

LAND DEVELOPMENT REGULATIONS

Article VIII DEFINITIONS

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DIVISION 8000 PURPOSE

The purpose of this Article is to define words, terms, and phrases contained within these Land Development Regulations.

DIVISION 8100 WORD USAGE

The provisions and rules of this Division shall be observed and applied when interpreting these Land Development Regulations, except when the context clearly requires otherwise.

- A. The word "shall" is mandatory.
- B. The word "may" is permissive.
- C. Words used or defined in one tense or form shall include other tenses and derivative forms.
- D. Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
- E. The masculine gender shall include the feminine, and the feminine gender shall include the masculine.
- F. The time within which an act is to be done shall be computed by excluding the first and including the last day; if the last day is a Saturday, Sunday or legal holiday observed by the Town, that day shall be excluded. Unless otherwise stated in these Land Development Regulations, day means a working week day.
- G. The end of a day shall be 5:00 P.M., local time.
- H. The word "week" shall mean seven (7) days. The word "month" shall mean a calendar month. The word "year" shall mean a calendar year.
- I. The word "person" includes individuals, firms, corporations, associations, trusts, and any other similar entities.
- J. The word "County" shall mean Teton County.
- K. The word "Town" shall mean the Town of Jackson.
- L. The phrase "Comprehensive Plan" or "Town's Comprehensive Plan" shall mean the Jackson/Teton County Comprehensive Plan. It includes all text and all accompanying maps, charts, and explanatory materials adopted as part of the Town's Comprehensive Plan on , and any amendments thereto.
- M. The word "Attorney" or "Town Attorney" shall mean the Town of Jackson Attorney.
- N. The words "Building Code" shall mean the Town of Jackson Building Codes.
- O. The word "Council" or "Town Council" shall mean the Town of Jackson Town Council.
- P. The words "Planning and Zoning Commission/Board of Adjustment" shall mean the Town of Jackson Planning and Zoning Commission/Board of Adjustment.
- Q. The words "Planning Department" or "Town Planning Department" shall mean the Town of Jackson Planning Department.
- R. The words "County Clerk" shall mean the Teton County Clerk.
- S. The word "State" shall mean the State of Wyoming.
- T. The words "County Board" or the phrase "Board of County Commissioners" shall mean the Teton County Board of County Commissioners.
- U. The words "Planning Director" or "Town Planning Director" shall mean the Town of Jackson Planning Director.
- V. The words "Town Engineer" shall mean the Town of Jackson Engineer.
- W. The words "Town Administrator" or word "Administrator" shall mean the Town of Jackson Administrator.

- X. Whenever a provision appears requiring the head of a department or some other Town or County officer or employee to do some act or perform some duty, it is to be construed to authorize the head of the department or other officer to designate, delegate and authorize professional-level subordinates to perform the required act or duty, unless the terms of the provision or section specify otherwise.

DIVISION 8200 ABBREVIATIONS

The following abbreviations are used in these Land Development Regulations and are intended to have the following meanings:

ac - acre
BC - building coverage
den - density
DBH - diameter at breast height for a tree
du - dwelling unit
FAR - floor area ratio
FEMA - Federal Emergency Management Agency
Ft - feet
ISR - impervious surface ratio
GD - gross density
LSR - landscape surface ratio
max. - maximum
min. - minimum
ND - net density
OSR - open space ratio
sq. ft. or sf. - square feet
SF or S.F. - single-family

DIVISION 8300 DEFINITIONS

When used in these Land Development Regulations, the following terms shall have the following meanings:

Abutting. Abutting means having a common border with, or being separated from, such common border only by an alley, easement, or right-of-way.

Access. Access means a method of approach to provide physical entrance to or exit from a property, street, or highway.

Access, Dryland. Dryland access means a vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land which is outside the floodplain, such as a road with its surface above the regional flood elevation that is wide enough to accommodate wheeled rescue and relief vehicles.

Accessory Use or Building. Accessory use or building means a separate use or structure which: (a) is incidental, subordinate or secondary to, and devoted primarily to the principal use or structure served and does not change the character of the premises; and (b) is located on the same lot or site as the principal use or structure served. In no event shall an accessory use be construed to authorize a use not otherwise permitted in the zoning district in which the principal use is located.

Affordable. A term used in conjunction with or with reference to a sale or rental price for a dwelling unit. Affordable, in this context, means a dwelling unit which a household earning one hundred and twenty (120) percent or less of the Teton County median family income can either purchase, with a mortgage payment that does not exceed thirty (30) percent of the gross household income, or rent, for which the gross rent and utility payments do not exceed thirty (30) percent of the gross household income. (Ord. 521 § 1, 1995.)

Affordable Housing Unit. A dwelling unit with a restricted rent or sale price in order to be affordable to people or housekeeping units with incomes equal to or less than one hundred and twenty (120) percent of the Teton County family median income. See also "Required affordable housing unit" & "Voluntary affordable housing unit." (Ord. 521 § 1, 1995.)

Agriculture. See Section 2220.C.1.a, Agriculture.

Agricultural Support and Services. See Section 2220.C.3.k, Agricultural support and services.

Airport. See Section 2220.C.6.a, Airport.

Adjoining. Adjoining means a lot or parcel of land which shares all or part of a common boundary line with another lot or parcel of land. See "Abutting" and "contiguous."

Affordable housing. Housing units for lower- and middle-income residents earning no more than one hundred twenty (120) percent of the median Teton County income at the time the unit is rented or purchased. Such housing shall cost no more than thirty (30) percent of the occupants' total monthly income. Affordable housing can include owner-occupied dwelling units or rental dwelling units.

Alley. Alley means a service way, no more than thirty (30) feet wide, which provides a secondary means of public access to abutting 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, Commercial. See Section 2220.C.4.a, Commercial amusement.

Antenna. Antenna means any structure or device used for the purpose of collecting or transmitting radio or electromagnetic waves between terrestrially and/or orbitally based structures, including but not limited to directional antennas, such as panels, microwave dishes, and satellite dishes, and omni-directional antennas, such as whip antennas. Residential satellite dishes and antennas used for the reception of television broadcast signals are excluded from this definition. (Ord 607 § III, 1998)

Apartment. Apartment means one (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two (2) dwelling units. Apartment does not include a townhouse or condominium.

Apartment Building or House. See "Building, Apartment."

Attached Single-family. See "Dwelling, Attached."

Attic. Attic means the part of a building which is less than five (5) feet in height located immediately below the roof which is either wholly or partly within the roof framing.

