



## ARTICLE 6: INDUSTRIAL 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 6 is to establish districts where industrial or high intensity uses are appropriate. Industrial uses include manufacturing, mineral resource development, storage, vehicle repair and airport uses.

### Applicable County Code Section(s)

Article 6 covers provisions found in the current Teton County Code.

- Title 8: Zoning Regulations (8-3 and 8-4)

### General Changes/Comments

1. Eliminated the M-1 zone. Created a Light and Heavy Industrial zoning district. This will provide different provisions for different types of uses. A mine or gravel pit has a much higher intensity than a car wash or small vehicle repair. This is intended to provide flexibility to businesses as they develop and grow.
2. **CONSIDERATION:** Specific densities for the Light and Heavy Industrial Districts.
  - a. Specific densities are not identified for the Light Industrial or Heavy Industrial districts, aside from the minimum lot areas of 7,000 ft<sup>2</sup>. If density defaults to the total acreage of the lot and how many minimum lot sizes could fit, industrial lots could become very dense. For example, the 20-acre log homes lot near 5000 S would be eligible for 124.457 lots (which rounds to 125 lots). There is an 80% lot coverage maximum, so for a 20-acre parcel, 16 acres could be covered.
3. **CONSIDERATION:** Increasing the minimum lot size to 1 acre or larger.
  - a. 7,000 ft<sup>2</sup> is too small for an individual well and septic system. If these lots are connected to city water and sewer, this wouldn't be an issue, but there is no guarantee that these lots could tie into those services. It has also been the cities' recent policy to not allow properties outside of city limits to tie into their water and sewer.

### 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 two options for industrial developments versus the one we currently have. This Article provides clear standards when it comes to industrial lots or industrial developments, yet it is not overly restrictive to discourage industrial development.
3. **The new code needs to do a better job of protecting and promoting the resources Teton County has.**
  - a. By focusing high intensity uses into areas that are appropriate for those uses (minimal impact on the people and resources of Teton County), we can preserve our communities and resources.

- 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 6.