3-8-4. Indoor Recreation

A. Purpose

Indoor Recreation uses are intended to provide for recreational, athletic, fitness, and sports-related activities conducted primarily within an enclosed building. The standards of this Section are intended to allow indoor recreational uses in appropriate locations while addressing potential impacts associated with building size, parking, traffic, noise, lighting, occupancy, and compatibility with surrounding uses.

B. Definition

Indoor Recreation means a facility, establishment, or portion of a building designed and operated primarily to provide recreational, athletic, fitness, sports, or similar activities that occur predominantly within a fully enclosed building and are available to the public, members, participants, students, clients, or guests.

Indoor Recreation includes, but is not limited to:

1. Athletic training facilities;
2. Basketball, volleyball, pickleball, tennis, and similar indoor court facilities;
3. Gymnasiums;
4. Indoor athletic fields;
5. Indoor soccer facilities;
6. Fitness centers and gyms;
7. Health and fitness clubs;
8. Yoga, Pilates, and exercise studios;
9. Dance studios;
10. Martial arts studios;
11. Gymnastics facilities;
12. Indoor climbing and bouldering facilities;
13. Indoor skating and roller-skating facilities;
14. Indoor trampoline and similar active recreation facilities;
15. Indoor miniature golf;
16. Bowling alleys;

17. Billiard or pool facilities;
18. Indoor swimming and aquatic recreation facilities;
19. Indoor racquet and court clubs;
20. Indoor sports training facilities;
21. Indoor recreation centers; and
22. Other substantially similar indoor recreational uses as determined pursuant to Section 3-1-1.

C. Uses Not Included

Indoor Recreation does not include:

1. Indoor Shooting Range, which is regulated separately by this Code;
2. Outdoor Recreation or other recreational activities conducted primarily outdoors;
3. Special Event Facility;
4. Theater or other principal entertainment use separately regulated by this Code;
5. Daycare or Child Care Facility;
6. Restaurant or other food-service establishment operated as a principal use;
7. Hotel, motel, resort, or other lodging use;
8. Medical or therapeutic facility where medical treatment is the principal activity;
9. Adult-oriented business;
10. Motorized Recreation; or
11. Any other use specifically listed and regulated elsewhere in this Code.

D. General Standards

1. **Enclosed Activities.** The principal recreational activity shall occur within a fully enclosed building.
2. **Accessory Activities.** Outdoor activities may be permitted when they are clearly incidental and subordinate to the Indoor Recreation use and do not constitute an independent principal use.
3. **Accessory Uses.** The following uses are permitted when accessory and subordinate to the Indoor Recreation use:

a. Offices and administrative areas;

b. Reception areas;

c. Locker rooms and changing rooms;

d. Restrooms;

e. Equipment rental;

f. Pro shops and retail sales of merchandise directly related to the recreational activity;

g. Training and instructional areas;

h. Meeting rooms;

i. Spectator seating;

j. Snack bars and food and beverage service primarily serving patrons and employees of the facility; and

k. Other uses customarily incidental to the Indoor Recreation use.

4. **Principal Accessory Uses.** A use listed as an accessory use in subsection D.3 shall be considered a separate principal use when the Administrator determines that the use has become independently operated, independently accessible to the general public, or otherwise constitutes a substantial component of the development.
5. **Building and Fire Code.** Land use approval under this Section shall not authorize occupancy in excess of that allowed by applicable building and fire codes.
6. **Water and Wastewater.** The applicant shall demonstrate that adequate water supply and wastewater treatment capacity is available to serve the proposed use in accordance with applicable provisions of this Code.

E. Parking

1. Parking shall be provided in accordance with Section 5-6.
2. Where the applicable parking standard is based upon the number of users or occupants, the parking requirement shall be based upon the maximum number of persons reasonably capable of occupying the facility simultaneously, together with employees, instructors, and other staff.
3. Where a facility contains multiple recreational activity areas, the parking requirement may be based upon the maximum simultaneous occupancy of the facility rather than the cumulative capacity of each individual activity area when

the Administrator determines that the activity areas are not reasonably expected to be occupied simultaneously.

4. The Administrator may approve an alternative parking ratio when the applicant demonstrates through a parking demand analysis or other substantial evidence that a lesser number of parking spaces will adequately accommodate the proposed use.
5. Shared parking may be approved in accordance with Section 5-6 where the applicant demonstrates that the participating uses have different periods of peak parking demand and that adequate parking will be available during the periods of peak demand for the Indoor Recreation use.

F. Large Indoor Recreation Facilities

1. An Indoor Recreation facility containing more than **20,000 square feet of gross floor area** shall provide, as part of the development application, information addressing:

a. Maximum occupancy;

b. Anticipated peak occupancy;

c. Number of employees during peak periods;

d. Hours of operation;

e. Anticipated daily and peak-hour vehicle trips;

f. Parking demand and proposed parking supply;

g. Loading and service requirements;

h. Emergency access;

i. Water demand;

j. Wastewater demand;

k. Exterior lighting;

l. Noise-control measures; and

m. Amplified sound and public-address systems.

2. The Administrator may require a traffic impact analysis when the proposed use is reasonably expected to generate substantial traffic or when the Administrator determines that the existing transportation system may not adequately accommodate the proposed use.

3. The Administrator may require additional information reasonably necessary to determine compliance with this Code and to evaluate impacts of the proposed use.