Avalanche. Avalanche means a large mass of snow, ice, rock, earth, or other material in swift motion down a mountainside or other precipice.

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

Balcony. Balcony means a platform that projects from the wall of a building and is enclosed by a parapet or railing.

Bald Eagle Nest. See **Section 3250.B. 11, Bald eagle nest.**

Balloon Operations. See **Section 2220.C.6.d, Balloon operations.**

Bank. Bank means the natural or man-made slope immediately bordering the channel of a river, stream, or creek containing and/or confining the normal water flow. The elevation of the bank shall be determined by the observed high water mark, or one (1) foot above the maximum discharge elevation of an outlet control structure that controls the water elevation of a body of water.

Bank Buffer. Bank buffer means the area lying between the bank or edge of the waterbody or wetland and a line located a given distance inland and parallel to the bank or high water mark.

Base Site Area. Base site area means an area where the gross acreage of a parcel or tract of land is calculated, less any acreage that is unavailable for development, pursuant to **Section 2460, Maximum Gross Density/Intensity Calculation.**

Bed and Breakfast. See **Section 2220.C.3.h, Bed and breakfast.**

Bedroom. Bedroom means a room, including a den or unfinished room, in a dwelling unit that is marketed and designed for sleeping, or otherwise has potential to function primarily for sleeping.

Berm. Berm means a man-made landform, typically built as an earth mound, located so as to screen a structure or yard from view and/or to provide sound relief from a nearby road.

Bicycle Facility. Bicycle facility means bikeways, protected lanes, marked roadway shoulders, bicycle racks, lockers, or similar facilities intended to provide for safe use and parking of bicycles.

Boat Launch. Boat launch means an area of land or a structure used to set boats afloat in a body of water.

Building. Building means any structure having a roof supported by columns or walls or any other enclosed structure, including tarpaulin structures, designed or used for the housing or enclosure of persons, animals, chattels, or property of any kind, but excluding advertising sign boards, fences, and tepees, tents, or similar type of temporary structure. (Ord. 622 § 2, 1999).

Building, Apartment. Apartment building means a structure containing three (3) or more apartment units.

Building, Commercial. Commercial building means a permanent structure which is occupied by a business or other nonresidential use.

Building Coverage. Building coverage means the portion of a lot covered by any and all buildings including accessory buildings.

Building Envelope. Building envelope means the area of a lot within which all development shall occur. Within the Rural (R) District, the building envelope for lots can be up to two (2) acres in size, and the balance of the lot can count toward the open space requirement established in **Table 2400, Schedule of Dimensional Limitations**. For lots having no identified building envelope, the building envelope shall be that area on the lot enclosed by the street, side, and yard setbacks.

Building Front. Building front means the exterior wall of a building which faces the front (street) lot line.

Building Frontage. Building frontage means the linear width of the building facade, or building elevation, facing the right-of-way.

Building, Habitable. Habitable building means any building, or portion thereof, used or potentially used for human habitation.

Building, Historic. Historic building means a building which: (a) is listed on or nominated by the State Historical Society for listing on the National Register of Historic Places; or (b) is included in a district which is listed on or nominated by the State historical society for listing on the National Register of Historic Places; or (c) is included on a certified Town list of historic property.

Building Line. Building line means the line formed by the rear, side, and street setback requirements.

Bulk. Bulk is a spatial dimension of magnitude and refers to the size, height, floor area and lot coverage of a building.

Caliper. See "Diameter at Breast Height (DBH)."

Campground. See **Section 2220.C.4.b, Campgrounds**.

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.

Canopy Tree. See "Tree, Canopy."

Christmas Tree Sale. See **Section 2220.C.8.a, Christmas tree sale**.

Cluster Single-family. See **Section 2220.A.2., Planned Residential Development**.

Commercial Amusement. See **Section 2220.C.4.a, Commercial amusement**.

Commercial Building. See "**Building, Commercial**."

Commercial Lodging. See **Section 2220.C.3.g, Commercial lodging**.

Commercial Stable. Commercial stable means a business or buildings which provide shelter and feeding of horses for hire.

Commercial Wireless Telecommunication Services. See **Section 2390.D, Personal wireless telecommunication services/facilities.** (Ord 607 § III, 1998)

Common Open Space. See "**Open Space, Common.**"

Communication Tower. See **Section 2220.C.2.b, Utility and Section 2390.D,**

Communications towers. See also definition of "Tower" in this article. (Ord 607 § III, 1998)

Community Wastewater Treatment System. 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.

Comprehensive Plan. See Section 8100, Word Usage, Subsection L.

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

Condominium, Time-share. Time share condominium means a condominium ownership of a residential unit in which purchase is for interval ownership with ownership conveyed by deed/license. A time-share condominium is considered a residential use as long as the ownership intervals are thirty (30) days or longer. Any ownership intervals of less duration shall be considered a commercial use.

Conservation Easement. Conservation easement means land upon which an easement or restriction running with the land has been granted in perpetuity, whereby the owner of the underlying fee relinquishes to the owner of the easement the right to alter the natural state of the land, the right to construct improvements, and the right to make any use of the land, except certain uses, as prescribed in the instrument evidencing the easement. The terms of the easement may prescribe exceptions for very limited residential use, agricultural uses, and other open space uses.

Construction Site Erosion Control Measure. Construction site erosion control measure means an erosion control measure used to meet the requirements of these Land Development Regulations.

Construction, Start of. Start of construction means the excavation of land or installation of foundations, footings, or grading.

Contiguous. See "Abutting."

Contractor's Office. See Section 2220.C.7.a, Light industry and Section 2220.C.8.b, Contractor's office, for temporary offices.

Control Measure, Erosion. Erosion control measure means a practice or combination of practices to reduce erosion and attendant pollution.

Control Plan, Erosion. Erosion control plan means a written description of the number, location, size, and other pertinent information or erosion control measures designed to meet the minimum requirements of these Land Development Regulations submitted by the applicant for review and approval by the Town Planning Department. **Cottage Industry.** See Section 2220.C.5.e, Cottage industry.

Cross-Country Ski Trails. Cross-country ski facility means a groomed or marked trail intended for the use of cross-country skiers.

Curb Cut. See "Access."

Cut Slope. Cut slope means any slope surface in soft or bedrock material created by man by the removal of soil or bedrock materials below the natural land surface.

Cutoff. Cutoff means the point at which all light rays emitted by a lamp, light source, or luminaire are completely eliminated (cut off) at a specific angle above the ground. See Section 49370, Exterior Lighting and Glare.

