Teton County Land Use Requirements

	Required Items	Building a house/Development	One time only Lot split	Land Division	Short Plat	Full Plat	CUP	PC	TU	
Procedure for approval	Administrative Approval	●	●	●	●	●	●	●	●	
	DRC Meeting			●	●	●	●	●	●	
	Planning & Zoning Commission Approval				●	●	●			
	BoCC Approval				●	●				Does a CUP need BoCC approval, or is appeal okay?
	Building Official Approval	●					●♦	●♦	●♦	
	Timeline for Improvements			●	●	●	●			
	Prior Created Lots Provision(7)									Maybe this belongs in the definitions section
Survey:	Deed showing ownership	●	●	●	●	●	●	●	●	
	Legal description	●	●	●	●	●	●	●		
	Survey completed		●	●	●	●				
	Plat				●	●				
	County Surveyor Approval		●	●	●	●				
Water:	Must have culinary water	●			●	●	●♦	●♦	●♦	
	Individual Wells									
	Community Water System									
	Approval from District 7 Health	●	●	●	●	●	●♦	●♦	●♦	
	Individual Septic									
	Community Septic									
	Health District approval	●	●	●	●	●	●♦	●♦	●♦	
	Idaho DEQ Approval					●	●♦	●♦	●♦	need to get better clarification on the roles of IDEQ & Public Health
Fire:	Fire turn around	●		●	●	●	●	●	●♦	
	Fire Hydrants/Fire Ponds			●	●	●	●♦	●♦		
	County Fire District approval	●	●	●	●	●	●	●	●	
Law Enforcement	Sheriff acknowledgment (Will Serve Letter)					●	●♦	●♦	●♦	Does it make sense to notify the Sheriff?
School District	District acknowledgment (Will Serve Letter)				●	●	●♦			Does it make sense to notify the Sheriff?
Access/Parking:	Documented legal access	●	●	●	●	●	●	●	●	
	Driveway to adopted standards	●					●	●		
	on site road to standards			●	●	●				
	Transportation/circulation study					●♦	●♦			
	Off Street Parking	●					●	●	●	
	Off Street Parking Surface									Do we just cut this out??
	Access off a state highway	Limited								
	Possible off site road improvements					●	●			
	County Engineer Approval	●	●	●	●	●	●	●	●	
	Trails					●♦	●♦			
	Public Access Point	●	●	●	●	●	●♦			

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Development Plans/Information /Studies Needed:	Sketch Master Plan					●				Difference in Master Plan & Site Plan
	Preliminary Master Plan				●	●				
	Final Master Plan	●	●	●	●	●	●	●		
	Circulation/Transportation Plan (road Cross Sections)					●	●♦			
	Landscaping/Vegetation Plan					●	●			
	Site plan Showing existing conditions(2)	●	●	●	●	●	●	●	●	
	Development constraints analysis (3)				●	●	●			
	Drainage Plan (Storm Water)	●♦			●♦	●♦	●♦			
	Grading Plan (Cut/Fill)	●♦			●♦	●♦	●♦			
	Utility Plan	●				●	●			
	Soil Test/Geotech. Analysis					●				are there any other triggers for this?
	Signage Plan					●	●	●♦		
	Outdoor Lighting Plan	●				●	●			
	Topo Map	●		●	●	●	●			
	Plan For Services (4)				●	●	●			
	Phasing Plan					●	●♦			
	Development Agreement				●	●	●♦			Does make sense to require a development agreement for a CUP?
	CC&R's				●	●				
	Financial Guarantees (Bond/ Letter of Credit)				●	●				
Landscaping:	Required (1)	●			●	●	●♦			
	Buffering from public roads				●♦	●♦	●♦			

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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 health and sanitation services, and other available services; Provide a zone where residents can have farm animals in keeping with optimum intensity of use and conduct agricultural activities.

