## Complete Neighborhood + Rural Area Chart

<table>
<thead>
<tr>
<th>DEFINITION</th>
<th>EXST.</th>
<th>FUTURE</th>
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<tbody>
<tr>
<td>Defined Character/High Quality Design</td>
<td>![Icon]</td>
<td>![Icon] Improve highway gateway treatment</td>
</tr>
<tr>
<td>Public Utilities</td>
<td>![Icon]</td>
<td>![Icon] Sewer in some areas</td>
</tr>
<tr>
<td>Quality Public Space</td>
<td>![Icon]</td>
<td>![Icon] Improve livability of industrial areas</td>
</tr>
<tr>
<td>Variety of Housing Types</td>
<td>![Icon]</td>
<td>![Icon] Encourage ARUs with industrial</td>
</tr>
<tr>
<td>Walkable Schools, Commercial + Recreation</td>
<td>![Icon]</td>
<td>![Icon] Improve walkability in north</td>
</tr>
<tr>
<td>Connection by Complete Streets</td>
<td>![Icon]</td>
<td>![Icon] Improve safety for all modes in industrial areas</td>
</tr>
<tr>
<td>Viable Wildlife Habitat + Connectivity</td>
<td>![Icon]</td>
<td>![Icon] Enhance wildlife permeability and protect habitat</td>
</tr>
<tr>
<td>Natural Scenic Vistas</td>
<td>![Icon]</td>
<td>![Icon] Enhance foreground and corridor as gateway</td>
</tr>
<tr>
<td>Agricultural + Undeveloped Open Space</td>
<td>![Icon]</td>
<td>![Icon] Maintain open space through clustered development</td>
</tr>
<tr>
<td>Abundance of Landscape over Built Form</td>
<td>![Icon]</td>
<td>![Icon] Maintain landscape abundance in south</td>
</tr>
<tr>
<td>Limited, Detached, Single Family Res. Development</td>
<td>![Icon]</td>
<td>![Icon] Predominately single family in south</td>
</tr>
<tr>
<td>Minimal Nonresidential Development</td>
<td>![Icon]</td>
<td>![Icon] Accessory nonresidential in south</td>
</tr>
</tbody>
</table>

**Legend:** ![Generally Present] | ![Partially Present] | ![Generally absent]
Existing + Future Desired Characteristics

South Highway 89 is the most appropriate location in the community to promote light industrial uses. It is and will continue to be defined primarily by its industrial character, which decreases in intensity from north to south. The northern portion of the district provides for many of the light industry and heavy retail uses vital to the community, with workforce housing accessory to the primarily industrial character. Moving south, the abundance of landscape increases and the character transitions toward rural residential; however, light industrial continues to be a prominent feature as an accessory use. Interspersed with these light industrial home businesses are industrial government uses that require significant land.

While the varying levels of industrial use are the primary element of this district’s character and development and redevelopment of such uses is encouraged, efforts to enhance the wildlife value and scenic appearance of the district as a part of the southern gateway into Jackson will be encouraged. While light industrial development is suitable throughout the district, it should be designed and located to protect wildlife habitat, wildlife movement, and scenic open space to the extent possible. Development and redevelopment should avoid crucial wildlife habitat and movement corridors in hillside and riparian areas. Appropriate wildlife crossings or other mitigation of wildlife-vehicle collisions should also be implemented.

Policy Objectives

<table>
<thead>
<tr>
<th>Common Value 1: Ecosystem Stewardship</th>
<th>1.1.b: Protect wildlife from the impacts of development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.1.c: Design for wildlife permeability</td>
</tr>
<tr>
<td></td>
<td>1.3.b: Maintain expansive hillside and foreground vistas</td>
</tr>
<tr>
<td>Common Value 2: Growth Management</td>
<td>3.2.b: Locate nonresidential development to Complete Neighborhoods</td>
</tr>
<tr>
<td>Common Value 3: Quality of Life</td>
<td>5.3.b: Preserve existing workforce housing stock</td>
</tr>
<tr>
<td></td>
<td>6.2.c: Encourage local entrepreneurial opportunities</td>
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<td></td>
<td>6.2.d: Promote light industry</td>
</tr>
<tr>
<td></td>
<td>7.3.b: Reduce wildlife and natural and scenic resource transportation impacts</td>
</tr>
</tbody>
</table>
Character Defining Features

