

Title 8, Section 8-4-1

Table 1 Land Use Matrix

Zoning Classification	
Permitted by Right	P
Permitted with Conditions	PC
Conditional Use	CU

A-20	A-2.5	R-1	R-2	C-1	C-2	C-3	M-1
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Residential(amd. 2011-08-11)

Assisted Living Center / Retirement Home			CU			CU		
Convalescent / Nursing Home			CU			CU		
Day Care Home, Family (up to 6 children)	P	P	P					
Day Care, Group (7 – 12 children)	PC	PC	PC	CU		PC		
Dwelling, Accessory Unit	PC	PC	P		P	P	P	
Dwelling, Multiple Family			P					
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	
Dwelling, Two-Family			P					
Group Home			CU			CU		
Manufactured Home Park				P				
Mobile Home, Modular Unit, Single-Wide	P	P	P	P	P	P	P	
Wind Energy System	PC	PC			PC	PC	PC	PC

Retail/Services/Office

Animal Grooming / Training	PC	CU					CU	CU
Appliance/Electronic Repair Service/Shop					CU	CU	CU	P
Automotive Convenience Store (C-store)						CU	CU	
Automotive Service Station					CU	CU	CU	

Retail/Services/Office

Bakery					CU	CU		
Bar/Tavern/Night Club/Lounge					CU	CU		
Barber/Beauty Shop					CU			
Bed and Breakfast Inn , Boarding/Lodging House			CU		CU	CU		
Bed and Breakfast, Residential	PC	PC	CU		CU	CU		
Book Store					CU			
Campground, RV Park, Travel Trailer Camp	CU	CU					CU	
Clothing Sales/Repair					CU	CU		
Composting Facility	PC	CU						CU
Construction Materials Sales and Services						CU	CU	PC
Copy Shop					CU	CU		
Country Club						CU	CU	
Day Care Center (13 + Children)			CU			CU		
Drug Store					CU	CU		

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Dry Cleaners					CU			
Florist Shop					CU			
Funeral Home Services						CU		
Furniture and Appliance Store					CU	CU		
Garden Center					CU	CU		
Golf Course							CU	
Golf Driving Range							CU	
Grocery Store					CU	CU		
Hardware Store					CU	CU		
Heavy Equipment Sales Lot						CU	CU	PC
Home Occupation	P	P	P	P				
Hotel / Motel						CU	CU	
Kennel/ Boarding /Pet Daycare	PC	CU					CU	CU
Laundromat				CU	CU	CU		
LP Gas or Fuel Oil Sales							CU	CU
Office/ Professional Business					CU	CU		
Pet Store					CU	CU		
Plumbing/ Heating Equipment Shop					CU	CU	CU	P
Recreation Area	CU	CU						
Recreation Facility						CU	CU	CU
Recreation, Motorized								CU
Restaurant					CU	CU		
Sexually Oriented Business								CU
Storage Units							CU	PC
Studio					CU	CU	CU	
Theater					CU	CU		
Theatre, Drive-In						CU	CU	
Variety Store					CU	CU		
Vehicle Repair Shop						CU	CU	PC
Vehicle Sales Lot						CU	CU	PC
Vehicle Wash						CU	CU	PC
Veterinary Clinic	PC	CU				CU	CU	CU
Waste Material Resale Store	PC							PC

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Manufacturing

Aviation Field, Airport/Heliport	CU	CU					CU	CU
Aviation Repair Facility							CU	CU
Brewery				CU	CU	CU	CU	CU
Building Trades Subcontractor	PC	CU					CU	PC
Cabinet Shop							CU	PC
Clothing Manufacture								PC
Concrete Batch Plant/Rock Crushing	CU	CU						CU
Construction/General Contractor	PC	CU					CU	PC
Crematory								CU
Fabricated Metal Products							CU	CU
Food Processing Plant							CU	CU
Fuel Storage, Commercial or Industrial							CU	CU
Furniture/Fixtures manufacture								PC
Junkyard							CU	CU
Landfill/Gravel Pit Reclamation	CU	CU						CU
Landscaping Contractor Business	PC	CU					CU	PC
Lumber Yard						CU	CU	PC
Manufacturing , Industrial								PC
Manufacturing, Light							CU	PC
Mining	CU	CU						CU
Printing or Publishing						CU	CU	CU
Recycling Drop-Off	CU	CU				CU		
Research Facility						CU	CU	CU
Sheet Metal Fabrication								PC
Storage Facility							CU	PC
Transfer Station	CU							CU
Truck Stop							CU	CU
Upholstery or Furniture Repair						CU	CU	P
Vehicle Body Shop								PC
Vehicle Storage								PC
Warehouse and Distribution							CU	PC
Welding/Machine Shop							CU	PC
Wood Products								PC

In accordance with State and Federal law, Teton County cannot abrogate the authority of a public health district, state and/or Federal agency; thus, all permits required by a public health district, state and/or Federal agency must be received prior to Teton County’s grant of any permit regulated by these agencies. (amd 04-11-2013)

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Public, Quasi-Public

Cemetery	P	PC						
Church or Place of Worship	CU							
Correctional / Penal Institution	CU					CU	CU	
Educational Institution	CU	CU				CU	CU	
Emergency Service Station	PC	PC					CU	CU
Hospital						CU	CU	
Irrigation Canal/Pipeline	P	P	P	P	P	P	P	P
Museum					CU	CU		
Playground	PC							
Retreat Center	CU	CU						
Sewage Treatment Facility	CU	CU				CU	CU	CU
Telecommunication Tower	CU					CU	CU	CU
Transportation Terminal	CU	CU					CU	CU
Utility Building and Services	PC	PC				CU	CU	P
Utility Infrastructure/Lines	P	P	P	P	P	P	P	P
Water Supply or Treatment Facility	PC	PC						P

All the land uses in the C-1, C-2, C-3 and M-1 districts shown as a CU will require a Conditional Use Permit to include a commercial development agreement to insure the public health, safety and general welfare and to preserve the integrity of the particular zoning district and surrounding zoning districts, and to protect the property values in the surrounding areas. In order to accomplish any or all of the above goals this permit shall include a property survey and at the discretion of the Planning Administrator may be required to submit a site plan that would include special structural or landscape amenities such as, but not limited to: extra-ordinary setbacks, berms, landscaping, fencing, parking, ingress and egress specifications, etc.

