



ARTICLE 5: MIXED USE 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

Introduction

The purpose of Article 5 is to establish the districts where a mix of uses are appropriate. These zones include residential, commercial and industrial type zones.

Applicable County Code Section(s)

Article 5 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 Mixed Use 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 provides additional options for developing land. The intent for allowing mixed uses is providing more diverse, healthy, and flexible developments and neighborhoods.
3. **The new code needs to do a better job of protecting and promoting the resources Teton County has.**
 - a. By allowing mixed development and uses near or in the cities, sprawl may be reduced in other areas that would typically be used to accommodate those development and use types. 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 specifically. However, this Article does provide a different development option, which may increase the desire to revise existing developments that did not exist before. Modifying previous approvals to allow mixed uses in certain areas may help make an existing development more viable.

Public Comments

We have not received any written comment specific to Article 5.