7.1: South Park Business Park

This STABLE Subarea is defined by light industry and protection of light industrial opportunities is the priority. Light industrial development and redevelopment will be promoted. Bulk, scale, and use allowances will first and foremost accommodate light industry and heavy retail. A secondary goal is to enhance the appearance of the highway corridor as a gateway. Development should be located, designed and landscaped to provide as scenic a corridor as possible, given the industrial priority. The limited local convenience commercial that exists should be maintained with enhanced connection to Southern South Park (Subarea 10.1). Residential units should continue to be accessory to industrial uses or incorporated as live/work units. While these units may not be appropriate for all households because of the industrial priority of the subarea, they do provide workforce housing opportunities. Livability of these units should be maximized to the extent possible given the industrial priority through design and provision for pedestrian connections to public land, local convenience commercial, and bike paths. As wildlife also depend on the hillside and move across the highway in this subarea, attention should be given to wildlife permeability through development and across the highway.

7.2: Hog Island Home Business

This STABLE Subarea is defined by families living and working in residences accompanied by a shop or small contractor yard that accommodate more intense home businesses. The goal is to preserve the long-term, working family residential character of the subarea, with residents operating businesses out of their homes as an accessory use. This subarea should not transition into an industrial area like South Park Business Park (Subarea 7.1), although the existing gravel and concrete and heavy government uses will continue to be appropriate. Nor should it transition into a highway commercial neighborhood like Hoback Junction (Subarea 8.4). Lots will be larger than in other Stable Subareas and contain an abundance of landscape, with shops and barns generally being larger than homes. This subarea is a part of the gateway to Jackson and includes crucial wildlife habitat at the base of Munger Mountain. As a result, development should be located and designed to protect both a scenic foreground along the highway and wildlife habitat. Wildlife permeability through development and across the highway is an important consideration in this district and building and site design should facilitate wildlife movement.
Why Illustrate Our Vision?

Realizing our Vision requires proactively planning for what we want - rural open spaces and high quality Complete Neighborhoods - by identifying where we want them and what we want them to look like. Our Vision is that development be designed to enhance our community character and located in suitable areas in order to preserve and protect the ecosystem and western, rural character. The Illustration of Our Vision defines the type of preservation or development in each area of the community that will allow us to realize our Vision. In areas suitable for development, the Illustration of Our Vision describes how we will protect the character we love while ensuring that development enhances our Quality of Life. In all other areas, the Illustration of Our Vision describes how we will preserve and enhance wildlife habitat, wildlife connectivity, scenic vistas, and open space.

Defining desired character for all areas of the community provides predictability in planning and development, which has been absent in the past. Incremental, site-specific determinations of policy applicability that are emotionally, politically and legally tied to a specific development plan are no longer the community’s growth management principle. The Illustration of Our Vision bridges the gap between our Vision and the development of an individual site so that all community members can understand how an individual preservation or development project should contribute to the achievement of our Vision. The Illustration of Our Vision will inform land development regulations that ensure no policy of this Plan is forgotten and that all policies are implemented within the proper context.

The Illustration of Our Vision also provides accountability and measurability. By defining the existing and desired character of each area of the community, we can quantify our progress toward achieving our Common Values of Community Character. With this information we can determine what policies and strategies are appropriate in which locations. The Illustration of Our Vision will enable the rigorous analysis needed to continually adapt our implementation strategies to ensure that preservation and development occur in the desired amount, location and type.
How is the Vision Illustrated?

The Illustration of Our Vision depicts the policies of the community’s three Common Values of Community Character through four levels of character classification.

At the highest level, the private lands of the community are divided into Character Districts – areas with common natural, visual, cultural and physical attributes, shared values and social interaction. Character District boundaries are based on a layering of the best available quantitative and qualitative data for each of the three Common Values of Community Character (Ecosystem Stewardship, Growth Management, Quality of Life) in order to identify areas that share similar characteristics (see Appendix B Framework Maps).

While our community’s 15 Character Districts share Common Values, each has a unique identity, based upon the presence or absence of specific characteristics, each Character District is classified as either a Rural Area focused on ecosystem stewardship or a Complete Neighborhood focused on enhancing Quality of Life. The map on pages IV-4 and IV-5 shows the Character District boundaries, defines Complete Neighborhood and Rural Area characteristics and identifies the classification of each Character District.

At the next level, each Character District is divided into subareas. Each subarea is categorized as Stable, Transitional, Preservation or Conservation based upon the existing character of the subarea and the desired future character for the entire Character District. Stable and Transitional Subareas are the most suitable locations for people to live, work and play. Subareas focused on Ecosystem Stewardship are designated as Preservation or Conservation. The map on pages IV-6 and IV-7 shows the subareas and defines the subarea classifications.