Permitted with conditions (PC) is a use category other than permitted use or conditional use that may be permitted administratively by meeting and maintaining minimum conditions of approval as listed in the PC permit. (See 8-6-2)

8-4-2: LAND USE SCHEDULE DEFINITIONS:

AGRICULTURE, COMMERCIAL:	The process of raising field, horticultural or garden crops or produce; the raising of domestic animals or fowl; or the planting of tree farms or sod farms for the purpose of commercial production. Includes Agricultural Building and Farm/Ranch.
AGRICULTURAL PROCESSING PLANT:	A facility used for the collection, slaughtering, cooking, dehydrating, refining, bottling, canning, or other treatment of agricultural products where agricultural animal material or wild game, or agricultural crops, is changed and packaged for efficient shipment.
ANIMAL GROOMING/ TRAINING:	A place or establishment where small animals/pets are bathed, clipped, or combed for the purpose of enhancing their appearance or health and for which a fee is charged, including day training and related retail sales.
APPLIANCE/ ELECTRONIC REPAIR SERVICE / SHOP:	A shop where repairs and service are performed on appliances, electronics, or small machines.
ASSISTED LIVING CENTER/RETIREMENT HOME:	Residences for the elderly usually configured in three sections consisting of independent living, assisted living and long-term care. The latter must be licensed to provide medical care by local, state and federal agencies as required by law. The center provides rooms, meals, and personal care, but not 24 hour skilled nursing care or related medical services. They may provide other services, such as recreational activities, financial services, and transportation. These centers are usually located in urban areas close to medical facilities.
AUTOMOTIVE CONVENIENCE STATION (C-Store)	A building or premises where gasoline, diesel fuel and oil may be dispensed at retail with no automobile repair facilities. Uses permissible also include the sale of cold drinks, packaged foods, tobacco and similar convenience goods and limited automobile supplies for station customers.
AUTOMOTIVE SERVICE STATION:	A facility limited to retail sales to the public of motor fuel, motor oil, lubricants, travels aids, and minor automobile accessories, convenience items and sundries. In addition such facility may provide minor vehicle services and repairs.
AVIATION FIELD, AIRPORT/ HELIPORT:	An area of land or water that is used or designed for the landing and take off of aircraft, any appurtenant areas designated or intended for use by aircraft, and including buildings and facilities thereon for the shelter, servicing or repair of aircraft.
AVIATION REPAIR FACILITY:	A building or premises where aircraft servicing or repairs are conducted.

BAKERY:	An establishment in which the production, wholesaling and/or retailing of baked goods occurs.
BAR/TAVERN/ NIGHT CLUB/LOUNGE:	An establishment or place of business primarily engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, from which at least 50% or more of the gross income is derived from the sale of alcoholic beverages, including taverns, bars, cocktail lounges, and similar uses other than a “restaurant,” as that term is defined in this Chapter, and/or in which dancing and musical entertainment is permitted.
BARBER/BEAUTY SHOP:	An establishment where barbering and hairdressing are done.
BED & BREAKFAST INN, BOARDING/LODGING HOUSE:	A residence or building that has four or more guest units, exhibits a character of use similar to a motel or hotel, serves food to overnight guests, and is open to the traveling public for stays fewer than 30 consecutive days.
BED & BREAKFAST, RESIDENTIAL:	An establishment or business that is a private, owner-occupied residence with one to three guestrooms, occupied or used as a transient abiding place of individuals or groups of individuals who are lodged for compensation, with or without food service, for a stay of no more than 14 consecutive days.
BEEKEEPING:	The tending of beehives and the production or processing of bee products.
BLACKSMITH:	The premises where a person shapes and forges iron with a hammer and anvil.
BOOK STORE:	A retail establishment that as its primary business engages in the sale, rental or exchange of books, magazines, newspapers, greeting cards, video tapes, computer software or any other printed or electronically conveyed music, information or media, excluding any adult bookstore.
BREEDING DOMESTIC ANIMALS:	An agriculture establishment where animals are impregnated either naturally or by artificial insemination and whose principle purpose is to propagate the species.
BREWERY:	A commercial use that brews ales, beers or similar beverages onsite. It may be operated in conjunction with a bar or restaurant.

BUILDING TRADES SUBCONTRACTOR:	A person hired by a general contractor to perform a specific task as part of the overall building project, such as, but not limited to, framing, plumbing, electrical, drywall, plastering, masonry, roofing, or painting. A building trades subcontractor's place of business may include a business office and shall not include outside storage of any heavy construction equipment.
CABINET SHOP:	An enclosed space used for the operation of machinery that specializes in the making of furniture and cabinets.
CAMPGROUND, RV OR TRAVEL TRAILER CAMP:	A parcel of land under single, unified ownership or control, within PARK which spaces are rented or used by the ownership for occupancy by two (2) or more recreational vehicles and may include tent sites, cabin sites, or travel trailer sites for nightly or short-term rental.
CEMETERY:	A place used for interment of human or animal remains, including burial land for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof, and its necessary sales and maintenance facilities.
CHURCH OR PLACE: OF WORSHIP:	A permanent building in which religious services and other activities associated with a religious denomination are conducted.
CLOTHING MANUFACTURE:	An establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other light industrial processing of clothing but does not include processing from raw materials.
CLOTHING SALES/ REPAIR:	A retail operation that specializes in the sale and/or repair of clothing in which services are provided to individuals/households and not for businesses. Clothing sales may include secondhand merchandise.
COMMERCIAL FEEDLOT:	Commercial feedlots for the raising and selling of farm animals. Also referred to as Concentrated Animal Feeding Operation, or CAFO.
COMPOSTING FACILITY:	A site where decomposition processes are used on solid waste (including leaves, grass, manures, and non-meat food production wastes) to produce compost.
CONCRETE BATCH PLANT/ROCK CRUSHING:	A temporary facility that produces or processes concrete or asphalt only for use in a particular construction project and only for the duration of that project.

