

Section 8-4-4 of Teton County Zoning Code. The existing subsections B, C, and D shall be changed to C, D and E.

B. HEIGHTS FOR SPECIALIZED STRUCTURES:

1. Agricultural structures. The maximum height limitations for an agricultural structure such as a silo, granary, or barn shall be no taller than sixty (60) feet when located in the A-20 or M-1 zoning districts.
2. Residential rooftop architectural features such as chimneys, cupolas, and domes are allowed by right to be ten (10) feet taller than the maximum height of the a residential structure but shall not exceed forty feet above the adjacent grade in the A-2.5 and A-20 zoning districts.
3. Non-residential architectural features extending above the rooftop, such as a smoke stack, bell tower, cupola, steeple, and dome may be granted a height up to thirty (30) feet above the maximum building height but no greater than sixty (60) feet above adjacent grade. Approval for architectural features more than ten (10) feet taller than the maximum building height may be approved by the Board of County Commission after being reviewed by the Planning and Zoning Commission for compliance with all the standards listed below.
 - a. The proposed structure is not within the Scenic Corridor.
 - b. The architectural feature is not used for human occupancy.
 - c. The proposed structure is a place of worship, an educational institute, a building used for processing agricultural products, or a publicly owned building.
 - d. The architectural feature does not include signage.
 - e. There is no lighting directed upon and no lighting emanating from the architectural feature.
 - f. All exterior materials on the architectural feature are non-reflective.
 - g. The combined areas of all architectural features do not cover more than ten (10%) percent of the total roof area of the building.
 - h. The maximum height of a spire, minaret, or steeple is not greater than thirty (30) feet above the roofline of the building and may not exceed sixty (60) feet in height above the adjacent grade.
 - i. The architectural feature does not significantly impede a primary view from an adjacent residence.
 - j. All architectural features not permitted outright shall undergo 3rd party review for proportionality and aesthetics. The applicant shall pay for this review. The County shall use an established 3rd party reviewer licensed as an architect in the State of Idaho.

4. Mechanical equipment. The height limitation of this Code shall not apply to mechanical equipment, provided that the mechanical equipment does not exceed four (4) feet above the roofline of the building.
5. Wireless Communication Facilities and Public Utilities: The following structures are exempt from the general height limits enumerated in Table 2 but are subject to individual review within a required conditional use permit review: distributed power facility, wind farms, commercial wind turbine, freestanding tower, water tower, fire and hose tower, observation tower, power line tower, radio tower, paging facility, cellular phone facility, cellular tower, television tower, and bridge tower.
6. Miscellaneous structures.
 - a. Wind Energy Systems, or windmills supplying onsite residential or agricultural uses shall be no taller than sixty (60) feet and shall comply with all provisions of 8-6-2-B-42 of the Teton County Code.
 - b. Batch plants for asphalt or concrete manufacturing are subject to individual review within a required conditional use permit review.
 - c. Sports field lighting is subject to individual review within a required conditional use permit review.
 - d. Transfer stations are subject to individual review within a required conditional use permit review.
 - e. Flag poles, amateur radio or personal antenna structures, and lighting rods are exempt from the building height limits in Table 2 of Section 8-4-4.