

Existing Zoning Reference Guide

Urban Commercial (UC) District, UC-2. The purpose of the Urban Commercial (UC) District is to provide for relatively intense mixed use development of lodging, restaurant/bars, financial, retail and visitor-oriented services, and the full range of residential uses. The UC District is intended to be applied to central, pedestrian-oriented commercial areas and dense residential areas associated with these commercial areas. The UC District is further subdivided into UC and UC-2 (Urban Commercial-2). The UC-2 maintains urban character but to slightly lesser density. It is intended to apply to in-town commercial areas where uses serve both residents and visitors.

Residential Uses Allowed: Single Family, Planned Residential Development (PRD), Planned Unit Development (PUD), Accessory Residential Units, Mixed Use Residential, Institutional Residential (CUP)

Nonresidential Uses Allowed: Institutional(CUP), Office, Retail, Service, Heavy Retail/Service (CUP)(UC-2), Restaurant/bar, Drive-in Facility, Lodging (within the Lodging Overlay), Commercial Amusement(CUP), Outdoor Recreational (CUP), Indoor Recreational, Tour Operator/Outfitter

Dimensional Limitations:

URBAN COMMERCIAL (UC)									
	LSR	Max Density Per Acre	FAR	Min Site Area	Min Lot Area	Min Street Yard	Min Side Yard	Min Rear Yard	Max Height
Conventional Single Family Home	.30	8.7	.45	15,000	5,000	12	5	20	28
Planned Unit Development	See Section 2170, Planned Unit Development								
All Nonresidential Uses/Mixed Uses	.10	n/a	1.30	n/a	n/a	0	0	0 ₃	35
Town Square Overlay	.00	n/a	1.83	7,000	7,000	0	0	0 ₃	35
URBAN COMMERCIAL-2 (UC-2)									
Conventional Single	.30	8.7	.45	15,000	5,000	12	5	20	28

Family Home									
Non-Residential/Mixed Uses	.20	n/a	.65	n/a	7,500	10 ₇	0	20 ₆	35
Planned Unit Development	See Section 2170, <u>Planned Unit Development</u>								
Lodging Overlay	.20	n/a	.80	n/a	7,500	10	0	20	35

Auto-Urban Commercial (AC) District. The purpose of the Auto-Urban Commercial (AC) District is to provide for commercial development that is oriented to the street and is easily accessed by automobiles, with adequate parking and pedestrian connections to adjoining developments in order to promote non-vehicular movement between buildings in commercial areas. Uses in the AC District primarily serve residents' commercial needs, and some tourist service uses. The AC District is intended to be applied to community-serving commercial areas.

Residential Uses Allowed: Single Family, Planned Residential Development (PRD), Planned Unit Development (PUD), Accessory Residential Units, Mixed Use Residential, Institutional Residential (CUP)

Nonresidential Uses Allowed: Institutional (CUP), Office, Retail, Service, Heavy Retail/Service (CUP), Restaurant/bar, Drive-in Facility, Lodging (within the Lodging Overlay), Live/Work, Commercial Amusement, Outdoor Recreational(CUP), Indoor Recreational, Tour Operator/Outfitter, Nurseries, Light Industry (CUP)

Dimensional Limitations:

AUTO URBAN COMMERCIAL (AC)									
	LSR	Max Density Per Acre	FAR	Min Site Area	Min Lot Area	Min Street Yard	Min Side Yard	Min Rear Yard	Max Height
Single Family Detached	.50	4.6	.30	n/a	7,500	20	10	30	26
with one accessory unit	.48	n/a	.32	n/a	7,500	20	10	20/5 ₄	
	.45	n/a	.35	n/a	7,500	20	10	5	

with two accessory units									
Planned Residential	.40	11.7	.40	22,500	n/a	25	15	25	28
Planned Unit Development	See Section 2170, <u>Planned Unit Development</u>								
Office	.25	n/a	.40 ₁₀	30,000	n/a	20	10 ₈	20	35
Other Non-Residential/ Mixed Uses	.25	n/a	.25 ₁₀	30,000	n/a	20	10 ₈	20	35
Non-Residential/ Mixed Uses ₉	.20	n/a	.46	n/a	n/a	20	10	20	35
Lodging Overlay	.20	n/a	.65	n/a	7,500	10	10	20	35

Auto-Urban Residential (AR) District. The purpose of the Auto-Urban Residential (AR) District is to maintain the character and cohesiveness of residential neighborhoods while allowing for a wide range of residential types, including affordable housing.

Residential Uses Allowed: Single Family, Planned Residential Development (PRD), Planned Unit Development (PUD), Accessory Residential Units, Institutional Residential (CUP)

Nonresidential Uses Allowed: Institutional (CUP, Office (in certain areas), Outdoor Recreational (CUP)

Dimensional Limitations:



AUTO URBAN RESIDENTIAL (AR)									
LSR	Max Density Per Acre	FAR	Min Site Area	Min Lot Area	Min Street Yard	Min Side Yard	Min Rear Yard	Max Height	LSR
SF	.50	4.6	.30	n/a	7,500	20	10	30	26
w/ 1 ARU	.48	n/a	.32	n/a	7,500	20	10	20/5 ₄	
w/2 ARIs	.45	n/a	.35	n/a	7,500	20	10	5	
Planned Residential	.40	11.7	.40	22,500	n/a	25	15	25	28
Planned Unit Development	See Section 2170, <u>Planned Unit Development</u>								
Office Uses Permitted	.45	n/a	.35	n/a	7,500	20	10	30	26

Office Professional (OP) District, OP-2. The purpose of the Office Professional (OP) District is to provide for the development of office uses and a limited array of service uses separate from the commercial districts where office uses often cannot compete with retail uses for space. The OP District may be mixed with residential uses that include the conversion of single-family residences to office or service uses, the development or continuation of residential uses, and the conduct of limited business uses from a home. The OP District is further subdivided into OP-2 (Office Professional-Two). The OP-2 District provides a higher land use intensity and residential density similar to the UC-2 District. A limited array of pedestrian-oriented commercial and service uses are encouraged to be integrated within mixed-use development projects.

