

- a. The mobile home shall be of a color and placed or landscaped in such a way as to be visually unobtrusive.
- b. The mobile home's roof shall use nonmetallic, nonreflective materials and shall have a minimum pitch of 3 in 12.
- c. The mobile home shall be skirted.

F. Dormitory

1. **Definition.** A dormitory is a residential unit occupied by a group of unrelated people not residing as a single family.
 - a. **Includes:**
 - i. boarding houses or rooming houses
 - ii. residential facilities for students and staff of schools
 - iii. residential facilities associated with other types of instruction, education, training, and religious activity
2. **Standards**
 - a. **Maximum density.** For purposes of the density calculation, a room shall mean a sleeping room designed for an occupancy of no more than 2 people.

G. Group Home

1. **Definition.** A group home is a residential unit occupied by more than 6 unrelated individuals, which typically offers shelter, medical and mental health services, and other care-related services to residents.
 - a. **Includes:**
 - i. nursing homes and various assisted living centers
 - ii. group living facilities with related sheltered care facilities
 - iii. residential facilities for the developmentally disabled including on-site training facilities
2. **Standards**
 - a. **Maximum density.** For purposes of the density calculation, a room shall mean a sleeping room designed for an occupancy of no more than 2 people.

6.1.5. Lodging Uses (1/1/15)

A. All Lodging Uses

1. **Definition.** A lodging use is a sleeping unit or residential unit rented such that occupancy is limited to less than 31 days.

6.1.5. Lodging Uses (1/1/15)

2. Establishment of Lodging Overlay (LO)

There is hereby established the Lodging Overlay (LO) which, in areas where it applies, shall overlay all other base zones established by these LDRs.

- a. **Findings.** As a resort and residential community, a balance must be maintained between the amount of lodging available to visitors and concomitant visitor and resident services. The balance between these uses is necessary if the community is to retain its resident population and its attraction to visitors.
- b. **Purpose.** The purpose of the LO is to provide lands which are appropriate for lodging uses, and to ensure that a balance is maintained between the amount of lodging uses and other visitor and resident-oriented uses and services.
- c. **Location.** The LO shall apply to lands as identified on the Official Zoning Map.

B. Conventional Lodging

- 1. **Definition.** Conventional lodging is any lodging use other than those specifically defined elsewhere in this Section.
 - a. **Includes:**
 - i. hotels
 - ii. motels
 - iii. convention centers with lodging facilities
 - b. **Does Not Include:**
 - i. short-term rental unit
 - ii. campgrounds
 - iii. bed and breakfasts
 - iv. dude/guest ranches

C. Short-term Rental Unit

- 1. **Definition.** Short-term rental means the rental of all or a portion of a residential unit such that occupancy is limited to less than 31 days.
- 2. **Standards**
 - a. No residential unit or portion of a residential unit may be rented so as to limit occupancy to less than 31 days unless permitted for short-term rental.

- b. Developments that have been approved for short-term rentals of less than 31 days prior to May 9, 1994 will be allowed to continue such rentals in accordance with Div. 1.9, or in accordance with the PUD approval, whichever is applicable. These developments with prior approval are:
 - i. The Aspens (condominiums and single-family homes);
 - ii. Teton Shadows (condominiums only);
 - iii. Teton Village (condominiums and single-family homes);
 - iv. Golf Creek (condominiums only);
 - v. Jackson Hole Racquet Club Resort Commercial Area (Teton Pines) (sixty-four [64] lodging units);
 - vi. Spring Creek Ranch (up to 200 units of the 301 dwelling units permitted); and,
 - vii. Crescent H "Fish Lodges" (Crescent H lot 8).

D. Campground

1. **Definition.** A campground is an establishment providing campsites for overnight or short-term accommodations wherein customers camp in recreational vehicles, trailers, campers, or tents, or in Recreational Park Trailers (RPTs).
2. **Standards**
 - a. **Purpose.** The purpose of these standards is:
 - i. to preserve Teton County's unique community character and site-specific community values by ensuring that campgrounds are compatible with surrounding land uses in terms of design, construction ,and operations; and
 - ii. to ensure that a variety of camping experiences are available in Teton County for visitors so that visitor services are enhanced in a manner that emphasizes the area's unique outdoor attributes.
 - b. **Applicability**
 - i. Any existing campground that changes use or develops in any manner requiring a physical development permit or conditional use permit, shall come into compliance with all standards of these LDRs, except as provided in this Subsection.
 - ii. The addition of any RPT unit beyond that which was approved prior to April 16, 2012 is considered expansion and requires a physical development permit and CUP or amendment to an existing CUP. However, previously approved RPT units shall not be required to be upgraded, retrofitted, or replaced to meet the standards of this Section. No changes can be made to existing RPT units that increase any violation of these standards.

