK

The Wyoming Department of Environmental Quality (WDEQ) has received a request from Alder Environmental LLC on behalf of Jake Jackson Holdings LLC for State certification of U.S. Army Corps of Engineers (USACE) Nationwide Permits #12 and #14, for discharge of dredged or fill material to the Burson Ditch-Granite Creek Diversion that is tributary to Fish Creek near Wilson, Wyoming. The purpose of the project is to replace a bridge and bury an existing utility line. All waters within the Fish Creek drainage are designated Class 1 waters where point source discharges are prohibited except for storm water and construction related discharges. This certification will require meeting the provisions in Chapter 1, Section 7(b) of the WDEQ Water Quality Rules and Regulations, which allows these discharges under certain circumstances. To complete the project will require the placement of approximately 57 cubic yards of material that will result in the loss of 0.018 acre of wetland.

Requests for information about the proposed water quality certification should be directed to Eric Hargett by email (eric.hargett@wyo.gov) or phone (307-777-6701). Comments must be addressed to Eric Hargett, Wyoming DEQ/WQD, 200 W. 17th Street – 4TH floor, Cheyenne, WY, 82002, and be postmarked on or before 5:00 p.m. on February 17, 2021 to be considered. Phone or email comments will not be accepted. Para español, visite deq.wyoming.gov.
Publish: 02/03/21

• INTENT TO SUBDIVIDE •

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with §18-5-306 Wyoming Statutes The Longnecker Family Trust intends to apply for a permit to subdivide in Teton County, Wyoming. A public hearing for said permit will occur at a regular meeting of the Teton County Board of County Commissioners at the Teton County Administration Building. Please contact the Teton County Planning Office at 733-3959 for scheduled meeting date. The proposed subdivision is a reconfiguration of the building envelope on Lot 25, Altamont Subdivision, being a portion of Government Lot 4 of Section 19, Township 44N, Range 118W. The lot is located at the intersection of N State Line Rd and Altamont Rd. Teton County, WY The name of the proposed subdivision is Altamont 7th Filing.
Publish: 02/03, 02/10/21

• CONTINUED PUBLICATIONS •

2008 Subaru Impreza
Vin# JF1GE75668G513493
Fees Due: \$9325.00

2008 Chrysler Sebring
Vin# 1C3LC45K78N212239
Fees Due: \$7175.00

2004 Dodge Ram 1500
Vin# 1D7HA16K24J151426
Fees Due: \$4875.00

Auction date is February 12th, 2021
Auction is held at 1190 High-way 89, Jackson WY 83002
Please call 307-733-8697 and ask for Shiela
Publish: 01/27, 02/03/21

NOTICE OF DISSOLUTION
HUIDEKOPER FAMILY LIMITED PARTNERSHIP
To all those interested parties: please take notice that as of December 31, 2020, the Huidekoper Family Limited Partnership, a Wyoming Limited Partnership, having an address of PO Box 48, Wilson WY 83014, dissolved and is now winding up its affairs. Any persons or entities having claims against the Huidekoper Family Limited Partnership should contact its duly appointed Liquidator, Claire Fuller, PO Box 878, Wilson, WY 83014.
Publish: 01/27, 02/03, 02/10/21

• Public Notices •

STATE OF WYOMING)
COUNTY OF Teton) ss. 9th JUDICIAL DISTRICT
IN THE MATTER OF THE) Civil Action Case No. 18136
CHANGE OF NAME OF)
Angelique Beck Mallat)
Petitioner)

NOTICE OF PUBLICATION

You are hereby notified that a *Petition For Change of Name*, Civil Action No. 18136 has been filed on behalf of (current full name) Angelique Marie Beck Mallat in the Wyoming District Court for the 9th Judicial District, whose address is (address of District Court) 180 South King, Jackson WY 83001, the object and prayer of which is to change the name of the above-named person from Angelique Marie Beck Mallat to Angelique Marie Beck.
(current full name) (desired full name)

Any objection must be filed with the District Court within 30 days following the last date of publication of this notice, or an *Order Granting Name Change* may be granted without further notice.

DATED this 5 day of January, 2021.

BY CLERK OF COURT:
[Signature]
Clerk of District Court/Deputy



Publish: 01/13, 01/20, 01/27, 02/03/21

DATED this 12th day of January, 2021.

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF:
DIETER MAX HUGEL,
Deceased

Probate No.: 3366

NOTICE OF PROBATE

You are hereby notified that on the 11th day of January, 2021, the Last Will and Testament of Dieter Max Hugel was admitted to probate with administration by the above named court. Any action to set aside the Will shall be filed in the Court within three (3) months from the date of the first publication of this Notice or thereafter be forever barred.

Notice is further given that all persons indebted to Dieter Max Hugel or to Dieter Max Hugel's Estate, are requested to make immediate payment to the undersigned in care of: Julia Marie Goszczynski Hugel, Personal Representative, P.O. Box 2922, 125 S. King Street, Suite 2A, Jackson WY 83001-2922.

Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers in the Office of the Clerk of Court on or before three (3) months after the date of the first publication of this notice; and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

M. Jason Majors
Majors Law Firm, P.C.
Attorney for Personal Representative
125 S. King Street
P.O. Box 2922
Jackson, WY 83001
(307) 733-4117 Phone
(307) 733-41177 Facsimile
Wyoming Bar Registration # 6-3789
Publish: 01/20, 01/27, 02/03/21

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