Residential Uses Allowed: Single Family, Planned Residential Development (PRD)(OP-2), Planned Unit Development (PUD)(OP-2), Accessory Residential Units (CUP in OP), Institutional Residential (CUP), Live/Work (CUP)

Nonresidential Uses Allowed: Institutional (CUP), Office, Commercial Retail (CUP), Service (CUP in OP-2 only), Restaurant/bar (CUP in OP-2 only), Outdoor Recreational (CUP)

Dimensional Limitations:

OFFICE PROFESSIONAL (OP)									
	LSR	Max Density Per Acre	FAR	Min Site Area	Min Lot Area	Min Street Yard	Min Side Yard	Min Rear Yard	Max Height
Conventional Single Family Unit	.45	n/a	.40	7,500	7,500	20	10	30	24
All Nonresidential Uses	.30	n/a	.46	n/a	7,500	20	10	25	30
OFFICE PROFESSIONAL-TWO (OP-2)									
Conventional Single Family Home	.45	8.7	.40	7,500	7,500	10 ₇	5	20	28
Non-Residential ₁₁	.20	n/a	.65	n/a	7,500	10 ₇	0	20 ₆	35

Business Conservation (BC) District. The purpose of the Business Conservation (BC) District is to provide for the continuation of existing commercial development where the expansion of the nonresidential use into a commercial node is considered inappropriate. The BC District recognizes existing business uses as conforming, but requires a Conditional Use Permit for any change of use. The BC District shall not be expanded except to allow for a remedy of a nonconformity of an existing business.

Residential Uses Allowed: Single Family, Accessory Residential Units

Nonresidential Uses Allowed: Office (CUP), Commercial Retail (CUP), Heavy Retail/Service (CUP), Services (CUP), Restaurant/bar/Bar (CUP), Drive-In Facility (CUP), Lodging (CUP in Lodging Overlay only), Nurseries (CUP)

Dimensional Limitations:

BUSINESS CONSERVATION (BC)

	LSR	Max Density Per Acre	FAR	Min Site Area	Min Lot Area	Min Street Yard	Min Side Yard	Min Rear Yard	Max Height
Single Family Detached	.50	4.6	.30	n/a	7,500	20	10	30	
with one accessory unit	.48	n/a	.32	n/a	7,500	20	10	20/5 ₄	26
with two accessory units	.45	n/a	.35	n/a	7,500	20	10	5	
All Nonresidential Uses	.30	n/a	.30	n/a	7,500	20	10	20	26

Neighborhood Conservation (NC) District. The purpose of the Neighborhood Conservation (NC) District is to recognize existing residential neighborhoods and subdivisions, and allow development to continue in a way that is consistent with the existing neighborhood character. Each NC District shall be provided one of the following subdistricts: NC-MHP (Neighborhood Conservation - Mobile Home Park), NC-2 (Neighborhood Conservation Multi-family Residential Duplex), NC-SF (Neighborhood Conservation - Single-family) or NC-PUD (Neighborhood Conservation-Planned Unit Development).

Residential Uses Allowed (NC-SF): Single Family,

Nonresidential Uses Allowed: Office (CUP), Commercial Retail (CUP), Heavy Retail/Service (CUP), Services (CUP), Restaurant/bar/Bar (CUP), Drive-In Facility (CUP), Lodging (CUP in Lodging Overlay only), Nurseries (CUP)

Dimensional Limitations:

NEIGHBORHOOD CONSERVATION (NC)									
	LSR	Max Density Per Acre	FAR	Min Site Area	Min Lot Area	Min Street Yard	Min Side Yard	Min Rear Yard	Max Height
A. NC-SF	.45	n/a	.40	n/a	7,500	25	10	25	30

Mobile Home Park (MHP) District. The purpose of the MHP District is to provide locations for mobile homes in a park-like setting.

Residential Uses Allowed (NC-SF): Mobile Home

Dimensional Limitations:

NEIGHBORHOOD CONSERVATION (NC)					
	LSR	Max Density Per Acre	FAR	Min Site Area	Max Height
C. NC-MHP	See Section 2420	n/a	n/a	See Section 2420	18

Public/Semi-Public (P/SP) District. The purpose of the Public/Semi Public (P/SP) District is to provide locations for new and existing uses and facilities of a public or semi-public nature. Land in the P/SP District and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district. It is not the intent of these land development regulations that property in the P/SP district retain that designation after the property is divested by the public entity. At the time P/SP designated land is transferred, or is proposed to be transferred, into private ownership, the property shall be reclassified to an appropriate zoning district to allow private use pursuant to the Jackson-Teton County Comprehensive Plan.

Residential Uses Allowed: Institutional Residential (CUP)

Nonresidential Uses Allowed: Institutional (CUP), Office (CUP), Heavy Retail/Service (CUP), Service (CUP), Light Industry (CUP), Heavy Industry (CUP), Disposal (CUP)

Dimensional Limitations: Subject to CUP