Finally, for each subarea, Character Defining Features are described to ensure the desired character is illustrated. The Character Defining Features provide the greatest level of site specific detail; however the characteristics are still conceptual and will inform specific regulations, incentives and programs. The characteristics valued by the community within a subarea are mapped, described and illustrated. On pages IV-8 and IV-9 is a legend that describes the symbols and graphics used on the Character Defining Features Maps. An appropriate Neighborhood Form(s) is also identified for each subarea. A Neighborhood Form identifies the general pattern and intensity of development that meets the desired character. On pages IV-10 and IV-11 is a transect that depicts the continuum of Neighborhood Forms that make up our community and shows the relationship between the various patterns and intensities.
## Complete Neighborhoods + Rural Areas

### Character Districts

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<thead>
<tr>
<th>Character District</th>
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<th>12</th>
<th>13</th>
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<tbody>
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<td>Defined character and high-quality design</td>
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<td>Public utilities (water, sewer, and storm sewer)</td>
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<td>Quality public spaces</td>
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<td>A variety of housing types</td>
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<td>Schools, childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile) of residences</td>
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<td>Connection by complete streets that are safe for all modes of travel</td>
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<td>Viable wildlife habitat and connections between wildlife habitat</td>
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<td>Natural scenic vistas</td>
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<td>Agricultural and undeveloped open space</td>
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<td>Abundance of landscape over built form</td>
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<td>Limited, detached single family residential development</td>
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<td>Minimal additional nonresidential development</td>
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</tbody>
</table>

### DISTRICT CLASSIFICATION

- Complete Neighborhood
- Rural Area

### CHARACTER DISTRICT

- Town Square
- Town Commercial Core
- Town Residential Core
- Mid Town
- West Jackson
- Town Periphery
- South Highway 89
- River Bottom
- County Valley
- South Park
- Wilson
- Aspens/Pines
- Teton Village
- Alta
- County Periphery

* Generally present; ✗ Partially present; ◯ Generally absent
Stable, Transitional, Preservation + Conservation Subareas

Stable Subarea
- Subareas in which no change to the existing character is necessary
- Development will be infill that maintains the existing identity or vitality
- The subarea may benefit from strategic infill or development of non-existing Complete Neighborhood amenities

Transitional Subarea
- Subareas where most of the community would agree that development/redevelopment or a change in character would be beneficial
- Subareas that would benefit from reinvestment and revitalization
- Goals for development include improving access to jobs, housing and services and reducing reliance on single-occupancy trips

Preservation Subarea
- Subareas in which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary
- Additional amenities and infrastructure are inappropriate
- May benefit from some clustered residential development that improves the overall preservation of open space

Conservation Subarea
- Areas of existing development and platted neighborhoods with high wildlife values, where development/redevelopment should focus on improved conservation
- Areas that benefit from an increase in open space, scenic resources, and habitat enhancement
- Goals include balancing existing development with improved wildlife permeability and scenic enhancements.

SUBAREA CLASSIFICATION

- STABLE SUBAREA
- TRANSITIONAL SUBAREA
- PRESERVATION SUBAREA
- CONSERVATION SUBAREA

CHARACTER DISTRICT
1. TOWN SQUARE
2. TOWN COMMERCIAL CORE
3. TOWN RESIDENTIAL CORE
4. MID TOWN
5. WEST JACKSON
6. TOWN PERIPHERY
7. SOUTH HIGHWAY 89
8. RIVER BOTTOM
9. COUNTY VALLEY
10. SOUTH PARK
11. WILSON
12. ASPENS/PINES
13. TETON VILLAGE
14. ALTA
15. COUNTY PERIPHERY
Character Defining Features - Map Symbols

The Character Defining Features Maps depict the characteristics that define each district and subarea. Below is a list of symbols and map attributes that are used on the maps. Characteristics that are locational are shown on the map using colored symbols or map attributes. Other characteristics depicted using black symbols, apply generally to a subarea, but are not location specific. All mapped features are illustrative of the character of an area and do not imply desired regulatory boundaries or specific locations for certain attributes.

**Common Value 1 – Ecosystem Stewardship**
- Wildlife Permeability: Design for wildlife permeability should be a characteristic of the subarea.
- Agriculture: Agricultural use should be characteristic of the subarea.
- Wildlife Highway Crossing: Wildlife-vehicle collision mitigation emphasis site as identified by the Western Transportation Institute and Montana State University College of Engineering in 2012.
- Crucial Habitat: Bald eagle, trumpeter swan, mule deer, elk, and/or moose crucial winter habitat; mule deer and/or elk migration corridor; and/or bald eagle and trumpeter swan nesting area; and/or cutthroat trout spawning area as identified by the Conservation Research Center of Teton Science Schools in 2008.
- Scenic Corridor/Vista: Scenic highway corridors and vistas as identified on 1994 Community Issues Maps.