Assets Unique to this Zone	Uses in this zone	Priorities in this zone
Agriculture	• Agricultural uses • Animal husbandry •Low density single-family, detached housing	**Keep Land in production**
Streams		**Congregate housing**
Rural Lifestyle		**Maintain corridors**
Natural Vegetation		

Requirements Unique to this Zone:					
	Open Space (Type)	Type 1) Native	Type 2)	Type 3) Lot Based	
	Open Space (Amount)				
	TDR	Sending area			

	Required Items	Building a house/Development	One time only Lot split	Land Division	Short Plat	Full Plat	CUP	PC	TU	
Lot/Building Characteristics:	Lot Area	2.5/20 acre *	2.5/20 acre	4/30 acre	1	1	2.5/20 acre *	2.5/20 acre *	2.5/20 acre *	
	Lot Width:									Do we care about width in the county?
	Lot Frontage:									
	Setbacks:	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	Should ditch setbacks be increased.
	Height:	30'	30'	30'	30'	30'	30'	30'		
	Design Criteria									Do we want to look at the design of the buildings?
	Lot Coverage	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	
	Dwelling per lot	1	1	1	1	1	1	1	1	
	Accessory Dwelling Permitted	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	
	Ridgeline									How do we want to handle ridgelines?
Open Space		N/A	N/A	N/A	25%	50%				
Walls/fences (5)	Permitted (y/n)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Height	6'	6'	6'	6'	6'	6'	6'	6'	
	Material	Wood, metal	Wood, metal	Wood, metal	Wood, metal	Wood, metal	Wood, metal	Wood, metal	Wood, metal	

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Agricultural/ Wetland

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.

Assets Unique to this Zone	Uses in this zone	Priorities in this zone
Wetlands	• Agricultural uses • Animal husbandry • Low density single-family, detached housing	**Protect homes from water**
High Ground water		**Protect water from development**
Agricultural Uses		**Maintain floodplains**
Natural Vegetation		**Preserve agricultural uses**
Water Corridors		**Preserve natural vegetation**
Floodplains		

Requirements Unique to this									
	Open Space (Type)	Type 1) Native	Type 2)	Type 3) Lot Based					
	Open Space (Amount)								
	TDR	Sending area							