<p>CONSTRUCTION/ GENERAL CONTRACTOR:</p>	<p>A person who earns an income from any of the activities commonly referred to as construction and shall include clearing and grubbing, excavation, foundation work, framing, finish carpentry, hardwood flooring, sheetrock, painting, cabinets, plumbing, heating, wiring, roofing, siding, interior construction or remodeling, insulating, exterior construction repair, concrete, tile, log work, stone/brick work, landscaping, installing pools/hot tubs, demolition, road building, paving, and utility installation, plus maintenance of the above. A contractor's residence may include an on-site storage area; however, a contractor's outdoor storage area shall not include inoperable vehicles, junk, or any equipment not related to the contractor's business. (amd 2013-09-09)</p>
<p>CONSTRUCTION MATERIALS SALES SERVICES:</p>	<p>Establishments or places of business primarily engaged in the retail or wholesale sale of materials used in the construction of buildings or AND other structures, as well as construction activities and the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses may include lumberyards, building materials or supply stores, tool and equipment rental or sales, building contractors, or home improvement center.</p>
<p>CONVALESCENT/ NURSING HOME:</p>	<p>A home for the aged or infirmed in which two or more persons not of the immediate family are received, kept, or provided with food, shelter, skilled nursing care and related medical services for compensation or not.</p>
<p>COPY SHOP:</p>	<p>A small-scale facility for the reproduction and copying of printed material, drawings or blueprints, and may include collating and binding of booklets and reports, and includes the service of facsimile sending and receiving. Sale of incidental office supplies is included. This does not include sign shops, printing establishments, or similar large-scale operations.</p>
<p>CORRECTIONAL/PENAL INSTITUTION:</p>	<p>A facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense, including treatment or rehabilitation facilities.</p>
<p>COUNTRY CLUB:</p>	<p>A club with recreation facilities, including incidental accessory uses and structures, for members, their families, and invited guests.</p>
<p>CREMATORY:</p>	<p>A facility intended for use in the act of cremation.</p>
<p>CROP PRODUCTION COMMERCIAL:</p>	<p>The process of raising field, horticultural or garden crops or produce for the purpose of providing food production for sale.</p>

CROP PRODUCTION HOME:	The process of raising field, horticultural or garden crops or produce for the purpose of providing production for the owner of the land upon which the crops or produce are raised or for someone designated by the landowner, but not intended for sale.
DAIRY:	A commercial establishment set up for the purpose of manufacturing and/or processing of dairy products. This definition shall also include any accessory building related to dairy activities.
DAIRY BUSINESS:	The keeping of milk-producing animals, offspring and breeding stock primarily for the production of milk and/or the processing of milk products.
DAY CARE CENTER:	A childcare facility licensed by the State of Idaho to provide care on a regular basis for thirteen (13) or more minor children for any part of a 24 hour day, without overnight stays. This term is inclusive of nursery schools, preschools, and play groups and excludes facilities that offer care for overnight or a full 24-hour period. (amd. 2011-08-11)
DAY CARE, GROUP	The use of a residential dwelling and the lot upon which it is located to conduct a business providing State of Idaho licensed daytime care of between seven (7) and twelve (12) children, including those who reside at the home, for periods of less than 12 hours per day. (amd. 2011-08-11)
DAY CARE HOME, FAMILY	The use of a residential dwelling and the lot upon which it is located to conduct a business providing the daytime care of up to six (6) children, including those who reside at the home, for periods of less than 12 hours per day. The State does not require that the provider be licensed. (amd. 2011-08-11)
DRUG STORE:	A business where legal drugs and medicines are prepared, dispensed and sold, and where a variety of unrelated merchandise and services are displayed and sold directly to the customer, also called a variety store with a pharmacy.
DRY CLEANERS:	An establishment where articles dropped off directly by the customer are laundered, altered or dry cleaned; or where articles are dropped off, sorted, and pickup up, but laundering or cleaning is done offsite.
DUDE RANCH:	A ranch that provides multi-night accommodations for guests, provides a recreational activity or immediate access to recreational activities, has dining facilities on-site, barns, associated buildings, corrals, pastures, and livestock related to a working ranch and/or the recreational activity available to guests. The guest/dude ranch does not include a commercial restaurant, café or bar that caters to the general public, nor does it actively solicit nightly accommodations.