G. Large Spectator Facilities

1. An Indoor Recreation facility designed for a maximum occupancy exceeding **500 persons** shall require Special Use approval unless the use is specifically permitted as a large-scale assembly or recreational use in the applicable zoning district.
2. In reviewing a Special Use application under this subsection, the approving authority may consider:

a. Traffic and transportation impacts;

b. Parking;

c. Emergency access;

d. Crowd management;

e. Noise;

f. Lighting;

g. Hours of operation;

h. Frequency and duration of events;

i. Water and wastewater capacity;

j. Building scale and visual impacts;

k. Compatibility with surrounding land uses; and

l. Impacts to public infrastructure.

H. Noise

1. Indoor Recreation facilities shall be designed and operated so that noise generated by the facility does not create an unreasonable disturbance on adjoining properties.
2. Doors, windows, loading doors, and other building openings shall be designed and operated to minimize the transmission of amplified music, public-address systems, athletic activities, and other operational noise to adjoining properties.

3. Mechanical equipment, HVAC equipment, compressors, and similar equipment shall be located, designed, and screened to minimize noise impacts on adjoining properties.
4. Where an Indoor Recreation facility directly abuts a residential zoning district or an existing residential use, the Administrator may require an acoustical analysis when reasonably necessary to determine potential noise impacts.
5. Where an acoustical analysis is required, the analysis shall be prepared by a qualified acoustical professional and shall identify existing ambient noise, predicted noise generated by the facility, noise-sensitive receptors, proposed attenuation measures, and predicted noise levels at the property boundary.

I. Hours of Operation

1. An Indoor Recreation use shall not be subject to a general limitation on hours of operation unless otherwise required by the applicable zoning district, Area of City Impact regulation, or approval.
2. Where an Indoor Recreation use requires Special Use approval, the approving authority may establish reasonable hours of operation when necessary to address impacts on surrounding properties.

J. Outdoor Activities

1. Outdoor activities associated with an Indoor Recreation facility shall be limited to activities that are:

a. Accessory to the principal Indoor Recreation use;

b. Clearly subordinate to the indoor recreational activity;

c. Customarily incidental to the indoor recreational activity;

d. Located outside required setbacks and buffers unless otherwise permitted by this Code;

e. Consistent with applicable outdoor lighting requirements; and

f. Conducted in a manner that does not create unreasonable noise, glare, traffic, or other impacts.

2. Outdoor athletic fields, courts, spectator areas, amplified outdoor entertainment, outdoor event areas, and similar facilities shall be regulated as a separate principal use when they become an independent or substantial component of the operation.

K. Lighting

All exterior lighting associated with an Indoor Recreation facility shall comply with Section 5-8.

Exterior lighting shall not be used to illuminate outdoor recreational activities unless those activities are permitted by this Code.

L. Buffering

1. An Indoor Recreation facility located adjacent to property containing an existing residential use or property zoned primarily for residential development shall comply with the applicable buffer requirements of Section 5-7.
2. The Administrator may require enhanced screening of loading areas, service areas, refuse facilities, mechanical equipment, or other site features when necessary to minimize impacts on adjoining residential property.

M. Pedestrian Access

Indoor Recreation facilities shall provide safe and convenient pedestrian access between the principal building entrance, required parking areas, bicycle parking areas where applicable, and existing sidewalks or pathways where available.

N. Snow Storage

Required snow storage areas shall be identified on the site plan and shall not obstruct required parking spaces, fire lanes, emergency access, pedestrian walkways, sight-distance areas, or drainage facilities.

O. Existing Buildings

An Indoor Recreation use may be established within an existing conforming building where the use complies with applicable requirements of this Code and applicable building and fire codes.

Where an existing building is proposed for conversion to Indoor Recreation, required site improvements shall be proportionate to the intensity and impacts of the proposed use. This shall be determined through a change of occupancy permit through the Teton County Building Department.

P. Airport Compatibility

Nothing in this Section shall authorize an Indoor Recreation use that is prohibited or restricted by an applicable Airport Overlay District, Area of City Impact regulation, airport safety regulation, or other applicable provision of this Code.

Q. Similar Use Determination

Where a proposed recreational activity is not specifically identified in this Section, the Administrator may determine that the activity constitutes Indoor Recreation when the proposed activity is substantially similar in character and impacts to the uses listed in this Section.

The Administrator shall apply the similarity criteria established in Section 3-1-1.

R. Special Use Review

An Indoor Recreation use requiring Special Use approval shall be reviewed pursuant to Section 4-8.

In addition to the applicable general Special Use criteria, the approving authority may consider the following characteristics of the proposed use:

1. Building size and scale;
2. Maximum and anticipated occupancy;
3. Traffic generation;
4. Parking demand;
5. Hours of operation;
6. Noise;
7. Exterior lighting;
8. Emergency access;
9. Water and wastewater capacity;
10. Compatibility with surrounding land uses;
11. Seasonal patterns of use;
12. Impacts on public infrastructure; and
13. Other impacts reasonably related to the proposed use.

ZONING APPLICATION

Principal Recreational Use	RA-35	LA-35	FH-10	FH-20	RR-20	RN-5	IR	AOI
Indoor Recreation	??	--	--	--	--	S*	**P**	See AOI

Section: 3-8-4
Key: P = Permitted; S = Special Use; -- = Not Permitted

* **RN-5:** Indoor Recreation may be permitted through Special Use approval only where the facility is compatible with surrounding uses and can satisfy the standards of Section 3-8-4.

Areas of City Impact

Within the Driggs, Victor, and Tetonia Areas of City Impact, Indoor Recreation shall be regulated according to the applicable Area of City Impact agreement and implementing regulations.

Where the applicable Area of City Impact regulations expressly authorize Indoor Recreation, the standards of this Section shall apply unless superseded by a more restrictive city or AOI provision.

This approach is particularly important because Teton County's LDC recognizes that the Areas of City Impact have separate zoning and land-use regulations established through County-city agreements.