Cutoff Angle. Cutoff angle means the angle, formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source, above which no light is emitted. See Section 49370, Exterior Lighting and Glare.

Cutoff-type Luminaire. Cutoff-type luminaire means a luminaire with elements such as shields, reflectors, or refractor panels which direct and cut off the light at an angle that is less than ninety (90) degrees. See Section 49370, Exterior Lighting and Glare.

Day Care Center, Group. See Section 2220.C.2.c, Day care center group.

Day Care Home, Family. See Section 2220.C.5.c, Day care home, family.

Day Care Home, Group. See Section 2220.C.5.d, Day care home, group.

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.

Dedicated Common Open Space. See "Open Space, Common."

Density, Gross. Gross density means the quotient of the total number of dwelling units on a site divided by the base site area. See Section 2460, Maximum Gross Density/Intensity Calculation.

Detention Basin. Detention basin means a covered or uncovered reservoir designed to hold an excessive accumulation of stormwater or snowmelt so as to reduce peak flow in a stormwater or snowmelt drainage system.

Developer. Developer means a recognized legal or beneficial owner of a lot or parcel of any land proposed for inclusion in a development, including a lessee, optionee, or contract purchaser.

Development. Development means any of the following activities for which permission may be required pursuant to these Land Development Regulations: (a) the division of a parcel of land into two (2) or more parcels; (b) the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings, structures, or accessory structures; (c) any use or change in use of any buildings, land, or water; (d) any extension of any use of land; (e) any clearing, grading or other movement of land; (f) any mining, dredging, filling, grading, paving, excavation, or drilling operations; or (g) the storage, deposition, or excavation of materials, public or private sewage disposal systems, or water supply facilities.

Development permit. Development permit includes Conditional use, a Development Plan, a Final Plat, a Zoning Compliance Verification, a sign permit, a grading permit, a small wastewater treatment permit, a building permit, or any other official action of the Town having the effect of permitting the development of land.

Development Type. Development type means options provided by these Land Development Regulations for residential land development. In some instances, development types provide for a variety of residential uses. Generally, development types require approval of a Development Plan, pursuant to the procedures and standards of Section 51200, Development Plan.

Diameter at Breast Height (DBH). Diameter at breast height (DBH) means a measurement of the size of a tree equal to the diameter of its trunk measured four and one-half (4.5) feet above the adjacent natural grade.

Disposal. See Section 2220.C.7.e, Disposal.

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

Dog Kennel/Dog Breeder. Dog kennel/dog breeder means any lot or premises at which four (4) or more dogs are kept commercially for board, propagation, training, or sale.

Drainage. Drainage means the removal of surface water or groundwater from land by drains, grading, or other means. Drainage, sometimes referred to in terms of stormwater management, also includes the control of runoff to minimize erosion and sedimentation during and after development, and includes the means necessary for water supply preservation or prevention or alleviation of flooding.

Drainageways. Drainageways mean a watercourse identified by the presence of an intermittent flow, or a swale whose drainage area is a minimum of five (5) acres.

Drive-in Facility. See Section 2220.C.3.f, Drive-in facility.

Driveway. Driveway means a private access way serving a total of not more than two (2) single-family dwellings or two (2) deeded lots.

Dryland Access. See "Access, Dryland."

Dude/Guest Ranch. See Section 2220.C.3.j, Dude/guest ranch.

Dwelling. See "Dwelling Unit."

Dwelling, Attached. Attached dwelling means two (2) or more adjoining dwelling units, each of which is connected to at least one (1) other dwelling by one (1) or more common walls from ground to roof.

Dwelling, Multiple-family. Multiple-family dwelling means a structure designed for occupancy by three (3) or more families, with each family occupying a separate dwelling unit which may be separated vertically or horizontally. Shared halls, entrances, or stairs are common features of this type of housing.

Dwelling, Single-family Detached. Single-family detached dwelling means a dwelling unit designed for and occupied by not more than one (1) family having no roof, wall, or floor in common with any other dwelling unit or commercial building.

Dwelling, Two Family. Two family dwelling means a detached residential building containing two (2) dwelling units, designed for occupancy by not more than two (2) families.

Dwelling Unit. Dwelling unit means a building or a portion of a building containing one (1) or more room, a separate bathroom, and a single kitchen, designed for occupancy by one family for residential purposes.

Earth Moving. Earth moving means the mechanical disruption of land to alter the existing topography or create a man-made landform, including movement to create a berm, an earth sheltered design or similar land form.

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 fifty (50) percent 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.

Employee housing/employee housing unit. A dwelling unit that is restricted to occupation by a person, and that person's family, employed within Teton county, Wyoming, through deed, lease, covenant, or other means. (Ord. 580 § XII, 1997)

Equestrian Trail. Equestrian trail means a marked trail, pathway or route intended for horseback riding.

Employee housing/employee housing unit. A dwelling unit that is restricted to occupation by a person, and that person's family, employed within Teton County, Wyoming, through deed, lease, covenant, or other means.

Erosion. Erosion means the detachment and movement of soil, sediment, or rock fragments by water, wind, ice, and/or gravity.

Essential Service. Essential service means facilities owned or maintained by utility companies or public agencies, located in public ways or in easements provided for that purpose, or on a customer's premises not requiring a private right-of-way, that is reasonably necessary for the furnishing of adequate water, sewer, gas, electric, communication, or similar services to adjacent customers. Essential services do not include any cross-country line on towers in a private right-of-way.

Excavation. Excavation means any act by which organic matter, earth, sand, gravel, rock, or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed, and the conditions resulting therefrom.

Excess Stormwater Runoff. Excess stormwater runoff means an increase in stormwater resulting from any of the following: (a) an increase in the impervious surface of the site, including all additions of buildings, roads, and parking lots, or, a change in the type of surface which results in an increase in the amount of stormwater runoff; (b) changes in the quality of the surface or in soil absorption caused by compaction during development; (c) modifications in existing storage capacity caused by changes to contours, including the filling or draining of small depressional areas, alterations of drainageways, or regrading of slopes; (d) change in the time of concentration which may result from the destruction of natural vegetation; (e) alteration of drainageways or installation of collection system to intercept street flows or to replace swales or other drainageways; and (f) alteration of subsurface flows, including any groundwater de-watering or diversion practices such as curtain drains. Excess stormwater runoff shall be judged in comparison to the site in its natural state.

Existing Use or Structure. Existing use or structure means any use of a site, including any building or other structure thereon, which is located on the site at any given point in time, whether or not the use or structure conforms with the provisions of these Land Development Regulations.

