



#### **ARTICLE 4: RESIDENTIAL DISTRICTS**

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

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#### **Introduction**

The purpose of Article 4 is to establish the residential districts that will appear in the Areas of Impact. These zoning districts have higher densities compared to the Rural Districts, and they are less rural in nature.

#### **Applicable County Code Section(s)**

Article 4 covers provisions found in the current Teton County Code.

- Title 7: Area of City Impact
- Title 8: Zoning Regulations (8-3)

#### **General Changes/Comments**

1. Currently, all of the Residential Districts have been included in the Code. If any of these are not used during the Area of Impact agreement revisions, they could be removed from the code.
2. We made very minimal changes to this Article since it is not currently being used. Specific changes may need to be made when we work on the Area of Impact agreements after review from the cities.

#### **Goals for Draft Code**

1. **The Zoning Code is not always clear in regards to the process or the requirements.**
  - a. The layout of this Article, and all of the Zoning District articles, makes it very clear what information applies. It is no longer necessary to read through paragraphs of text to understand what the site requirements are for each building site.
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. By identifying higher density development near or in the cities, we can help maintain the rural portions of the county. These developments can tie into city utilities, reducing the need to extend services through areas with important resources in the county.
4. **The new code should allow for flexibility and creativity in the design.**
  - a. This Article establishes clear setback lines and allows development within that area. Although there are parameters for setbacks, height, and lot coverage, property owners are able to be very flexible in their design and layout of their lot.
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 any written comment specific to Article 4.