

Appendix S

Square Footage Requirements

Square Footage Requirements for Ownership Units:

Housing Unit Type	20% Reduction	Min Sq. Ft.	Max Sq. Ft.
Studio	320 sf	400 sf	600 sf
One Bedroom	480 sf	600 sf	800 sf
Two Bedroom	680 sf	850 sf	1,100 sf
Three Bedroom	960 sf	1,200 sf	1,500 sf
Each Additional Bedroom	120 sf	150 sf	250 sf

Square Footage Requirements for Rental Units:

Housing Unit Type	20% Reduction	Min Sq. Ft.	Max Sq. Ft.
Studio	280 sf	350 sf	550 sf
One Bedroom	440 sf	550 sf	750 sf
Two Bedroom	600 sf	750 sf	1,050 sf
Three Bedroom	760 sf	950 sf	1,350 sf
Each Additional Bedroom	120 sf	150 sf	250 sf

Notes:

1. These square footage requirements are for Habitable Floor Area, or interior living area (see Definitions). In addition to the square footage requirements listed in the charts, the developer shall also provide:
 - At least 10 square feet of enclosed habitable or non-habitable storage space per bedroom
 - Access to outdoor space, such as a deck, patio, or common green space within the development. The square footage of the outdoor space shall be at least two percent of the size of the unit.

2. Minimum square footage is the actual minimum square footage allowed to be constructed or otherwise provided under the provisions of the Teton County or Town of Jackson Land Development Regulations. Maximum square footage is the maximum amount of square footage which may be credited against the required square footage for a given unit type, regardless of the actual size of the unit provided. The conditions under which reductions may be made are stated below. However, no reduction greater than 20% of the category minimum will be allowed. The developer shall meet the following conditions:

- Above average natural light (more light than minimum borrowed light requirements) – exterior windows in every living space and bedroom;
 - Layout with maximized living space – no more than 15 percent of the living space can be stairways and hallways;
 - Location within the project – 100 percent above grade.
3. Square footage adjustments will be subject to Housing Authority approval. Developers may appeal decisions to the Housing Authority Board, followed by Town Council or the Board of County Commissioners.
 4. Units must be verified by the Building Department prior to issuance of any building permits for either the free market or affordable housing component of the project. The Building Departments shall retain a set of approved building permit drawings for the project and the Building or TCHA may check the actual construction of the affordable housing units for compliance with the approved building permit plans.