DWELLING, ACCESSORY UNIT:	A secondary dwelling unit that may be a detached structure on the same parcel as the primary unit, or attached to the primary residential unit but fully separated from the primary unit by means of a wall or floor and using a separate entrance from the primary unit. It must be subordinate in size to the primary unit and have its own kitchen, bathroom facilities, and bedroom. The maximum size of an accessory dwelling unit shall not exceed 50% of the square footage of the primary residence or 900 square feet whichever is greater, not to exceed a total of 1500 square feet. On parcels of five (5) acres or greater in size, this size restriction shall not apply. Only one (1) accessory dwelling unit shall be allowed per parcel. Accessory dwelling units shall not be permitted on parcels of less than one (1) acre.
DWELLING DUPLEX:	See Dwelling, Two-Family.
DWELLING, MULTIPLE-FAMILY:	Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three (3) or more dwelling units, which is occupied as a home or place of residence by three (3) or more households living in the independent dwelling units.
DWELLING, SINGLE- FAMILY DETACHED:	A dwelling designed and constructed for occupancy by one household and located on a lot or separate building tract, having no physical connection to a building on any other lot or tract. This includes manufactured homes.
DWELLING, TWO FAMILY:	A single structure designed and constructed with two (2) dwelling units with a common wall for occupancy by two (2) households on one lot of record.
EDUCATIONAL INSTITUTION:	Any teaching facility, including instructional and recreational uses and facilities for students, teachers, and employees.
EMERGENCY SERVICE STATION:	A facility for public safety and emergency services, including fire or sheriff protection or the provision of rescue or ambulance services, and related administrative and training facilities, but not including incarceration facilities.
FABRICATED METAL PRODUCTS:	An establishment where metal-working machines are used to assemble metal parts to produce metal products such as, but not limited to, duct work, tanks, towers, cabinets and enclosures, doors and gates.
FARM / RANCH:	An area of land, which is used for the commercial production of crops or the keeping of the usual farm poultry and animals and normal accessory uses for these purposes.
FARM STAND:	A building, structure, or vehicle used for retail sales of fresh fruits, vegetables, flowers, herbs, or plants. May also involve the accessory sales of other unprocessed foodstuffs, home processed food products such as

jams, jellies, pickles, sauces, or baked goods, and homemade handicrafts. No commercially processed or packaged foodstuffs shall be sold at a farm stand.

- FLORIST SHOP:** A retail business whose principle activity is the selling of plants, which care not grown on the site, and conducting business within an enclosed building.
- FOOD PROCESSING PLANT:** A manufacturing establishment producing or processing foods for for human consumption. Rendering plants or facilities that slaughter animals shall not be included.
- FUEL STORAGE, COMMERCIAL OR INDUSTRIAL:** An open-air facility for the bulk storage of petroleum products in above ground or below grade containers for subsequent resale to distributors or retail dealers or outlets.
- FUNERAL HOME SERVICES:** An establishment that prepares dead humans or animals for interment, manages funeral services, and may include limited caretaker facilities. This definition does not include cemetery, crematorium or columbarium.
- FURNITURE AND APPLIANCE** A retail establishment specializing in the sale, rent, or lease of home or office furniture and related furnishings directly to the consumer. **STORE:** Usually includes a home delivery option. The sale and/or servicing of major home appliances shall not be included.
- FURNITURE/FIXTURES MANUFACTURE:** A light-manufacturing establishment engaged in the production of furniture or cabinetry. The milling of wood shall not be included.
- GARDEN CENTER:** A business that sells garden equipment, garden tools, landscaping materials, fertilizers, soil, seeds, and associated supplies. The garden center may sell plants, flowers, shrubs, and trees if the sales of live plants are minor to the operation.
- GOLF COURSE:** A tract of land with at least nine holes for playing the game of golf and improved with tees, greens fairways and hazards. A golf course may include a clubhouse and shelters.
- GOLF DRIVING RANGE:** An area on which players drive golf balls from a central driving tee and incidental activities pertaining to this activity, such as chipping and putting green, distance markers, clubs, balls, tees, and pro shop.
- GROCERY STORE:** A retail store where most of the floor area is devoted to the sale of food products for home preparation.
- GROUP HOME:** A home for persons with disabilities, including hospice and/or other special care needs; or a residential facility where meals, lodging, supervision and training are provided. Halfway houses and detention facilities are not included in this definition.

- HARDWARE STORE:** A retail store that engages primarily in the sale of basic hardware lines such as: tools, plumbing and electric supplies, paint, household appliances, garden supplies.
- HEAVY EQUIPMENT SALES LOT:** The sale, lease or rental of trucks, tractors, construction equipment, trailers, agricultural implements, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships and construction equipment dealerships.
- HOME OCCUPATION:** An activity conducted in a dwelling unit or accessory building in a residential zone (A-20, A-2.5, R-1, R-2) as an economic enterprise or for financial gain by a member of the household residing therein that is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the dwelling or the accessory building or change the residential character of the neighborhood. See Chapter 4, Section 8-6-4 for Home Occupation requirements and standards.
- HOSPITAL:** An institution devoted primarily to the maintenance and operation of facilities for the medical or surgical care of patients, including a hospice, but distinguished from a nursing home by offering primarily short-term rather than long-term care.
- HOTEL/MOTEL:** Any building or portion thereof containing guest rooms used, designed to be used, let or hired out for occupancy by persons on more or less a temporary basis.
- IRRIGATION CANAL/ PIPELINE:** A pipeline or an excavation dug or placed on grade for carrying water for the purpose of irrigation.
- JUNKYARD:** Any place where junk, or any item that is not operational, not being used for its intended purpose, or not directly associated with the upkeep of the particular property or residence upon which it is located, is deposited, held, kept, or stored outdoors, whether for the purpose of resale, for the purpose of reclaiming for use some or all of the materials therein, for the purpose of disposing of the same, or for any other purpose. Items used in a bona fide agricultural operation, antiques and collectibles as defined herein, are excluded from this definition. Notwithstanding the above, in the case of vehicles, no property shall have more than three (3) motor vehicles (including inoperable off-road or over snow vehicles) that are unlicensed or not in operating condition, visible from any portion of a public highway, private subdivision road, or abutting a residential structure, unless the property is properly permitted as a junkyard or vehicle repair or body shop. The term “junkyard” shall not include any County-operated landfills, recycling or collection facilities.
(amd 2014-09-09)