**Common Value 2 – Growth Management**
- Gateway: A gateway into the community.
- Public Parking: Existing parking provided by the Town of Jackson.
- Road Corridor Enhancement: A roadway corridor that will be characterized in the future by enhanced pedestrian and commercial vitality.
- Creek Corridor Enhancement: A creek within a Complete Neighborhood that will be characterized in the future by enhanced recreational opportunities and ecological value.
Common Value 3 – Quality of Life

Workforce Housing: Housing occupied by the workforce should be a characteristic of the subarea.

START Service: START service should be a characteristic of the subarea.

Local Convenience Commercial: Local convenience commercial should be located within the subarea.

Industrial: Light industrial and heavy retail use should occur in the subarea.

Parks and Recreation: Existing parks and recreation facilities.

School: Existing schools.

Key Transportation Network Project: Transportation network projects identified in Policy 7.2.d.

Existing/Proposed Pathways: Existing and proposed pathways identified in the Pathways Master Plan (2007).

Improved Interconnectivity: An area that will be characterized in the future by increased interconnectivity.
Character Defining Features - Neighborhood Form Continuum

A Neighborhood Form identifies the general pattern and intensity of development representative of a certain character. One or more Neighborhood Forms are associated with each subarea. Below is a transect that depicts the continuum of Neighborhood Forms that make up our community and shows the relationship between the various patterns and intensities that define our character. The table below the transect describes characteristic acres, heights, uses, and special considerations for each Neighborhood Form. These general characteristics are not prescriptive and are only meant to help describe the general pattern and intensity depicted in the transect.

<table>
<thead>
<tr>
<th></th>
<th>Preservation</th>
<th>Agriculture</th>
<th>Clustering</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>n/a</td>
<td>70+</td>
<td>35+</td>
</tr>
<tr>
<td>Height</td>
<td>n/a</td>
<td>n/a</td>
<td>2 story</td>
</tr>
<tr>
<td>Use</td>
<td>Preservation</td>
<td>Residential, Conservation</td>
<td>Residential, Conservation</td>
</tr>
<tr>
<td>Special Considerations</td>
<td>Preserved open space, wildlife habitat</td>
<td>Agricultural exemptions + incentives, scale of historic agricultural compounds</td>
<td>Improved wildlife habitat, open space and scenic protection with respect for private property rights, integrated transportation planning, scale of historic agricultural compounds</td>
</tr>
</tbody>
</table>
What Does the Illustration of the Vision Address?

Our community’s Vision is illustrated in 15 Character Districts. Each Character District has unique issues, opportunities and objectives. Each Character District contributes to the overall implementation of the Comprehensive Plan and will ensure that preservation and development occur in the desired amount, location and type throughout the community.

Each Character District is composed of 6 parts:

1. The Vicinity Map identifies the district boundaries and the size of the district in relation to the entire community. It also depicts the boundaries of the district subareas and their Stable, Transitional, Preservation, or Conservation classification.

2. The Character Defining Features Map depicts the characteristics that define each district and subarea. Characteristics are described through mapping or shown symbolically. Mapped features are illustrative of the character of an area and do not imply desired regulatory boundaries or specific locations of attributes. A complete list of symbols used on the maps can be found on pages IV-8 and IV-9.

3. The Complete Neighborhood/Rural Area Table indicates whether the district currently has the characteristics of a Complete Neighborhood or a Rural Area. It also indicates whether those characteristics will be maintained or enhanced in the future. This table serves to explain the classification of the district and identify the district’s broad focus, basic issues, and opportunities.
4. Existing + Future Characteristics describe in words the existing and future character of the district, focusing on the elements of character that should be preserved or enhanced. This section provides the overall goals and vision for the district.

5. The Policy Objectives are policies from the Common Values of Community Character chapters of the Comprehensive Plan that are particularly relevant and should be implemented in the district. There may be other policies that apply to the district, but these are the key objectives to be met in the district in order for the community to achieve our Vision.

6. The Character Defining Features describe each subarea through text, Neighborhood Forms, and photos and/or drawings. The focus of the description is the character priorities that will allow for the desired character of the district, and consequently the community Vision, to be achieved. The Neighborhood Form(s) depict the general pattern and intensity of development that meets the desired character; while the illustrations and/or photos provide a more detailed illustration of the desired built form. The entire continuum of Neighborhood Forms can be found on pages IV-8 and IV-9.