



ARTICLE 7: CIVIC/OPEN SPACE 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 7 is to establish districts where there is a desire to preserve the land (Preservation), provide recreational opportunities (Parks and Recreation), and provide civic uses (Civic and Institutional).

Applicable County Code Section(s)

The current Teton County Code does not include any provisions that Article 7 would cover.

General Changes/Comments

1. By adding these new zoning districts, this will allow different provisions for different types of uses. For example, Civic and Recreation uses mainly require a conditional use permit with the current code. By utilizing a specific zoning district, it increases the possibility of locations and uses, as opposed to limiting them based on the existing zone.
2. By adding the Preservation district, we are providing another option for property owners that want to preserve their land. Some property owners currently seek our conservation easements, but not all properties are eligible for a conservation easement.

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. Specific zones are identified for these very specific uses instead of trying to generally accommodate them in the rural zones like the current code.
- 2. The existing Code does not provide usable options for developing or dividing land.**
 - a. This Article will provide clear standards when it comes to recreational, civic, and preservation uses. This Article does provide a mechanism for ensuring the approvals and uses on lands is long lasting by utilizing the specific zones.
- 3. The new code needs to do a better job of protecting and promoting the resources Teton County has.**
 - a. By creating zones to focus specifically on preservation and parks/recreation, we can ensure the resources in these areas are preserved. These are tools that we currently do not have. There are conservation easements in the county, but conservation easements may not always be feasible.
- 4. The new code should allow for flexibility and creativity in the design.**
 - a. By creating a zoning district for these very specific uses, there is more flexibility and creativity in the design of these uses. Currently, these uses are incorporated into the rural, residential zones, which are focused on residential development and limits the options for these types of uses.

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. Existing developments could utilize these zoning districts to modify existing approvals, which may make those developments more viable.

Public Comments

We have not received any written comment specific to Article 7.