KENNEL/BOARDING/ PET DAYCARE:	The premises where breeding, buying, selling, sheltering, daily care or boarding of domestic animals takes place, whether for profit or pleasure. Anyone who owns or possesses six or more domestic animals for profit or pleasure, breeding or exhibiting, shall be deemed the operator of a kennel.
LANDFILL/GRAVEL PIT RECLAMATION:	The stabilization of an inactive portion of a landfill or borrow pit according to an approved land re-use strategy.
LANDSCAPING CONTRACTOR BUSINESS:	A business principally engaged in the decorative and functional alteration, planting, and maintenance of grounds.
LAUNDROMAT:	A facility where patrons wash, dry, or dry clean clothing in machines operated by the patrons.
LP GAS OR FUEL OIL SALES:	Sale (retail or wholesale) of flammable and combustible liquids, compressed gases or liquefied petroleum gas (LP gas).
LUMBER YARD:	A facility or area where building materials such as lumber, plywood, drywall, paneling, cement blocks, bricks, tiles and other building products are stored and sold at retail. Lumber yards may provide for the sale of associated products such as tools and fasteners. The manufacture or fabrication of lumber products, the storage or sale of firewood or a sawmill are not included.
MANUFACTURED PARK:	Any lot or parcel under single ownership on which two (2) or more HOME manufactured homes are to be located or intended to be located for purposes of residential occupancy.
MANUFACTURING, INDUSTRIAL:	An establishment at which an economic activity involves the mechanical or chemical transformation of materials or substances into new products, including the assembly of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors. The manufacture of industrial solvents and cleaners shall be included.
MANUFACTURING, LIGHT:	A use engaged in the manufacture of finished products or parts predominantly from previously prepared materials, including: processing, fabrication, assembly, treatment and packaging of their products and incidental storage, sales, and distribution of their products. The manufacture of industrial solvents and cleaners shall not be included.
MINING:	Any mining or similar activity including gravel and/or sand pits, quarries, oil, gas, and mineral extractions and treatment activities, facilities and operation. Sod farms, land leveling for agricultural

purposes and excavation for permitted uses per this title shall not be included in said definition.

MOBILE HOME/ MODULAR UNIT/ TRAILER HOME, SINGLE-WIDE:	A vehicle with or without motive power designed to be used for human habitation. Also, a vehicular portable structure for human habitation built on a chassis and designed to be used without a permanent foundation which is not taxed as real property by the county and state.
MUSEUM:	A permanent building for the purpose of storing, preserving and exhibiting historic, artistic or scientific objects.
NURSERY:	A place where young trees and plants are raised for sale.
OFFICE/PROFESSIONAL BUSINESS:	An establishment providing direct services to consumers such as insurance agencies, title insurance companies, real estate offices, and medical or dental clinics. It does not include retail sales.
PET STORE:	A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds and reptiles excluding exotic and farm animals.
PLANT NURSERY/ GREENHOUSE:	A place at which occurs the growing, cultivation, storage or sales of plants, flowers, garden stock, trees, or shrubs to the public. The plants may be grown on-site outdoors or in a greenhouse. A nursery may be part of a landscaping business.
PLAYGROUND:	The provision of outdoor playground or recreation that is accessory to a subdivision, apartment or condo complex, church or other similar principal use, whether public or private.
PLUMBING/HEATING EQUIPMENT SHOP:	A business that sells plumbing fixtures, heating equipment, hardware and accessories to the public or contractors.
PRINTING OR PUBLISHING:	A commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexographic, and screen process printing.
RETREAT CENTER:	A facility used by small groups of people to congregate temporarily for such purposes as education, meditation, spiritual renewal, meetings, conferences, or seminars and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meal or overnight accommodations. Housing for participants may be in lodges, dormitories, sleeping cabins (with or without baths), or in such other temporary quarters as may be approved, but kitchen and dining facilities shall be located in a single centrally located building or buildings.

RECREATION AREA:	Facilities for shooting or archery ranges, rod and gun clubs, paintball, nordic skiing, ropes courses, ice skating or other forms of non-motorized outdoor recreation for which buildings are incidental and accessory.
RECREATION FACILITY:	An establishment providing sports, fitness, entertainment, or recreation for participants or spectators, but does not include a sexually-oriented business.
RECREATION, MOTORIZED:	A track for motorized recreation.
RECYCLING DROP-OFF:	A location where mobile bins or drop boxes may be sited as a recyclable material collection point for nearby residents for the temporary storage of recoverable/recyclable materials from normal household operations. No permanent storage or processing of such items shall be allowed. This facility would generally be located in a parking lot in public/quasi-public areas, such as in churches or schools.
RESEARCH FACILITY:	Laboratories, building complexes, and structures that are for research, development, and testing that do not involve the mass manufacture, fabrication, processing or sale of products. Such uses shall conform to state and federal air and water regulations.
RESTAURANT:	An establishment primarily engaged in preparation of meals for compensation, with kitchen facilities for the preparation of the food sold, where alcoholic beverages may or may not be sold in conjunction with meals only, provided that at least 70% or more of the gross income generated at the restaurant is related to food sales, and including among others, such uses as café, cafeteria, coffee shop, lunchroom, tearoom, dining room, food delivery, and food take-out.
RIDING ACADEMY:	An establishment where horses are boarded and cared for, and where instruction in riding, jumping and showing is offered.
RIDING/TRAINING STABLE:	An operation where horses may be stabled for the public for a fee. The owner/operator may provide training for a fee for stabled horses and the owners thereof or the stabled horse owner agent.
ROADSIDE STAND, AGRICULTURAL PRODUCTS:	A temporary structure erected for the display of grown or produced agricultural products, generally on the same premises where produced, with no space for customers within the structure itself.
SALVAGE YARD:	Any location where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled or handled, including scrap metal, other scrap material or for the dismantling, demolition appliances, papers, rags, tires, and bottles, etc., or any parts thereof.

