

CHAPTER 2

DEFINITIONS

ADD THE FOLLOWING DEFINITIONS TO 9-2-2

9-2-2: GENERAL DEFINITIONS: As used in this title, the following words and terms shall have the meanings ascribed to them in this section:

ACCESSORY BUILDING: A structure not used for human habitation, not greater than 3000 square feet (279 m²) in floor area, and not over 2 stories in height, the use of which is customarily accessory to and incidental to that of a dwelling(s) and which is located on the same lot.

ACCESSORY STRUCTURE, DETACHED: One-story detached accessory structure used as a tool or storage shed, playhouse, or similar use, provided the floor area does not exceed 200 square feet (11m²).

BERM: A mound or embankment of earth, usually two to six feet high, used to shield or buffer a property from adjoining uses, highways, or noise.

BUFFER: An area of natural vegetation or man-made construction that is intended to provide a dimensional separation between dissimilar land uses. A buffer may secondarily provide a visual screen between land uses.

CONDITIONAL USE: A use that, because of special requirements or characteristics, may be allowed in a particular zoning district only after review by the county and granting a conditional use approval imposing conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity.

DEVELOPMENT SITE: That portion of a property that will be dedicated to a proposed development.

LANDSCAPE MATERIAL: Any combination of living plants and non-living materials, such as rock, pebbles, sand, mulch, pavers, berms, fencing, walls, and other decorative materials.

LANDSCAPING: The planting and arranging of landscape materials to enhance the aesthetic and functional qualities of a site.

MANUFACTURED HOME: A structure transportable in one or more modules which is designed and built on a permanent chassis to be used as a dwelling, with a permanent foundation and footing and when connected to required utilities, and

includes the plumbing, heating, air conditioning and electrical systems therein. Units manufactured prior to June 1976 not stamped approved by HUD shall not be considered a “manufactured home” as defined herein. For clarification, this definition excludes mobile homes, trailers, campers, and other similar units as may be defined in this Title. Manufactured home units shall be designed and constructed to satisfy the provisions of the uniform building code (UBC) and other mandated related codes by state and federal authority.

- OFF STREET PARKING:** An off street space available for parking of motor vehicles, which conforms to the Off Street Parking Schedule in Section 8-4-4 of this ordinance.
- OPAQUE:** Impenetrable to view, or so obscuring the view that features, buildings, other structures, and uses become visually indistinguishable.
- PERMITTED WITH CONDITIONS:** A use other than a permitted or conditional use that may be administratively allowed on a land parcel as long as it meets the specified minimum conditions of its permit.
- PUBLIC UTILITY:** Any person or municipal department duly authorized to furnish to the public under public regulation electricity, gas, steam, telephone, transportation or water.
- SCENIC CORRIDOR:** See “Overlay Areas”. See also Chapter 5 of this title.
- SCREEN:** Natural vegetation or a decorative structure that creates an opaque visual block or obscures an unattractive view from one side to the other throughout the year. Screening may consist of any combination of the following:
- a. Fencing.
 - b. Masonry or rock wall.
 - c. Plants or natural vegetation.
 - d. Earthen berm.
- STORAGE YARD:** The keeping of junk material, merchandise or vehicles in the same location for an extended period of time.
- TECHNICAL STUDY:** A study that may be required by the county, including but not limited to traffic, natural features, engineering, geologic, hydro-geologic, flood, noise, photometric, or surface water drainage.

RESOLUTION NO. _____
TETON COUNTY BOARD OF COUNTY COMMISSIONERS
ADOPTION OF AMENDMENT TO THE TETON COUNTY
CODE OF ORDINANCES, TITLE 9 SUBDIVISION ORDINANCE
ADDING DEFINITIONS

WHEREAS, the Board of County Commissioners (Board) desires to amend Title 9, "SUBDIVISION ORDINANCE" of the Teton County Code of Ordinances to add general definitions to be consistent with Title 8, ZONING REGULATIONS; and

WHEREAS, the Planning & Zoning Commission held a public hearing on July 13, 2010 noticed in accordance with Idaho Code Title 67, Chapter 65, Section 6509, accepted testimony at said hearing, and recommends adoption of the Title 9 amendments dated July 13, 2010; and

WHEREAS, the Board held a public hearing on September 16, 2010 properly noticed in accordance with Idaho Code Title 67, Chapter 65, Section 6509; and

WHEREAS, the Board considered testimony and information presented at this hearing; and

WHEREAS, the proposed changes to Title 9 dated July 13, 2010 are in accord with the "Teton County Comprehensive Plan, A Guide for Development 2004-2010".

NOW THEREFORE, BE IT RESOLVED by the Teton County, Idaho, Board of County Commissioners as follows:

Section 1. The Board of County Commissioners hereby approves and adopts the proposed amendments to Title 9, Subdivision Ordinance, of the Teton County Code of Ordinances, said amendments are attached to this resolution and incorporated as Appendix A.

Section 2. This Resolution shall be in full force effective upon its date of adoption.

Section 3. If any part of this Resolution is invalid for any reason, such invalidity shall not affect the remainder of this Resolution.

DATED this the 16th day of September, 2010.

BOARD OF COUNTY COMMISSIONERS

Larry Young

Bob Benedict

Kathy Rinaldi

ATTEST:

Mary Lou Hansen, County Clerk