Exterior Storage. Exterior storage means outdoor storage of fuel, raw materials, products, equipment, and solid waste storage equipment. In the case of lumberyards, exterior storage includes all building materials or waste or scrap materials stored outdoors. In the case of truck terminals, exterior storage includes all trucks, truck beds, and truck trailers stored outdoors.

Extraction. See Section 2220.C.7.d, Extraction, and Section 2220.C.8.g, Gravel extraction and processing.

Facade. Facade means the elevational surface of a building.

Face, Building. Building face means all windows and wall areas of a building in one (1) place, facade, or elevation.

Family. Family means one (1) or more individuals related by blood, marriage, adoption, or guardianship, or not more than three (3) individuals not so related, occupying a dwelling unit and living as a single housekeeping unit.

Family Income. The income of a housekeeping unit in which all members are related by either blood or marriage. (Ord. 521 § 1, 1995.)

Farm. Farm means the land, buildings, structures and machinery which are primarily adapted and used for agricultural purposes.

Farm Stand. See Section 2220.C.8.f, Farm stand.

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.

Fence. Fence means a barrier of posts, wire, rails, boards, metal sheets, or other material which is a barrier and used as a boundary or means of protection or confinement.

Fill. Fill means any act by which earth, sand, gravel, rock or other material is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by man to a new location, and the conditions resulting therefrom.

Fill, Clean. Clean fill means rock, soil, sand, gravel, or other earth material which is uncontaminated by any organic substance, garbage, trash, discarded building materials, etc., which is used for leveling, back-filling, or otherwise preparing a site for development or construction.

Fill Slope. Fill slope means the surface of the outward margins or sides of a fill.

Filling. Filling means the depositing on land, whether submerged or not, of sand, gravel, earth, or other materials qualifying as clean fill.

Flag Lot. Flag lot means a lot not fronting or abutting a road, where access to the lot is provided by a private right-of-way or easement.

Flag. Flag means a device generally made of flexible materials, such as cloth, paper, or plastic, displayed individually on poles or as groups on poles, strings, or wires.

Flood Fringe. Flood fringe means those lands, outside the floodway, subject to inundation by the one hundred (100) year recurrence interval flood and generally associated with standing or slowly moving water rather than rapidly flowing water.

Floodplain. See Section 3220.B.2, Floodplains.

Floodproofing. Floodproofing means measures designed to prevent and reduce flood damage for those uses or structures located in the floodplain by preventing floodwaters from entering the structures. These measures include reinforced walls without openings less than two (2) feet above maximum flood elevation or installation of sealed doors or windows to prevent entry of water in structures designed to withstand the water velocities at that point.

Flood Protection Elevation. Flood protection elevation means a point two (2) feet above the water surface elevation of the one hundred (100) year flood.

Floodway. Floodway means a designated portion of the one hundred (100) year flood area in which waters are rapidly moving, including the stream channel and other areas designated on the FEMA floodplain maps for the Town.

Floor Area. Floor area means the sum of the gross habitable floor area for each of a building's stories as measured from the exterior limits of the faces of the structure. The floor area of a building excludes attics, basements, cellars, unenclosed porches, or any floor space in an accessory building or in the principal building which is designed for the parking of motor vehicles in order to meet the parking requirements of these Land Development Regulations.

Floor Area, Habitable. Habitable floor area means the sum of gross floor area that can be lived in, usually having access to heat, plumbing, and electricity. It includes foyers, hallways, restrooms, storage, and other common areas within a building.

Floor Area Ratio (FAR). Floor area ratio means the intensity of building, measured as a ratio derived by dividing the total floor area of a building or structure by the lot area.

Floor Area Ratio, Gross (GFAR). Gross floor area ratio means an intensity of a building measured as a ratio derived by dividing the total floor area of a building or structure by the base site area. See Table 2400, **Schedule of Dimensional Limitations**.

Footcandle. Footcandle means a unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle.

Forest. Forest means an area of one quarter (0.25) or more acres, whose uppermost layer of vegetation (canopy) consists of trees covering the area specified for specific types of forest based on the dominant species and soil type. Forest types include highly mesic and upland.

Free Market Housing Unit. A dwelling unit that is not restricted as to rent, sale price or occupancy requirements as described in the Teton County Housing Office Affordable Housing Guidelines. (Ord. 521 § 1, 1995.)

Garage. Garage means a covered deck or building, or part thereof, used or intended to be used for the parking or storage of motor vehicles.

Glare. Glare means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Golf Course. Golf course means a parcel of land used for the playing of golf, including pitch-and-putt courses. Golf course shall not include driving ranges or miniature golf courses.

Grade, Finished. Finished grade means the final elevation of the ground surface after development.

Grade, Natural. Natural grade means the elevation of the ground surface in its natural state before manmade alterations.

Gradient. Gradient means the steepness, in terms of angle from the horizontal or in terms of percent, of a slope measured in a prescribed direction up or down the slope. For a road, the gradient is measured as the steepness along the centerline thereof.

Gravel Processing. See Section 2220.C.7.c, Gravel processing, and Section 2220.C.8.g, Gravel extraction and processing.

Groundwater. Groundwater means any water, including hot water and geothermal steam, under the surface of the land.

Groundwater Supply. Groundwater supply means any artificial method of seeking groundwater including surface water sources that have a strong hydrologic connection to groundwater supplies to the extent of altering groundwater levels.

Guest Ranch. See "Dude/Guest Ranch."

Habitable Space. Habitable space means heated space used for living purposes. Heated storage areas, studios, exercise rooms, offices, and similar spaces are included as habitable space. Barns, garages, unfinished attic space and underfloor spaces are not included in habitable space. (Ord. 521 § 1, 1995.)

Heavy Retail/Service. See Section 2220.C.3.c, Heavy retail/service.

Heavy Industry. See Section 2220.C.7.b, Heavy industry.

Height, Building or Structure. The height of a building or structure is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade. For purposes of measuring height, finished grade shall mean the grade directly adjacent to the structure which has been set through an approved grading and/or drainage plan. The term "finished grade" may also mean natural grade when no terrain alteration is proposed, or where otherwise applicable. Fill which is not necessary to achieve positive drainage or slope stabilization, or which is otherwise proposed clearly to raise the finished floor elevations(s) for any other purpose, shall not be considered finished grade. The vertical dimension from the highest point of the structure to the lowest point of finished grade, as viewed on any structure face or elevation, shall not exceed 110 percent of the maximum height allowed. No part of any structure may exceed the maximum structural height except for the following:

1. Chimneys, vents, and roof-top mechanical equipment such HVAC systems, provided that the maximum height is not exceeded by more than four (4) feet; and/or
2. Antenna used for the reception of television broadcast signals. (Ord. 607 § III, 1998)

Heliport. See Section 2220.C.6.c, Heliport.