SEWAGE TREATMENT FACILITY:	A facility for the collection, treatment and disposal of human waste and wastewater for a given service area.
SEXUALLY ORIENTED BUSINESS:	An adult arcade, adult products retail store, adult cabaret, adult live entertainment facility, adult motel, adult motion picture theater, adult theater, escort agency, or sexual encounter center.
SHEET METAL FABRICATION:	An establishment engaged primarily in the on-site production of sheet metal fabrication, roofing products and signs within an enclosed structure.
STORAGE FACILITY:	A building or premises in which goods, merchandise or equipment are stored for eventual distribution.
STORAGE UNITS:	A structure containing separate individual and private storage spaces of varying sizes, owned leased/rented on individual leases for varying periods of time. The following uses are prohibited: residential, commercial, wholesale or retail sales, or garage sales; the servicing, repairing or fabrication of motor vehicles, boat trailers, lawn mowers, appliances or other similar equipment; operation of power tools, spray painting equipment, welding equipment, kilns, or other similar equipment; the establishment of transfer and storage business; and any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
STUDIO:	A workspace for an artist, artisan or craftsperson, including persons engaged in the application, teaching, or performance of fine arts or crafts, that commonly include visual and performing art forms such as, but not limited to, drawing, painting, sculpture, vocal or instrumental music, dance, theater, photography, printmaking and writing. This use may include incidental sales to consumers of works produced on site.
TELE-COMMUNICATION TOWER:	A transmission tower that serves an individual user or is privately owned and operated for the purpose of leasing space to others or for commercial use.
THEATER:	A building used primarily for the presentation of live stage production, performances or motion pictures, excluding drive-in theaters.
THEATER, DRIVE IN:	Facility used for outdoor motion picture viewing, which may include the preparation and sale of food for on-site consumption, as well as the hosting of outdoor events with special permits.
TRANSFER STATION:	A fixed facility at which solid waste collected from any source is temporarily deposited to await transport to another solid waste facility. A transfer station may include a solid and household waste resale store.
TRANSPORTATION TERMINAL:	A facility operated in conjunction with mass transportation for passengers. It may be a building or area where passengers change transportation modes or transfer from one vehicle to another, where

transportation vehicles are parked or stored between uses, or where private vehicles are parked for less than 24 hours while the passengers are using the mass transportation system.

- TRUCK STOP:** A fuel station often combined with a restaurant or other facilities, usually along a major highway and frequented by truck drivers and travelers.
- UPHOLSTERY OR FURNITURE REPAIR:** A business that repairs and replaces upholstery or otherwise repairs household and office furniture. This does not include motor vehicle upholstery.
- UTILITY BUILDING AND SERVICES:** The premises and enterprise where electricity, natural gas, telephone, wireless communications, water supply, wastewater treatment, or other services, are provided to customers, and includes substations.
- UTILITY INFRASTRUCTURE/ LINES:** Facilities for the transmission of telephone, cable television, or other broadcasting or communication services, drainage, electricity, gas, irrigation water, sewage, or water, and including relay, booster, pump, or other station.
- VARIETY STORE:** A retail establishment for the sale of general merchandise.
- VEHICLE BODY SHOP:** A facility that provides collision repair services including body frame straightening, replacement of damaged parts and painting.
- VEHICLE REPAIR SHOP:** A building, or portion thereof, other than a private garage, designed and used for servicing, repairing, equipping, selling, or storing motor driven vehicles.
- VEHICLE SALES LOT:** Premises on which new or used passenger automobiles, mobile homes, recreation vehicles, travel trailers, campers, boats, personal watercraft, or trucks in operating condition are displayed in the open for sale, trade or rental, where repair of such vehicles is limited to vehicles owned by the sales lot operator and offered for resale, and includes incidental storage and maintenance.
- VEHICLE STORAGE:** An area for long-term parking/storage of operable personal vehicles/equipment such as motor boats, motor homes, camping trailers, RVs, snow machines, etc., rather than parking such vehicles at the owners' residences when they are not in use. No for-sale signs shall be allowed on any of the stored/parked vehicles.
- VEHICLE WASH:** A place or structure having special equipment for washing automobiles and trucks.

VETERINARY CLINIC:	An establishment for the care and treatment of small or large animals including livestock, horses and household pets under the direction of a licensed veterinarian.
VITICULTURE:	The agricultural use of land for the primary purpose of growing, harvesting, producing, or selling of grape or other crops used to produce wine or similar spirits.
WAREHOUSE AND DISTRIBUTION:	An establishment primarily engaged in the wholesaling, storage, and handling of materials and equipment other than live animals or plants.
WASTE MATERIAL RESALE STORE:	An establishment devoted exclusively to the sale of solid and household wastes, on the same premises as a transfer station that has a valid conditional use permit and meeting the requirements in 8-6-2 B.
WATER SUPPLY OR TREATMENT FACILITY:	A facility for the storage and/or treatment of culinary water.
WELDING/ MACHINE SHOP:	A workshop in which metal and other substances are cut, shaped, welded, etc., by machinery.
WILDLIFE FACILITY:	An establishment and operation for the purpose of breeding, raising, rehabilitating, training, protecting, hunting, or selling wild animals, licensed by the state as necessary.
WIND ENERGY SYSTEM:	A conversion system turning wind into electricity consisting of a wind turbine and/or a tower or associated control or conversion technologies with a rated capacity appropriate to the on-site electric usage.
WIND FARM:	A network of densely arranged, high speed, wind turbines for generating electricity.
WINERY:	An agricultural processing facility or business that ferments and processes wine, fruit, or other plants or vegetables into wine. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions, and warehousing. Retail sales, tasting facilities, the incidental provision of food without compensation, and related promotions are also included as part of a winery.
WOOD PRODUCTS:	A use that includes an operation or facility that has, as its predominant purpose, the sawing or planing of logs into rough slabs or dimensional lumber and includes the production of by-products such as wood chips. It also includes an operation where logs are cut into firewood and stored for later distribution.

