

**DRAFT AMENDMENT PROPOSED TO  
TETON COUNTY ZONING ORDINANCE TITLE 8, CHAPTER 4, SECTION 4-E (SECTION E IS NEW)  
PERMITTED PROJECTIONS INTO SETBACKS**

The newly proposed language is in *red italics*. Section A-D are unchanged. Only Section E is being proposed:

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**A. HEIGHT OF BUILDING:** The vertical distance as measured from the highest point of the roof or the building down to at point representative of the average finished grade of the land around the perimeter of the building, except on hillside development, in which case height will be measured from the high side of the foundation, but no further than eight feet (8') out from the foundation wall.

**B. OBSTRUCTION OF VISION:** Obstruction of vision on corner lots within 30 feet of said corner right of way shall not be permitted from two feet (2') to eight feet (8') above the finished grade of the road. Trunks of trees, openwork fences at least 70% transparent, light or telephone poles or other small vertical protrusions not more than 12 inches in diameter shall be permitted within the clear-view areas.

**C. MINIMUM AREA:** The minimum area to be considered for approval of a mobile home park in any R-2 district shall be three (3) acres.

**D. FENCES, WALLS AND HEDGES:** Fences, walls, and hedges are permitted in any required yard, edge of yard, or yard property line to a height of six feet (6'); however, no fence, wall, or hedge shall be located in such manner as to obstruct the vision of corner lots as outlined above.

**E. PERMITTED PROJECTIONS INTO SETBACKS:** *Underground installations such as septic tank systems and wells, walks, driveways, and retaining walls may be located in a required setback area for structures, but not within any area required by the Teton County Engineer for additional right-of-way for roads. In addition, architectural projections of buildings such as chimneys, eaves, bay windows, uncovered outside stairways, uncovered balconies, uncovered decks, and uncovered porches may extend into a required setback area not more than six (6) feet.*  
*\*Lots with a designated building envelope, and lots subject to the unique setbacks specified in a Planned Unit Development are not entitled to the architectural projections listed above unless those exceptions are specifically enumerated on the subdivision's plat, recorded master plan, or development approval documents.*

\*The text in blue has been modified after it was placed on the county website. The text in blue is how the amendment is now being proposed.