6.1.5. Lodging Uses (1/1/15)

- iii. Those campgrounds approved for RPT units prior to April 16, 2012 are permitted to retain the existing LSR in place in 1994 or the LSR permitted at the time of the physical development permit or CUP application, whichever is less.
- iv. A campground in existence prior to April 16, 2012 is allowed to retain the number of campsites permitted by any CUP or Development Permit for the campground. In the event a campground in existence on April 16, 2012 does not have a CUP or Development Permit, the campground is allowed to retain the number of campsites existing on-site April 16, 2012.

c. **Standards**

- i. **Permanent Structures.** The campground shall have no permanent structures other than a management office, which may contain a small grocery and sundries store no larger than 4,000 square feet, laundry facilities, storage facilities, sanitary facilities, or other existing amenities that shall be solely for the occupants of the campground.
- ii. **Site Requirements**
 - a). **Amenities.** Each campsite in the campground shall consist of a camp pad, a fire ring or barbecue, a table, a pole for hanging food stores or bear proof boxes where appropriate, and a surrounding active recreational area.
 - b). **Landscape Surface Area.** Landscape Surface Area in a campground includes all undisturbed areas, including grass camp pads, but does not include gravel or paved camp pads; roads; drives; buildings, structures or RPTs, including porches, decks, terraces or patios; or gravel, paved or grass parking spaces. Grass campsites for tent camping shall be counted toward the required LSR.
 - c). **Design.** No external additions such as rooms, carports, decks or porches, may be placed on a campsite except as specified for Recreational Park Trailers. Non-combustible, at-grade improvements such as stone or sand-set terraces are permitted on campsites, but shall not be counted as part of the required LSR.
- iii. **Facilities.** Restroom and shower facilities shall be required for all campgrounds based on the number of campsites and utility hook-ups at the campground. Campsites containing RPTs shall not be included in the total number of campsites for the purpose of calculating the number of required restroom and shower facilities. When the determination of the number of required restroom and shower facilities results in a fractional number, the requirement shall be rounded up to the next whole number. In no case shall less than one facility be provided.

Number of Sites	Toilets		Lavatories		Showers	
	Men	Women	Men	Women	Men	Women
30 Full Hook-up	1	1	1	1	1	1
15 Partial Hook-up or Tent	1	1	1	1	1	1

- iv. **Occupancy.** Campsite occupancy, including RPT occupancy, is limited to short-term use of less than 30 days in any 90-day period. While RPTs may be on the property for longer than 30 days, the occupancy of any campsite or RPT shall be limited to less than 30 days in any 90-day period by any individual or group of individuals. Campground employees may be permitted to occupy a Conventional Camping Unit or tent campsite for longer than 30 days. The maximum number of campsites that may be used by employees shall be determined in the CUP.
- v. **Seasonal Closure.** Campgrounds shall be closed between November 30 and April 1 if winter use at the campground would have negative impacts on animal species protected by 5.2.1.G., as determined by the Board of Commissioners upon consideration of a habitat/wildlife report submitted by a certified biologist. A lesser time frame for seasonal closure may be approved by the Board through the CUP review where it is demonstrated that winter use of the site would have minimal negative impacts to animal species protected by 5.2.1.G.
- vi. **Ownership.** Each of the campsites and RPT units located at a campground shall be owned by the same entity that owns the campground. No fractional ownership, timeshares or memberships of campsites or RPT units is permitted.
- vii. **Monitoring Program.** An annual monitoring report, capable of audit, shall be prepared by the operator of the campground and submitted to the Teton County Planning Department, by January 31st of each year. The report shall summarize the operations of the previous year, and shall include, at a minimum, each campsite’s rental history for the previous year with arrival and departure dates. Additional records shall be provided by the owner of the campground if necessary to determine whether campsite occupancy was in compliance with the short-term use requirement of this Section. Records shall be made available during normal business hours for review by the Planning Department. Any noncompliance with the LDRs or the conditions of a Conditional Use or Development Permit may result in the suspension or revocation of such permit. Other appropriate remedies may be pursued by the County as set forth in Div. 8.9. and/or as permitted by statute.
- viii. **Recreational Park Trailers.** RPTs shall be allowed at campgrounds located within the BC-TC zone provided a CUP is issued for such use. The following additional standards are applicable to RPT units:

