Key Issues-**Zoning Districts**

- The current LDRs cannot effectively implement many of the neighborhood forms from the 2012 Plan.

-New zoning district options must create the character described in the 2012 Plan.

-The zoning map should be proactively updated once new zones have been added to the LDRs.

-As new zones that match existing character are added to the LDRs, the NC and BC districts should be replaced.

-Current zoning for Town Square does not match the existing development pattern.

- Changes to Planned Residential Development to reduce overall rural density may be appropriate.

-Additional zones that create varying rural character are needed.

Key Issues-**Site Design**

-Current building height limits do not allow a quality mixed use building.

-Height measurements for Town and County should be standardized.

-Unlocking infill and redevelopment potential will require rethinking LSR, OSR, lot coverage, parking and FAR.

-Large lots outside the Natural Resources Overlay should have standards for best siting of homes.

-Extend the downtown parking district concepts to other complete neighborhood locations.

-Improve parking standards by delinking bike parking ratios from vehicle parking, adding maximum standards for retail, and removing loading ratios.

-Limit visible surface parking in walkable areas.

-Require connections between new and existing development.

Key Issues -**Use Regulation**

-Consolidate uses into broader categories with less emphasis on minor variations.

-Reconsider conditional uses and apply use standards instead of discretionary review where possible.

-Allow multiple principal uses except in residential areas.

-Align the Town and County definition of accessory residential unit, or rename one of them.

-Expand home occupations.

Key Issues-**Administration**

-Implement the 2012 Plan concepts surrounding development review philosophy.

-Reduce the reliance on elected officials applying discretion in decision-making; improve zones to match character and apply technical (staff) review.

-Do not adopt new regulations the community is unwilling to enforce.

-Consider adopting a stricter energy code (not part of LDRs).

-Consider adopting and enforcing a minimum housing code (not part of LDRs)

Key Issues-**Outline, Format & Layout**

-Improve predictability by creating consistent section numbering between Town and County.

-Apply plain language drafting concepts; eliminate legalese.

-Improve page layout, headers, footers and numbering for ease of use.

-Add graphics and tables to enhance usability.

-Use digital table of contents, cross references and hyperlinks.

-Create a new outline that applies the concepts of the 2012 Plan; focus on ease of use, even when it creates additional pages.

**Select Comments from the Report:**

Growth Balance

There is a strong sense in the community that the Town of Jackson should not simply be allowed to up-zone land for greater intensities without the County down-zoning land first. The theory is that the current entitlements represent the "carrying capacity" of the Town and County. This limitation on overall growth based on preserving existing character is holding back pro-active rezoning (remapping) in the Town, and will remain a topic of discussion as the Town moves to implement the 2012 Comprehensive Plan. One other growth topic is the need for balance between Teton Village and the Town. The LDRs should strive for a model in which the two places are both seen as appropriate for growth. Developing in a way that is most beneficial to the entire community should remain part of the policy implemented as new regulations are drafted. (P.7)

AR District

A recent attempt to make the AR District more responsive to the current market failed in 2011. Reconsideration of the concepts of that zoning revision—which focused primarily on being able to sell the third unit separately (principal dwelling, plus guest house, plus accessory dwelling unit)—is appropriate when considering how to implement the Plan’s goals Many lots in the area currently zoned AR are deep, and some include alleys for rear access. These lots accommodate the three separate units successfully (physically, if not economically) (p.9)

Mobile Home Parks

Over time, the condition of the affordable stock of housing located in existing mobile home parks has deteriorated. The introduction of a zone appropriate for retention of this level of affordability, but providing for replacement of the existing parks is needed. That means providing for at least the same density currently on the ground in such parks. In fact, if a combination of market rate and affordable units is desired, the density of these areas must eventually be higher than the density today (in order to provide an equivalent number of replacement affordable units, plus market rate units) (p. 10)

Planned Residential Development

The current Planned Residential Development District allows a series of options for bonus density in rural areas. The current standards set base density at 1 unit per 35 acres, but with increased open space in permanent conservation, densities can rise to 3 units per 35 acres, 6 units per 35 acres, and even 9 units per 35 acres. If these density bonuses are retained, they threaten the Plan's desired balance of new units constructed. These bonuses, however, are the only mechanism available to move toward clustering and away from 35-acre subdivision everywhere, an equally undesirable outcome. In fact, in today's market place, 1 unit per 35 acres is actually the highest and best use of the land. This means that under the current system and economic climate, the clustering and density bonus options are not being fully utilized and so the County isn't achieving any significant conservation of land Changes to the Planned Residential Development District may therefore be appropriate as part of the update to the LDRs. (P. 10)

Town Square Overlay District

The current Town Square Overlay District may need modification in order to meet the character intent of the Plan If the zones that apply to the surrounding area are replaced, consideration should be given to creating a base zone that more accurately reflects the form considerations from the Plan This is especially important since the LDRs allow much more intense development than is currently allowed around Town Square The area is designated Stable in the 2012 Plan, but current zoning would allow significant changes This means new regulations are required (p. 10)

Conservation Districts

The Neighborhood Conservation (NC-) and Business Conservation (BC) zoning districts are candidates for elimination. As new zones are created that function to provide more effectively for both stable areas and those in transition, the gradual replacement of these older tools should occur. This will require remap. (p.11)

Building Height

The Town is extremely sensitive to the issue of building height. Three stories appears to be the tallest building height tolerated in the Town (today there are only two 4-story buildings in Town). In most commercial and mixed use zones, the height limit is 35 feet In typical residential or office construction, floor-to-floor heights are commonly 12 feet to accommodate heating and ventilation systems. Where mixed use is desired, ground floor heights for retail often are 2 to 4 feet taller. The end result is that a good mixed-use building with a tall retail ground floor (perhaps 16 feet) and two stories of office or residential use above (another 24 feet) does not fit within the height limit (adding up to 40 feet total). A pitched roof is also not possible given the restrictions, so all new development generates flat roofs. These zones force applicants to drop a floor (to 2 stories), squeeze the floors in (reducing the quality of the interior space), or seek a variance to increase the height. Where the Plan describes a vibrant mixed use area, the current height limit is a serious constraint. Teton Village has been successful, in part, because of the increased height limit of 62 feet. While that height may not be appropriate in Town, a more gracious 3-story height appears to be required for mixed use buildings. In addition to these issues, the measurement (and definition) of height in the County no longer matches that in the Town. During the revision of the LDRs, these two methods of measurement should be reconciled so that a single standards applies in the community. (p.13)

Connectivity

One of the characteristics of existing development in the County is a lack of connected subdivisions—even where they abut one another. This lack of connectivity is significantly impacting the major roads serving these developments, since vehicles cannot travel between abutting residential areas without using the major roadway network. As future development occurs, a focus on roadway connections between abutting development will reduce impacts on the major roadway system, and should be required.