Home Business. See Section 2220.C.5.b, Home business.

Home Occupation. See Section 2220.C.5.a, Home occupation.

Hotel. See Section 2220.C.3.g, Commercial lodging.

Impervious Surface. Impervious surfaces mean a surface which does not absorb water. Impervious surfaces consist of all buildings, structures, parking areas, loading areas, driveways, roads, sidewalks, and any areas of concrete, asphalt, or significantly compacted material which prevents water absorption.

Indoor Recreational. See Section 2220.C.4.d, Indoor recreational.

Industry, Heavy. See Section 2220.C.7.b, Heavy industry.

Industry, Light. See Section 2220.C.7.a, Light industry.

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. See Section 2220.C.2.a, Institutional.

Institutional Residential. See Section 2220.B.6, Institutional residential.

Irrigation Buffer. Irrigation buffer means a continuous area adjacent to an irrigation ditch, with a minimum width of fifteen (15) feet as measured from the top of the ditch, which is clear of all structures and is intended to provide access for maintenance. Where an easement calls for a greater setback, the larger structure-free area will be required.

Junkyard. See Section 2220.C.7.f, Junkyard. Kennel. See "Dog Kennel/Dog Breeder."

Kitchen Facility. Kitchen Facility means a room or portion of a room devoted to the preparation or cooking of food for a person or a family living independently of any other family which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hook-up. A recreation room, wet bar or similar facility that is a homeowner convenience and is not intended to function as the cooking facility for a separate dwelling unit shall not be considered a kitchen facility (see also 'wet bar facility'). (Ord. 889 § 1, 2008.)

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

Land Developing Activity. Land developing activity means the construction of buildings, structures, roads, parking lots, loading areas, paved storage areas, and similar facilities.

Land Disturbing Construction Activity. Land disturbing construction activity means any manmade change to the land surface, including removing vegetative cover, excavating, filling, and grading. Land disturbing construction activity shall not include the growing and tending of gardens or agricultural activities.

Landing Strip. See Section 2220.C.6.b, Landing strip.

Landscape Surface Area. Landscape surface area means a land surface not covered by buildings, structures, or impervious surface, except facilities and/or impervious surfaces specifically permitted in Section 4150, Standard Plant Unit. Once landscaped, according to Division 4100, Landscaping Standards, the landscape surface area shall be left undisturbed and maintained to support plant life. Landscape surface area excludes regularly disturbed areas such as camping sites.

Landscape Surface Ratio. Landscape surface ratio (LSR) means the proportion of a development that is provided and maintained as landscape surface area.

Light Industry. See Section 2220.C.7.a, Light industry.

Loading Area or Space. Loading area or space means 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.

Lodging Service. Lodging service means the provision of sleeping accommodations to transient guests.

Lot. Lot means an area of land that is shown on a duly approved and recorded subdivision map or other legal map.

Lot Area. Lot area means the area contained within the boundary lines of a lot, excluding easements for publicly dedicated or accepted rights-of-way.

Lot, Corner. Corner lot means a lot located at the interception of two (2) or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall not be considered a corner lot.

Lot Frontage. Lot frontage means lot width measured at the street frontage.

Lot Line. Lot line means a line bounding a lot which divides one (1) lot from another lot or from a street.

Lot Line, Rear. In the case of rectangular or most trapezoidal-shaped lots, rear lot line means the lot line which is generally parallel to and most distant from the street lot line of the lot. In the case of an irregular, triangular, or gore-shaped lot, the rear lot line means a line twenty (20) feet

in length, located entirely within the lot, parallel to and at the maximum possible distance from the street lot line.

Lot Line, Side. Side lot line means any lot line other than a front or rear lot line.

Lot Line, Street. Street lot line means any lot line co-terminus with a street right-of-way.

Lot of Record. Lot of record means any validly recorded platted lot, parcel, or tract of land for which the deed is on record with the Teton County Clerk and which complies with all applicable laws, ordinances, and regulations.

Lot, Reversed Corner. Reversed corner lot means a corner lot, the side line of which is substantially a continuation of the front lot lines of the lots to its rear, whether across an alley or not.

Lot, Through. A through lot is a lot having frontage on two (2) streets at opposite sides of the lot.

Lot Width. Lot width means the distance between the side lot lines, measured at the point midway between the street and rear lot lines.

Luminaire. Luminaire means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Maintenance Guarantee. Maintenance guarantee means a guarantee of facilities or work to ensure the correction of any failures of any improvements required pursuant to these Land Development Regulations, to maintain same.

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.

Maximum Permitted Illumination. Maximum permitted illumination means the maximum illumination measured in footcandles at the interior setback line at ground level. See Section 49370, Exterior Lighting and Glare.

Mean High Water. Mean high water means the annual average elevation achieved by the water level of a water course during snow melt. Mean high water should not to be construed as a flood elevation.

Minimum Floor Elevation. Minimum floor elevation means the lowest elevation permissible for the construction, erection, or other placement of any floor, including the basement floor.

Mini-warehouse. Mini-warehouse means a building or group of buildings in a compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the dead storage of a customer's goods or wares, provided that: (a) no sales, service, repair, or other activities shall be conducted from a storage area; (b) storage of junk, explosives, flammable materials, or other noxious or dangerous materials is specifically prohibited; (c) maximum leasable space per stall shall be one thousand (1,000) square feet; (d) pick-up or delivery by semi-tractor trailers shall be prohibited; and (e) outdoor storage shall be screened.

Mobile Home. See Section 2220.B.3, Mobile home.

Mobile Home Park. See Section 2220.A.3, Mobile Home Park.

Modified Rational Method. A method for calculating necessary stormwater storage capacity which is based on the rational method for computing peak flow. Detention storage is estimated by overlaying an approximated outflow hydrograph with a Modified Rational hydrograph and computing the area (volume) formed between the two curves. This method is used when the drainage area is ten (10) acres or less.

Motel. See Section 2220.C.3.g, Commercial lodging.

National Geodetic Vertical Datum (NGVD). National geodetic vertical datum (NGVD) means elevations referenced to mean sea level data, 1929 adjustment.

