



ARTICLE 15: DEFINITIONS

FROM: Kristin Owen, Planning Administrator
RE: Summary of Changes, Compliance with Goals, Related Public Comment
Prepared For: Planning & Zoning Commission Public Hearing of October 5, 2016
Report Date: October 1, 2016

Introduction

The purpose of Article 15 is to establish definitions for the Land Use Development Code.

Applicable County Code Section(s)

Article 15 covers provisions found in the current Teton County Code.

- Title 8: Zoning Regulations (8-2)
- Title 9: Subdivision Regulations (9-2)
- Title 10: Airport Hazard Zoning (10-1-2)
- Title 12: Flood Damage Prevention (12-2)

General Changes/Comments

1. This section includes all of the definitions for the entire code. In the existing code, definitions are identified for each document.
2. All of the floodplain related definitions are in this section. These are definitions identified for the National Flood Insurance Program that coincide with floodplain management.

Specific Changes/Comments

1. **STAFF RECOMMENDATION:** Add all of the definitions for the Airport Vicinity Overlay in Article 9.
2. **STAFF RECOMMENDATION:** Add an ACRONYMS section to include all acronyms found in the document.
3. **STAFF RECOMMENDATION:** Strengthen and clarify the Agricultural Building definition.
 - a. See comments in Article 8 Analysis.
4. **STAFF RECOMMENDATION.** Clarify, and possibly condense, the definitions related to parcels.
 - a. We have several definitions to explain parcels or lots of land, which is confusing. Any changes will need to be reflected throughout the code. These include:

i. Eligible Parcel	vii. Parcel
ii. Existing Parcel	viii. Parcel of Land Divided
iii. Lot/Parcel/Tract	ix. Parent Parcel
iv. Lot of Record	x. Single Legal Parcel of Land
v. New Parcel	xi. Tract
vi. Non-Eligible Parcel	
5. **CONSIDERATION:** Linking or identifying defined words throughout the Code.
 - a. Ms. Johnston suggested at an earlier meeting that we italicize or underline the defined words throughout the document, so a reader knows that word as a definition. This is an option, which could be converted into a link to open the definition page. Another option is to include an information box that opens when a reader clicks on the word that would show the definition, similar to the information boxes on the Scenario Tool.

Goals for Draft Code

- 1. The Zoning Code is not always clear in regards to the process or the requirements.**
 - a. This Article combines all of the definitions for the Land Use Development Code into one document, compared to the several locations they are currently in.
- 2. The existing Code does not provide usable options for developing or dividing land.**
 - a. This Article does not address this goal.
- 3. The new code needs to do a better job of protecting and promoting the resources Teton County has.**
 - a. This Article does not address this goal.
- 4. The new code should allow for flexibility and creativity in the design.**
 - a. This Article does not address this goal.
- 5. The new code needs to provide a more useful mechanism for revising existing undeveloped subdivisions.**
 - a. This Article does not address this goal.

Public Comments

We have not received public comment related to Article 15 at this time.