

## Build- Out Comparison (2/23/16 Revised)

### Existing Land Use Development Code

Includes current AOI parcels Existing Zoning - Existing Conditions	Includes current AOI parcels					Total
	A-20	A-2.5	ADR-1	ADR-0.5	R1/R3	
OTO Density (requires a min. of 20 acres - max of 1 new lot - lots must meet minimum lot size)	1 lot/20 acres	1 lot/10 acres	1 lot/10 acres	1 lot/10 acres	1 lot/10 acres	
Subdivision Density	1 lot/20 acres	1 lot/2.5 acres	1 lot/1 acre	1 lot/0.5 acres	1 lot/7000 sq ft (0.16 acre)	
Total Lots	2,089	5,967	142	106	231	8,535
Total Acreage	106,921	89,023	749	436	397	197,528
Lots in Subdivisions	840	3,669	86	97	203	4,895
Acreage in subdivisions	5,943	16,003	353	135	82	22,516
Nonbuildable Space in Subdivisions (acres) <sup>†</sup>	3,305	7,195	293	0.24	15	10,808
Open Space (acres)	3,008	6,991	281	-	15	10,296
Roads (acres)	256	191	12	-	-	458
Other (well, utility, fire, parking) (acres)	42	13	-	0.24	-	54
Lots not in Subdivisions	1,249	2,298	56	9	28	3,640
Acreage not in Subdivisions	100,978	73,021	396	301	315	175,011
Total Lots ≥ 20 acres Not in Subdivisions	911	793	3	5	6	1,718
Existing Zoning - Potential Conditions						
Additional OTO lots	700	793	3	5	6	1,507
Additional Subdivision lots <sup>**</sup>	3,809	26,680	327	592	1,946	33,354
					<b>Total Maximum Additional Lots</b>	<b>33,354</b>

<sup>†</sup>Includes open space, roads, and other.

<sup>\*\*</sup>Open Space is not required

### Proposed Land Use Development Code

		Rural Agriculture	Lowland Agriculture	Foothills	Agriculture Rural Neighborhood		
Land Dividing Options	One-Time-Only	1 Lot/10 Acres	1 Lot/10 Acres	1 Lot/10 Acres	1 Lot/10 Acres		
	LAND DIVISION	1 Lot/ 20 Acres	1 Lot/ 20 Acres	1 Lot/ 20 Acres	1 Lot/ 3.75 Acres		
	Short Plat/Full Plat MAX	1 Lot/ 10 Acres	1 Lot/ 10 Acres	1 Lot/ 10 Acres	1 Lot/ 2.5 Acres		
	Short Plat/Full Plat MID	1 Lot/ 20 Acres	1 Lot/ 20 Acres	1 Lot/ 20 Acres	1 Lot/ 3.75 Acres		
	Short Plat/Full Plat MIN	1 Lot/ 30 Acres	1 Lot/ 30 Acres	1 Lot/ 30 Acres	1 Lot/ 5 Acres		
Maximum Number of Potential Divisions	Total One-Time-Only	838	393	370	70	One-Time Only Lots (Max Density)	1,671
	Total Land Division	1,427	699	633	551	Land Division Lots (Max Density)	3,310
	Total Short Plat	2,536	1,265	1,155	978	Short Plat Lots (Max Density)	5,934
	Total Full Plat	7,585	2,706	3,424	3,664	Full Plat Lots (Max Density)	17,379
	Maximum Number of Lots	7,585	2,706	3,424	3,664	Total Lots	17,379
	Total Open Space Acres	64,647	23,889	29,315	6,165	Open Space Acres	124,015

**Teton County's existing zoning could allow for an additional 33,000 lots to be created through the subdivision process. Open space is not required.**

**Teton County's proposed zoning could allow for an additional 17,000 lots, but this would also include 124,000 acres of required open space.**