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 may be found in "Teton County Landscape Plant Material," a copy of which is available at the Town of Jackson Planning Department.

Natural Grade. See "Grade, Natural."

Natural Topography Transition or Break. Natural topography transition or break means any naturally occurring change in relief on land such as a mound, knoll, hill, bank, ridge or terrace, or an area sloping away from a flat grade, which creates a recessed area capable of screening development.

Nonconforming Structure. Nonconforming structure means any building or structure, other than a sign, legally established pursuant to the zoning and building regulations in effect at the time of its development, which does not fully comply with the dimensional requirements of these Land Development Regulations for the zoning district in which it is located.

Nonconforming Use. Nonconforming use means any use of land, building or structure which was established pursuant to the zoning and building laws in effect at the time of its development, but which use is not listed as a permitted, limited review or conditional use in these Land Development Regulations for the zoning district in which it is located.

Office. See Section 2220.C.3.a, Office.

Office, Nonprincipal. Nonprincipal office means a secondary office to a professional business that has an established office in a zoning district where such use is permitted. The non-principal office permitted as a home occupation is intended to allow the professional to work at home, but shall not be used to accept deliveries or receive customers except on an incidental basis.

Official Zoning District Map. Official Zoning District Map means the map and/or detailed maps showing the location and boundaries of the zoning districts established by these Land Development Regulations. The Official Zoning District Map is established and adopted as part of these Land Development Regulations, and incorporated by reference into these Land Development Regulations in Section 2020, Official Zoning District Map.

On-Lot. On-lot means located within the boundaries of the lot or site in question.

Off-Site. Off-site means located neither on the land that is the subject of the application for development permit nor on a contiguous portion of a street or other right-of-way.

Off-Site Improvement. Off-site improvement means an improvement which is not located on the land that is the subject of an application for development permit nor on a contiguous portion of a street or other right-of-way.

Off-Site Parking. Off-site parking means parking proposed for the use of development not on the land where the parking is located.

On-Site. On-site means located on the land that is the subject of an application for development permit.

Open Space, Common. Common open space 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 space 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 space areas, to the maximum extent possible, to form a continuous area of open space. Common open space 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 space areas from one another.

Open Space, Contiguous. Contiguous open space means required open space which directly abuts its associated development.

Open Space, Noncontiguous. Noncontiguous open space means required open space which does not abut its associated development.

Open Space Ratio. Open space ratio means the proportion of a residential development that is required to be provided as dedicated open space. (See Landscape Surface Ratio for nonresidential development.)

Open Space, Required. Required open space means the amount of space that is required in accordance with Table 2400, Schedule of Dimensional Limitations. (a) Lands protected pursuant to Division 3200, Natural Resources Protection and Natural Resources Overlay (NRO) District and Division 3300, Scenic Resources Overlay (SRO) District, or other lands protected by these Land Development Regulations shall constitute required open space. (b) Additionally, land which is part of an individually owned parcel shall be counted as required open space, if it is located outside of an identified building envelope and can be designed as part of the contiguous open space on the development. (c) Required open space, to the greatest extent practicable, shall be configured into large contiguous areas, and not fragmented into small unconnected areas. Additionally, and to the greatest extent practicable, required open space shall connect to or expand on open spaces and rural lands on adjacent properties. (d) Open space may be on a non-contiguous site if the proposed locations of development and the open space are consistent with the Comprehensive Plan. (e) Open space may include pathways that connect with the Teton County/Town of Jackson Pathways system and wildlife habitat improvements. Roads, structures, corrals and fencing associated with a bona fide agricultural operation shall be permitted in required open space. In the Rural Zoning District, open space may include non-structural recreational facilities that disturb no more than five (5) percent of the open space area. In more urban districts, open space may be used to meet the active recreation needs of the residents of the development.

Outfitter. Outfitter means an establishment providing services, materials, supplies, and equipment for horseback trips, hunting, fishing, rafting, snowmobiling and other types of outdoor recreation, not including a commercial structure.

Outdoor Recreational. See Section 2220.C.4.c, Outdoor recreational.

Owner. Owner means an individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

Parcel. Parcel means unplatted property under single ownership 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.

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

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 Land Development Regulations will be completed in compliance with these Land Development Regulations, and the approved plans and specifications of a development.

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

Personal Wireless Service Facilities. See Section 2390.E, Personal wireless telecommunication services/facilities. (Ord 607 § III, 1998)

Picnic Area. Picnic area means an area specifically designed for providing facilities for the outdoor eating of a meal. Facilities may include tables, grills, and roofed outdoor areas.

Plat. Plat means the legally recorded drawing depicting the subdivision of land into two (2) or more lots required by Article VI, Platting and Land Records.

Premises. Premises mean an area of land with its appurtenances, building(s) and/or structures which, because of its unity of use, is one (1) unit of real estate.

Primary Use. See "Use, Principal."

Principal Use. See "Use, Principal."

Public/Semi-Public Use. Public/semi-public use means facilities operated under the auspices of federal, state, or local governments, or other governmental or quasi-governmental entities such as a school district or hospital board. All Public/semi-public uses include but are not limited to the following: governmental administrative or judicial buildings, offices, and complexes; schools; libraries; maintenance facilities; hospitals; correctional facilities; cemeteries; recreational facilities; museums; fine arts or performing arts facilities; and public or private services clearly accessory to a permitted use.

Public Sanitary Sewer. See "Wastewater Treatment System, Public."

Public Water Supply. See "Water Supply, Public."

Ranch. See "Agriculture."

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

Rational Method. A method for computing peak flow for stormwater runoff which sets flow equal to the product of a weighted runoff coefficient for the drainage area, intensity in/hr. for the given design frequency (taken from the I-D-F curves for the design area) and the drainage area in acres ($Q=C;A$).

Real Estate Sales Office, Temporary. See Section 2220.C.8.d, Real estate sales office.

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.

Recorded Lot. See "Lot of Record."

Recreational, Indoor. See Section 2220.C.4.d, Indoor recreational.

Recreational, Outdoor. See Section 2220.C.4.c, Outdoor recreational.

Recreational Vehicle. Recreational vehicle means a vehicle that is intended to be transported over the streets, roads, and highways (either as a motor vehicle or attached to, or hauled by, a motor vehicle) that is designed for temporary use as sleeping quarters, but does not satisfy one (1) or more of the defining criteria of mobile home.