Please fill in for each of the uses if you think they should be **permitted (P)**, **permitted with conditions (PC)**, or **conditional use (CU)**. If not permitted, leave blank. There are blank spaces at the end of each section for additional uses that are not listed. You may also cross out any uses that you feel shouldn't be there, or make a comment if you feel they should be under a different section.

Agriculture	Agricultural/Rural Neighborhood	Agricultural Wetland	Foothills	Rural Agriculture	Rural Neighborhood	Neighborhood Transition
Agriculture, Commercial						
Agricultural Processing Plant						
Beekeeping						
Blacksmith						
Commercial Feed Lot						
Dude Ranch						
Plant Nursery / Greenhouse						
Riding Academy						
Riding / Training Stable						
Roadside Stand, Agricultural Products						
Viticulture						
Wildlife Facility						
Wind Farm						
Winery						

Residential	Agricultural/Rural Neighborhood	Agricultural Wetland	Foothills	Rural Agriculture	Rural Neighborhood	Neighborhood Transition
Assisted Living Center / Retirement Home						
Convalescent / Nursing Home						
Day Care Home, Family (up to 6 children)						
Day Care, Group (7 – 12 children)						
Dwelling, Accessory Unit						
Dwelling, Multiple Family						
Dwelling, Single-Family Detached						
Dwelling, Two-Family						
Group Home						
Manufactured Home Park						
Mobile Home, Modular Unit, Single-Wide						
Wind Energy System						

Manufacturing	Agricultural/Rural Neighborhood	Agricultural Wetland	Foothills	Rural Agriculture	Rural Neighborhood	Neighborhood Transition
Aviation Field, Airport/Heliport						
Aviation Repair Facility						
Brewery						
Building Trades Subcontractor						
Cabinet Shop						
Clothing Manufacture						
Concrete Batch Plant/Rock Crushing						
Construction/General Contractor						
Crematory						
Fabricated Metal Products						
Food Processing Plant						
Fuel Storage, Commercial or Industrial						
Furniture/Fixtures manufacture						
Junkyard						
Landfill/Gravel Pit Reclamation						
Landscaping Contractor Business						
Lumber Yard						
Manufacturing , Industrial						
Manufacturing, Light						
Mining						
Printing or Publishing						
Recycling Drop-Off						
Research Facility						
Sheet Metal Fabrication						
Storage Facility						
Transfer Station						
Truck Stop						
Upholstery or Furniture Repair						
Vehicle Body Shop						
Vehicle Storage						
Warehouse and Distribution						
Welding/Machine Shop						
Wood Products						

Public, Quasi-Public

Cemetery						
Church or Place of Worship						
Correctional / Penal Institution						
Educational Institution						
Emergency Service Station						
Hospital						
Irrigation Canal/Pipeline						
Museum						
Playground						
Retreat Center						
Sewage Treatment Facility						
Telecommunication Tower						
Transportation Terminal						
Utility Building and Services						
Utility Infrastructure/Lines						
Water Supply or Treatment Facility						

