

6.1.11. Accessory Uses (5/4/15)

A. All Accessory Uses

1. **Definition.** An accessory use is a use that constitutes a minority of the use or character of the property and is secondary and subordinate to another use of the same property, but which is not an incidental use.
2. **Standards**
 - a. An accessory use may only be permitted in association with an active, conforming primary use designated for the accessory use.
 - b. An accessory use must be abandoned upon abandonment of its primary use.
 - c. An accessory use shall be subject to all dimensional limitations and other development standards applicable to its primary use unless otherwise provided in this Section.
 - d. A property with an accessory use shall not be subdivided in any way that results in the accessory use being owned separately from its primary use.

B. Accessory Residential Unit (ARU)

1. **Definition.** An accessory residential unit (ARU) is a dwelling unit that is secondary to a principal use of the property. The intent is that accessory residential units provide workforce housing.
 - a. **Includes:**
 - i. employee apartment
 - ii. caretaker's quarters
 - iii. mother-in-law suite
 - iv. guesthouse
 - b. **Does Not Include:**
 - i. agricultural employee housing (6.1.11.L.)
2. **Primary Uses:**
 - a. All open space uses
 - b. Detached Single-Family Unit
 - c. All lodging uses
 - d. All commercial uses
 - e. All amusement and recreation uses
 - f. All institutional uses
 - g. All industrial uses

3. Standards

- a. **Occupancy.** The occupancy of an ARU shall be restricted to persons that meet one of the following standards:
 - i. The occupants shall be employed within Teton County, in accordance with the guidelines established by the Teton County Housing Authority. The mechanism, and its specific provisions, for achieving the restriction shall be acceptable to the Teton County Housing Authority and shall be enforceable by the Teton County Housing Authority; or
 - ii. The occupants shall be members of the same family occupying the principle dwelling unit, such as parents or adult children; or
 - iii. The occupants shall be intermittent, nonpaying guests of the family occupying the primary Detached Single-Family Unit.
- b. **Primary Use Is Not Residential**
 - i. Accessory residential units may be counted to satisfy any requirements set forth in Div. 6.3.
- c. **Primary Use Is Residential**
 - i. The floor area of an ARU accessory to a residential unit shall be included in the maximum floor area/FAR and the maximum scale of development calculation for the primary dwelling unit.
 - ii. No more than 1 ARU shall be permitted accessory to a dwelling unit.
- d. **Rental Period.** An ARU rental period shall be a minimum of 90 days.
- e. **Outside Storage.** Only vehicles used for daily travel may be stored outside. All other possessions belonging to occupants of an accessory residential unit, such as recreational, secondary or inoperative vehicles, boats, motorcycles, canoes, kayaks, lumber and other construction materials not associated with an on-going construction project on the site, or other similar items contributing to an untidy appearance, shall be stored within an enclosed structure, such as a garage.

C. Bed and Breakfast

- 1. **Definition.** A bed and breakfast is a residential unit in which bedrooms are rented as lodging units.
- 2. **Primary Uses:**
 - a. Detached single-family unit
- 3. **Standards**
 - a. A bed and breakfast shall have no more than 4 lodging units (bedrooms).
 - b. A bed and breakfast shall average no more than 8 persons per night during any 30 day period.