Required Affordable Housing Unit. A dwelling unit with a restricted rent or sale price in order to be affordable to people or housekeeping units with incomes equal to or less than one hundred and twenty (120) percent of the Teton County family median income at the time of the initial sale or rental. Said dwelling unit may be further restricted as to occupancy requirements as described in the Teton County Housing Office Affordable Housing Guidelines as said guidelines are amended from time to time. (Ord. 521§ I, 1995)

Residential Planned Development. See Section 2220.A.2, Planned Residential Development.

Restaurant, Drive-in. See Section 2220.C.3.f, Drive-in facility.

Restaurant. See Section 2220.C.3.e, Restaurant/bar.

Restricted Unit. - see Affordable Housing Unit. (Ord. 521§ I, 1995)

Resubdivision. Resubdivision is the subdividing of two or more lots which have been previously created by a legally approved and duly recorded subdivision. Resubdivision includes the term "replat", and may or may not include streets, alleys, or other public rights-of-way or easements within its boundaries. (Ord. 549§ 2, 1996)

River. See Section 3220.B.1.a, River.

Road, Arterial. Arterial road means a road which is intended to provide for high-speed travel between or within communities or to and from collector roads. Access is controlled so that only significant land uses may take direct access to these streets. For the purposes of these Land Development Regulations, arterial roads are identified as arterials on the official Town Highway Map.

Road, Collector. Collector road means a road which is intended to connect residential streets to arterial roads or provide access to nonresidential uses and arterial streets.

Road, Local. Local road means a road which is intended to provide access to abutting lands.

Road, Residential. Residential road means a road which is intended to provide access to abutting residential lands.

Roofline. Roofline means the highest horizontal line of a building or structure as defined by ridges, gables, dormers, or parapets, except chimneys, antennas, cupolas, and steeples.

Rooming House. Rooming house means a residential lodging use which is occupied by up to ten (10) persons. Those persons' stay shall be for a minimum of thirty (30) days, for a fee. They shall not be members of a family occupying the dwelling unit, and shall not occupy the dwelling unit as a single housekeeping unit.

Runoff. Runoff means the rainfall, snowmelt, or irrigation water flowing over the ground surface.

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 Section 2220.C.3.d, Service.

Setback. Setback means the distance at grade between the street or road right-of-way line and the front line of the foundation line of a building. In measuring a setback, the horizontal distance between the street right-of-way line and the closest projection of the foundation line of the building shall be used.

Setback, Rear. Rear setback means a line parallel to and at the specified minimum (or greater) distance from the rear lot line.

Setback, Side. Side setback means a line parallel to and at the specified minimum (or greater) distance from the side lot line.

Setback, Street. Street setback means a line parallel to and at the specified minimum (or greater) distance from the street right-of-way line.

Shelter. See Section 2220.C.8.e, Shelter.

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 Division 4600, Signs.

Single-family. See Section 2220.B.2, Conventional single-family unit.

Site. Site means the entire area included in the legal description of the land on which a land disturbing or land development activity is proposed in an application for a development permit.

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

Ski Slope. See Section 2220.C.4.e, Ski slopes.

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.

Slope, Steep. See Section 49160.A.10, Slopes in excess of twenty-five (25) percent and Section 49160.A. 11, NC District.

Slope, Natural. See Grade, Natural (Ord. 906 § 1, 2009.)

Slope, Manmade. Manmade slopes refer to finished grades that resulted from permitted and/or allowed development activity commenced prior to November 9, 1994. (Ord. 906 § 1, 2009.)

Slope Remediation. Slope remediation means maintaining and/or reducing the slope resulting from manmade activity so as to improve its stability and aesthetic condition. (Ord. 906 § 1, 2009.)

Small Wastewater Treatment System. See "Wastewater Treatment System, Small."

Soil Conservation Service Method. A method for calculating the necessary stormwater storage capacity which is described in Soil Conservation Service Technical Release 55. This method is generally used when the drainage area is greater than ten (10) acres.

Special Event. See Section 2220.C.8.c, Special event.

Stream. See Section 3220.B.1.b, Stream.

Structural Alteration. Structural alteration means any change in the supporting members of a building or structure, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

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 except for paved surfaces such as streets, walks, trails, or driveways. (Ord. 607 § III, 1998)

Structure, Principal. Principal structure means the building or structure containing the predominant use of the land.

Subdivision. Subdivision means any division of a building, plat, tract, parcel, or lot of land into two (2) or more parts by means of platting in accordance with the procedures and standards of

Article VI, Platting and Land Records. Subdivision includes a division of a building, tract, parcel or lot of land for purposes of creating condominium or townhomes. (Ord. 917 § 1, 2009.)

Subdivision Improvement or Improvement. Subdivision improvement or improvement means any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for the needs of the development 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.

Substantial and continuous progress. Substantial and continuous progress means the commencement and continuation of development activity including but not limited to demolition, grading and erosion control activities, installation of utilities and infrastructure, building construction, landscaping, and site restoration. Further, development activity shall occur in a logical sequence within a reasonable timeframe or in accordance with an approved phasing plan. The application for development and building permits shall not be considered development activity; however, substantial and continuous progress shall begin with the issuance of the building permit and measured by the frequency of building inspections thereafter. (Ord. 965 § 1, 2010)

Swale. Swale means a linear depression in the land's surface in which sheet runoff would collect and form a temporary watercourse. A swale five (5) acres or more in size is considered a drainageway.

Teton County Housing Office Affordable Housing Guidelines. A set of operational guidelines adopted by the Teton County Board of Commissioners and the Jackson Town Council, and amended from time to time, that set out definitions and procedures that are to be applied in conjunction with Division 49400, Residential Affordable Housing Standards. These guidelines are adopted herein by reference.

Teton County Housing Office Affordable Housing Guide-lines. A set of operational guidelines adopted by the Teton County Board of Commissioners and the Jackson Town Council, and amended from time to time, that set out definitions and procedures that are to be applied in conjunction with Division 49400, Residential Affordable Housing Standards. These guidelines are adopted herein by reference. (Ord. 521 § I, 1995)

Thread Channel. Thread channel means a line running through the low point of a river or stream with running water.

Time-share Condominium. See "Condominium, Time-share."

Tower. Tower means any ground or roof mounted pole, spire, structure, or combination thereof taller than fourteen (14) feet, including supporting lines, cables, wires, braces, and masts, intended primarily for the purpose of mounting an antenna, meteorological device, or similar apparatus above ground. (Ord. 607 § III, 1998)

Townhouse. Townhouse means a single-family attached unit, including the ground beneath the unit, with a single unit going from ground to roof.