6.1.5. Lodging Uses (1/1/15)

- a). **Location.** RPTs are only permitted at campgrounds located within the BC-TC zone. Where a campground is in more than one zone, the campground may be designed and developed as a single development with RPT placement in either zone if it can be demonstrated that the location proposed improve scenic views and lessen adverse environmental impacts as stated in Sec. 1.6.6.
- b). **Ratio.** Of the total number of campsites allowed in the BC-TC zone, no more than 40% shall be used for RPTs. A final number of campsites that are eligible for RPT sites shall be determined through the CUP process.
- c). **Set-Up Mode.** RPTs are to be located on the site in such a way that the units can be removed if deemed necessary. Permanent foundations shall not be used. Tongues may be removed if not located within a special flood hazard area and removal is approved by the Building Official. All RPTs are to be skirted. RPTs shall comply with any additional requirements, including anchoring systems, deemed necessary by the Building Official.
- d). **Design Standards**
 - 1). RPT units shall be covered with nonreflective materials.
 - 2). Earth-tone colors that blend the units into the terrain shall be used.
 - 3). Covered or uncovered porches built as part of the trailer on the chassis are permitted and are limited to 100-square feet per trailer. No after-market external additions such as expandable rooms, carports, decks or porches, other than external stairs with a landing essential for safe ingress and egress as determined by the Building Official, may be attached or placed on a campsite. Non-combustible, at-grade improvements such as stone or sand-set terraces are permitted at campsites, but shall not be counted as part of the required LSR.
 - 4). All RPTs shall have a minimum insulation of R-19 walls, R-38 roofs, and R-19 floors. Doors and windows shall meet a minimum U-factor of .35 or better. Documentation confirming compliance with insulation requirements shall be submitted to the Planning Department for approval prior to the placement of such units.
 - 5). All RPTs shall meet the minimum snow load requirements for structures as defined in the current Teton County Building Codes Resolution. Documentation confirming compliance with snow load requirements shall be submitted to the Planning Department for approval prior to the placement of such units.

- 6). RPTs may be no higher than 16 feet in height as measured from any point on the exterior of the RPT to the nearest point of finished grade.
- e). **Setbacks.** Each RPT unit shall be setback a minimum of 30 feet from the front, street right-of-way, roadway, or vehicular access easement; 30 feet from the rear lot lines; and 10 feet from the side lot lines. A minimum separation distance of 10 feet between RPTs shall be required.
- f). **Utilities.** RPT sites are required to be connected to adequate water, electrical, and septic or sewer system in accordance with all applicable State and County codes and requirements. RPTs may be connected to quick-disconnect hook-ups upon approval by the Building Official.

6.1.6. Commercial Uses (1/1/15)

A. All Commercial Uses

- 1. **Definition.** A commercial use is the sale of goods or services.

B. Office

- 1. **Definition.** Office use is a professional service or other activity customarily provided in an office environment where appointments are scheduled.
 - a. **Includes:**
 - i. legal, accounting, investment, and financial services
 - ii. medical, dental, and other health services
 - iii. engineering, architectural, and other design services
 - iv. counseling and social services
 - v. insurance and real estate
 - vi. broadcast studios for television and radio
 - vii. administrative and sales offices for business, industry, and government, provided that only administrative, bookkeeping, and clerical types of activities are conducted on site.

C. Retail

- 1. **Definition.** Retail is the sale of goods.
 - a. **Includes:**
 - i. retail sale of antiques, souvenirs, apparel and accessories, art, books, cameras and accessories, sporting goods, hardware, liquor, home furnishings, and other general specialty merchandise
 - ii. food stores, delis, health food, drug stores, bakeries