Teton County PROPOSED Residential Land Use Characteristic Zones

		Proposed				Existing	
Title	Description	Features Unique to this Zone	Priorities in this zone	Uses	Comp Plan	Zoning	
Agricultural/Rural Neighborhood	The Agricultural/Rural Neighborhood (ARN) Zone is established to maintain the rural atmosphere and high quality of life desired by the citizens of Teton County by establishing a residential area that is mixed with agricultural uses. The specific intent in establishing the Agricultural/Rural Neighborhood (ARN) Zone is for the following purposes: Provide a place in the county where residential dwellings may be constructed in harmony with agricultural use; Provide for the protection of the groundwater resources by requiring larger lots when septic tank drain fields are used; Facilitate providing services to residential development for street maintenance, fire and police protection, and other available services; Provide a zone where residents can have farm animals in keeping with optimum intensity of use, conduct agricultural activities and protect some of the most productive agricultural area in Teton County.	<ul style="list-style-type: none"> • Agriculture • Streams/creeks • Rural lifestyle • Natural vegetation • View sheds • Intact large agricultural parcels • Darby town site 	<ul style="list-style-type: none"> • Keep land in production • Congregate development • Maintain/preserve stream corridors 	<ul style="list-style-type: none"> • Agricultural uses • Animal husbandry • Low density single-family housing • Public utilities 	Mixed Ag/Rural Neighborhood	A-2.5, A-20	
Agricultural/Wetland (AW)	The purpose of the Agricultural Wetlands (AW) Zone is 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. The specific intent in establishing the Agricultural Wetlands Zone is for the following purposes: Protect the present and future water supply of the county and surrounding counties; Protect natural features and sensitive environmental areas; Protect the county grazing land; Avoid excessive costs for public services which result from excessive scattering of residential dwellings in remote areas; Prevent excessive soil erosion and water pollution; Promote the raising and keeping of domestic and wild animals and fowl in keeping with optimum intensity of use, consistent with recognized range management practices; Prevent the necessity of having to pay excessive taxes on grazing lands; Preserve and protect recreational opportunities; Allow residential development on a limited basis when services are not readily available but are appropriately addressed by the developer to the satisfaction of the county; Residents of the proposed development would have essential services provided at a level that would not impact their health, safety and welfare, and to provide these services would not be fiscally irresponsible for the County.	<ul style="list-style-type: none"> • Wetlands • River/stream/creek corridors • High groundwater • Agricultural uses • Natural vegetation • Wildlife habitat • Uplands • Viewsheds 	<ul style="list-style-type: none"> • Protect property and lives from water • Preserve agricultural uses • Protect water • Maintain function of drainage and stream corridors • Maintain Teton River corridor • Preserve natural vegetation AND wildlife habitat • Preserve viewsheds 	<ul style="list-style-type: none"> • Agricultural uses • Animal husbandry • Low density single-family housing • Parks • Recreational Facility 	Mixed Ag/Wetland	A-2.5, A-20	
Foothills	The Foothills (F) Zone is established for development on the eastern and northern slopes of the Big Hole Mountains, the western slope of the Teton Range and the northern slope of the Snake River Range, which may or may not have services readily available. Development should be in harmony with mountain settings and adverse impacts shall be mitigated. The specific intent in establishing the mountain zone is for the following purposes: Provide an appropriate location within the unincorporated area for the development of recreational and mountain residential dwellings in clusters; Prevent excessive scattering of mountain dwellings, accompanied by excessively long streets, and infrastructure; Prevent soil erosion generated from excessive streets and soil displacement; Protect the vegetation and aesthetic characteristics of the county canyons and mountains; Encourage the protection of wildlife, plant life, surface water and groundwater; Protect the health, safety and welfare of the residents of the county by only allowing development that will have appropriate access to and from the development and provide appropriate fire and emergency access; Discourages developments in isolated areas of the county where essential services are not readily available and would be fiscally irresponsible and/or burdensome for the county to provide such services.	<ul style="list-style-type: none"> • Public land access • Woodlands • Streams • Steep slopes • Natural vegetation • View sheds 	<ul style="list-style-type: none"> • Protect lives and homes from wildfire • Protect slopes • Maintain natural vegetation • Maintain public access • Minimize visual impact of development (reflective surfaces, height, color, etc...) 	<ul style="list-style-type: none"> • Agricultural uses • Animal husbandry • Single-family dwellings • Pasture and rangeland • Natural parks • Recreational facilities • Wildland-Urban interface 	Foothills	A-2.5, A-20	
Neighborhood Transition (NT) (Area of Impact)	The Neighborhood Transition (NT) Zone serves as a transition zone within the area of impact, immediately adjacent to the cities of Victor, Driggs and mutually agreed upon with the cities. These areas are in close proximity to electric, phone and other dry utilities as well as public water and sewer services. The objective in establishing the Neighborhood Transition Zone is to encourage the creation and maintenance of residential area within the County which are characterized by easy access via automobile, bicycle or pedestrian access to town services and amenities.	<ul style="list-style-type: none"> • Close proximity to the cities • Availability of city services • Established multimodal transportation routes • Mix of uses • Higher density than all other portions of the county • Coordination of development with the cities • Viewsheds 	<ul style="list-style-type: none"> • Promote development/annexation • Maintain residential uses • Provide area for industrial/manufacturing uses • Maintain/Improve multimodal transportation access • Provide recreational facilities for higher density use • Preserve viewsheds 	<ul style="list-style-type: none"> • Small scale agricultural uses • Medium density single-family, detached housing • Recreation facilities/Parks/greenways • Parks, greenways, and neighborhood amenities • Public utilities 	Town Neighborhood	A-2.5, A-20, ADR-2.5, ADR-1, ADR-.5, ADZ-.25, R-1, R-3, C-1, C-3	
Rural Agriculture (RA)	The Rural Agricultural (RA) Zone is established to provide areas in which agricultural/rural land uses are encouraged and supported within Teton County. This section sets forth guidelines and restrictions to protect agricultural/rural uses from encroachment of urban sprawl. Uses permitted in the Rural Agricultural (RA) Zone, in addition to agricultural uses, must be incidental thereto and should not detract from the basic agricultural/rural character of the zone. The specific intent in establishing this zone is for the following purposes: Discourage developments in isolated areas of the county where essential services are not readily available and would be fiscally irresponsible and/or burdensome for the county to provide such services; Provide a location where the cultivation of crops and the raising and keeping of livestock and related uses can be protected and encouraged; Protect native habitat; Prevent the necessity of having to pay excessive taxes on agriculture and grazing lands; Preserve the beauty of the rural agricultural lands in Teton Valley.	<ul style="list-style-type: none"> • Agriculture (high intensity farming on large and small scales) • Very productive land • Low density • Areas of natural vegetation and wildlife habitat • View sheds 	<ul style="list-style-type: none"> • Keep land in production • Maintain rural nature • Maintain view corridors • Maintain Teton River corridor • Maintain existing areas of natural vegetation 	<ul style="list-style-type: none"> • Agricultural uses • Animal husbandry • Low density single-family housing 	Rural Ag	A-2.5, A-20	
Rural Neighborhood (RN)	The Rural Neighborhood Zone 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. It is intended to: Provide a place in the county where residential dwellings may be constructed in harmony with agricultural uses; Provide a place in the county where dwellings may be in close proximity to an approved sewer system; Provide a place where services to residential development for street maintenance, fire and police protection, and health and sanitation services, and other available services may be available; Provide a zone where residents may have farm animals in reasonable numbers and conduct agricultural activities that are in harmony with the surrounding residential uses.	<ul style="list-style-type: none"> • Rural residential character • Higher densities compared to other portions of Teton County • Some public utility availability • Well established transportation resources • Stream corridors • Agriculture • Animal husbandry • Viewsheds 	<ul style="list-style-type: none"> • Maintain rural residential character • Maintain agricultural uses • Maintain residential/agricultural harmony • Maintain/Improve multimodal transportation access • Maintain stream corridors • Maintain viewsheds 	<ul style="list-style-type: none"> • Agricultural uses • Animal husbandry • Rural density single-family housing • Parks and neighborhood amenities • Public utilities 	Rural Neighborhood	A-2.5, A-20	