Traffic Shed. Traffic shed means a geographic area in which the traffic flow generated within or by that area flows, either directly or indirectly, to the same supporting arterial street or highway.

Transient Guest. Transient guest means a guest who remains for less than thirty (30) continuous days.

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

Tree, Evergreen. Evergreen tree means coniferous trees.

Tree, Understory. Understory tree means a tree whose leaves would occupy the lower level of a forest in a natural ecological situation. These types of trees are often referred to as ornamental trees.

Trumpeter Swan Nest. See Section 3250.B.6, Trumpeter swan nest.

Unlicensed Wireless Services. See Section 2390.E, Personal wireless telecommunication services/facilities. (Ord. 607 § III, 1998)

Unstable Soil. Unstable soil means soil subject to slippage, creep, landslide, avalanche, bedrock slump, talus, rockfall, colluvium, and lacustrine deposits, either at the surface or overlain by other deposits, or subject to other movements as indicated by the Land Stability Maps of Teton County, site specific geotechnical reconnaissance studies, or any other technically competent source.

Use. Use means the purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered, or enlarged, or for which either a site or structure is or may be occupied or maintained. For nonresidential structures or sites having more than one (1) purpose, except shopping centers and similar development, a use shall be defined as any purpose to which more than ten (10) percent of the gross floor or site area is dedicated.

Use, Accessory. See "Accessory Use."

Use, Change of. A change of use consists of changing the use or type of development from a use or development type named in a particular row of Table 2200, Use Schedule, to a use or development type named in a different row of the Table 2200. A change of use also includes subdividing an existing development into condominiums or townhomes when the conversion of ownership creates a demonstrated impact. (Ord. 917 § 1, 2009.)

Use, Conditional. Conditional use means a use that is generally compatible with the other uses permitted in a zoning district but requires individual review of its location, design, configuration, density and nature and intensity of use, structures, and may require the imposition of appropriate conditions in order to ensure compatibility of the use at a particular location, and mitigate any potentially adverse effects on surrounding lands. All Conditional uses must comply with the procedures and standards of Section 5140, Conditional and Special Uses.

Use, Permitted. Permitted use means a use allowed in a zoning district, subject to the restrictions applicable to that zoning district.

Use, Principal. Principal use means the predominant use of land.

Use, Temporary. Temporary use means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Such uses shall be established for less than one (1) year and shall not involve the construction or alteration of any permanent structure.

Utilities. See Section 2220.C.2.b, Utility.

Variance. Variance means deviations from the terms of these Land Development Regulations that would not be contrary to the public interest when owing to special circumstances or conditions, the literal enforcement of the provisions of these Land Development Regulations would result in undue and unnecessary hardship. A variance must be approved pursuant to the procedures and standards of Section 5160, Variances.

Visual Analysis. A visual analysis is a graphic, photographic, or computer-generated representation of the scenic qualities of a particular property, area, or vista, upon which proposed development is superimposed for the purpose of determining visual impacts and identifying measures to avoid or mitigate any such impacts.

Voluntary Affordable Housing Unit. A dwelling unit with a restricted sale price in order to be affordable to people or housekeeping units with incomes between one hundred and twenty (120) percent of the Teton County family median income and the income needed to afford the Teton County median priced dwelling unit at the time of initial sale. Such units have been voluntarily restricted by a developer or owner in order to obtain a reduction in the number of required affordable housing units. (Ord. 521§ I, 1995)

Wall. Wall means an upright surface of a building or structure (not including fences) that encloses, divides, supports, or protects the building or structure. The upright surface of a wall shall be the furthest extension of the building's or structure's edges and shall include overhangs covering a boardwalk, false roofs, and unenclosed porches.

Wastewater Disposal System. Wastewater disposal system means a system used for the disposal of wastes either by surface or underground methods, including sewage systems, treatment works, conduits, storm sewers, pumping stations, force mains, all other constructions, devices, appurtenances, and facilities used for collecting or conducting wastes to an ultimate point for treatment or disposal.

Wastewater Treatment System, Small. Small wastewater disposal 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 four (4) families, or which distributes two thousand (2,000) gallons or less of domestic sewage per day.

Wastewater Treatment System, Public. Public wastewater disposal system means a sanitary sewer 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.

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

Waterbodies. See Section 3220.B.1, Waterbodies.

Watercourse. Watercourse means perennial and ephemeral streams and drainageways.

Watercourse, Surface Profile. Surface profile of a watercourse means a graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow level.

Well. Well means a facility for retrieving groundwater, usually potable water for domestic purposes. Well may include appurtenances, such as pumps, purifiers, and piping.

Wet Bar Facility. Wet Bar Facility means a facility that contains a sink, refrigerator, dishwasher and/or microwave oven, but expressly not a stove or oven, within a dwelling unit or accessory structure that is intended for the storage, preparation and serving of food or drink to residents or guests of the dwelling unit. Stub outs for natural gas, propane or 220-V electric

hook-ups are not considered customarily incidental to a wet bar. (See also definition of ‘Kitchen Facility’). (Ord. 889 § 1, 2008.)

Wetland. See Section 3220.B.3, Wetlands.

Wildland/Urban Interface. Wildland/Urban Interface means any area where man-made structures are built close to, or within, terrain and fuel or other conditions where the potential for wildfires exist. (Ord. 889 § 1, 2008.)

Wildlife Analysis. A wildlife analysis is a site specific analysis that locates and describes areas of the site regularly used by wildlife as habitat or migration routes, and projects the impacts of a proposed development/activity on the wildlife. The analysis shall describe the techniques used for identifying and mapping the areas and for projecting the impacts, and verify compliance with Division 3200, Natural Resources Protection and Natural Resources Overlay (NRO) District.

The analysis shall include information on the physical and biological attributes, including but not limited to: geology and soils, physiography, surface hydrology, wetlands, human use, vegetative communities, and formal groups that are present or expected to be present. The analysis also shall describe the impacts of the proposed development/activity on wildlife, particularly on species of special concern. Proposed mitigation and/or enhancement activities that are proposed as part of the development/activity shall be fully described as part of the analysis. Specific recommendations shall be made on how to minimize the impacts of the development/activity.

Yard. Yard means the space between a lot line and the building line.

Yard, Front. See "Yard, Street."

Yard, Rear. Rear yard means a yard extending the full width of the lot in the area between the rear lot line and the building line.

Yard, Side. Side yard means a yard extending the full length of the lot in the area between a side lot line and a side building line.

Yard, Street. Street yard means a yard extending the full width of the lot in the area between a lot line abutting a street right-of-way and a building line.