# Teton County, Idaho
# Land Use Scenario Tool

This Land Use Scenario Tool was created for property owners to gain a better understanding of the requirements that may apply for different types of residential development in Teton County with the Draft Land Use Development Code.

## Instructions for Use:

1. Download and save the Scenario Tool PDF to your computer.
2. Open the Scenario Tool with a PDF Reader. Adobe Reader works best (free download here). If you are using Windows 10, PDFs may default to opening with Edge, which does not support this Scenario Tool. This can be avoided by right clicking on the file name of the saved Scenario Tool on your computer, then selecting "open with", then choosing Adobe Reader.
3. Once the Scenario Tool is open, select the zoning district you are interested in on the first page.
4. On the second page, fill in your parcel size information.
5. Select the development type you are interested in and explore the information provided.

## What do the different buttons do?

| | |
|---|---|
| **Clear All Selections** | This button clears all selections. If you want to try a different zoning district, use this button. You MUST use this button before switching zoning for the Tool to work properly. |
| **Clear Development Type Only** | This button clears only the development type. If you want to keep the same zoning district but want a different development type, use this button. You MUST use this button before switching development types for the Tool to work properly. |
| **?** | This button provides more information on the selection. |
| **EXAMPLE** | This button lets you view an image of an example. |
| **View Map** | This button lets you view a map. |
| **Close** | This button closes the information box or image that you are looking at. You MUST hit close for each box you open before making another selection for the Tool to work properly. |

*DISCLAIMER: The Land Use Scenario Tool is for informational purposes only. The Land Use Scenario Tool Result is not promised or guaranteed to be correct or complete, and should not be considered an indication of future results. Teton County expressly disclaims all liability in respect to actions taken or not taken based on any or all the information provided by the Land Use Scenario Tool.*

# Land Use Scenario Tool

What zoning district is your parcel located in?

☐ **Agricultural Rural Neighborhood**

The Agricultural Rural Neighborhood (ARN) zoning district is established to preserve the high quality of life for the citizens of Teton County by allowing residential development near the incorporated areas while maintaining the rural atmosphere of Teton County.

☐ **Rural Agriculture**

The Rural Agriculture (RA) zoning district is established to provide areas in which agricultural/rural land uses are encouraged and supported within Teton County.

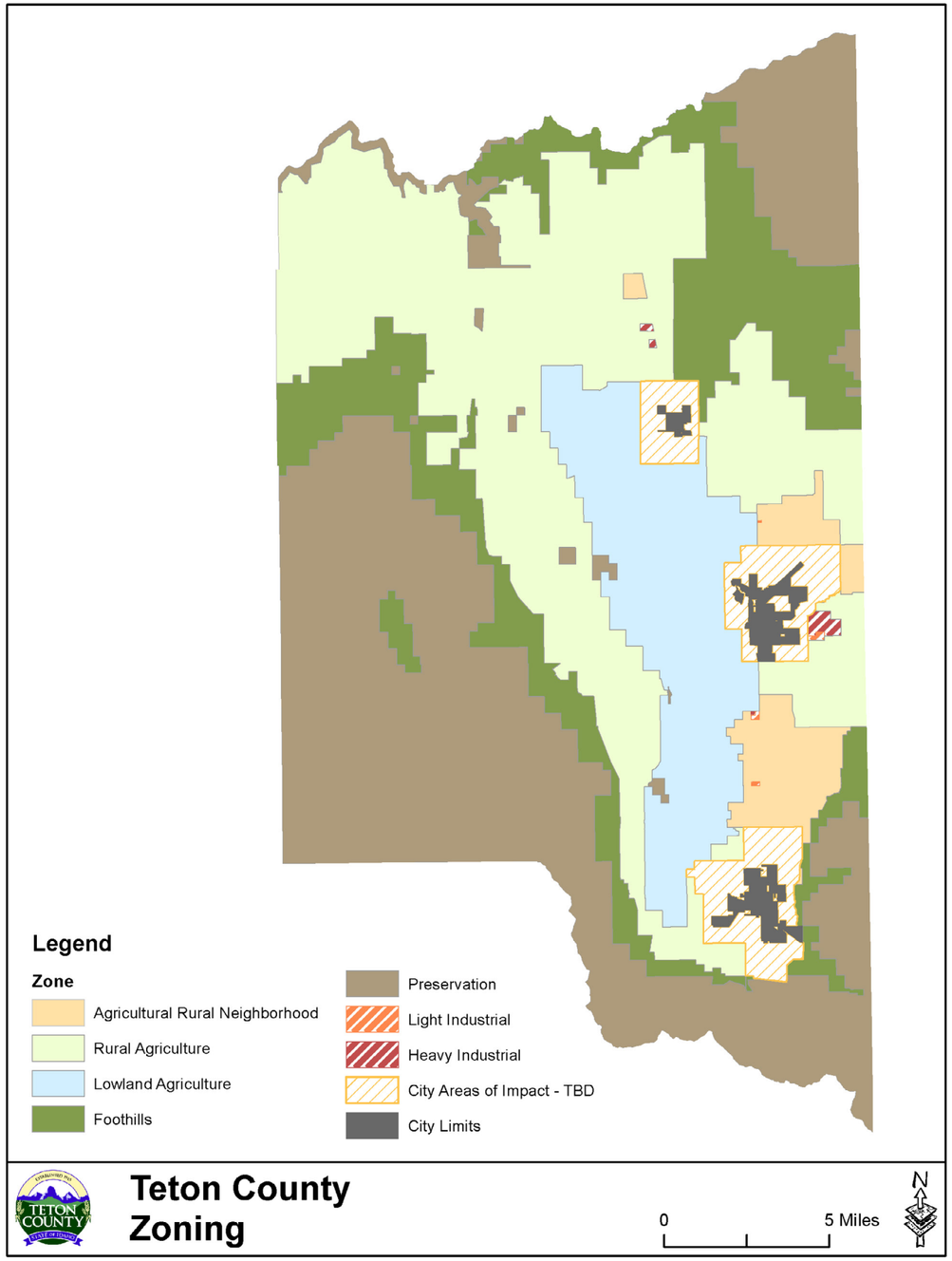
☐ **Lowland Agriculture**

The Lowland Agriculture (LA) zoning district is intended to establish areas in Teton County where development may be limited due to the remoteness of services, topography, jurisdictional wetlands, and other sensitive environmental issues.

☐ **Foothills**

The Foothills (FH) zoning district is intended to ensure development is in harmony with mountain settings.

**Clear All Selections**



Clear All Selections

Clear Development Type Only

What is the size of your parcel? acres

What type of development are you doing? (please select only one)

- [ ] Building Permit ?
- [ ] Site Disturbance (Driveway, Grading, etc.) ?
- [ ] Conditional Use Permit ?
- [ ] Zoning Map Amendment (rezone) ?
- [ ] Variance ?
- [ ] One Time Only Division ?
- [ ] Land Division ?
- [ ] Short Plat (subdivision) ?
- [ ] Full Plat (subdivision) ?

Required plans associated with your type of development:

Plans that may be required with this type of development:
*(These plans are dependent on the location and characteristics of the site.)*