	Required Items	Building a house/Development	One time only Lot split	Land Division	Short Plat	Full Plat	CUP	PC	TU	
Lot/Building Characteristics:	Lot Area	2.5/20 acre *	2.5/20 acre	4/30 acre	1	1	2.5/20 acre *	2.5/20 acre *	2.5/20 acre *	
	Lot Width:									Do we care about width in the county?
	Lot Frontage:									
	Setbacks:	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	Should ditch setbacks be increased.
	Height:	30'	30'	30'	30'	30'	30'	30'		
	Design Criteria									the buildings?
	Lot Coverage	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	
	Dwelling per lot	1	1	1	1	1	1	1	1	
	Accessory Dwelling Permitted	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	
	Ridgeline									How do we want to handle ridgelines?
Open Space		N/A	N/A	N/A	25%	50%				
Walls/fences (5)	Permitted (y/n)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Height	6'	6'	6'	6'	6'	6'	6'	6'	
	Material	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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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 resort 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.									
Assets Unique to this Zone	**Public Land access** **Wood lands** **Streams** **Hillsides** **Steep slopes** **Wildlife**		**Uses in this zone**	• Agricultural uses • Animal husbandry Single-family dwellings • Pasture and rangeland • Parks • Recreational Facility • Wild land-Urban interface			**Priorities in this zone**	**Protect homes from wildfire** **Protect steep slopes** **Maintain natural vegetation** **Maintain public Access**		
Requirements Unique to this	**Open Space (Type)**	Type 1) Native	Type 2)	Type 3) Lot Based						
	Open Space (Amount)									
	TDR	Sending area								
	Required Items	**Building a house/Development**	**One time only Lot split**	**Land Division**	**Short Plat**	**Full Plat**	**CUP**	PC	TU	
Lot/Building Characteristics:	Lot Area	2.5/20 acre *	2.5/20 acre	4/30 acre	1	1	2.5/20 acre *	2.5/20 acre *	2.5/20 acre *	
	Lot Width:									Do we care about width in the county?
	Lot Frontage:									
	Setbacks:	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	Should ditch setbacks be increased.
	Height:	30'	30'	30'	30'	30'	30'	30'		
	Design Criteria									Do we want to look at the design of
	Lot Coverage	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	
	Dwelling per lot	1	1	1	1	1	1	1	1	
	Accessory Dwelling Permitted	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	
	Ridgeline									How do we want to handle ridgelines?
Open Space		N/A	N/A	N/A	25%	50%				
Walls/fences (5)	Permitted (y/n)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Height	6'	6'	6'	6'	6'	6'	6'	6'	
	Material	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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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.									
Assets Unique to this Zone	**Close proximity to cities** **City services** **Established transportation routes** **Mix of uses** **Higher density**		**Uses in this zone**	• Agricultural uses • Animal husbandry • Medium density single-family, detached housing • Parks, greenways, and neighborhood amenities • Public utilities			**Priorities in this zone**			
Requirements Unique to this Zone:	**Open Space (Type)**	Type 1) Native	Type 4)	Type 5) Built						
	Open Space (Amount)									
	TDR	Receiving area								
	Required Items	**Building a house/Development**	**One time only Lot split**	**Land Division**	**Short Plat**	**Full Plat**	**CUP**	**PC**	**TU**	
Lot/Building Characteristics:	Lot Area	2.5/20 acre *	2.5/20 acre	4/30 acre	1	1	2.5/20 acre *	2.5/20 acre *	2.5/20 acre *	
	Lot Width:									Do we care about width in the county?
	Lot Frontage:									
	Setbacks:	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	Should ditch setbacks be increased.
	Height:	30'	30'	30'	30'	30'	30'	30'		
	Design Criteria									Do we want to look at the design of the buildings?
	Lot Coverage	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	
	Dwelling per lot	1	1	1	1	1	1	1	1	
	Accessory Dwelling Permitted	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	
	Ridgeline									How do we want to handle ridgelines?
Open Space		N/A	N/A	N/A	25%	50%				
Walls/fences (5)	Permitted (y/n)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Height	6'	6'	6'	6'	6'	6'	6'	6'	
	Material	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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Rural Agricultural

The Rural Agricultural (RA) Zone is established to provide areas in which agricultural/rural land uses are encouraged and supported within Teton County. This chapter 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.

Assets Unique to this Zone	Uses in this zone	Priorities in this zone
Large scale farming **Productive land** **Low density**	• Agricultural uses • Animal husbandry • Low density single-family, detached housing • Recreational Access	

Requirements Unique to this Zone:									
	Open Space (Type)	Type 2) Agriculture	Type 1) Native	Type 3) Lot Based					
	Open Space (Amount)								
	TDR	Sending area							

	Required Items	Building a house/Development	One time only Lot split	Land Division	Short Plat	Full Plat	CUP	PC	TU	
Lot/Building Characteristics:	Lot Area	2.5/20 acre *	2.5/20 acre	4/30 acre	1	1	2.5/20 acre *	2.5/20 acre *	2.5/20 acre *	
	Lot Width:									Do we care about width in the county?
	Lot Frontage:									
	Setbacks:	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	Should ditch setbacks be increased.
	Height:	30'	30'	30'	30'	30'	30'	30'		
	Design Criteria									Do we want to look at the design of the buildings?
	Lot Coverage	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	
	Dwelling per lot	1	1	1	1	1	1	1	1	
	Accessory Dwelling Permitted	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	
	Ridgeline									How do we want to handle ridgelines?
Open Space		N/A	N/A	N/A	25%	50%				
Walls/fences (5)	Permitted (y/n)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Height	6'	6'	6'	6'	6'	6'	6'	6'	
	Material	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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Rural Neighborhood	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.									
Assets Unique to this Zone	**Rural character** **Higher density** **Some public utilities available** **Well established transportation resources** **Streams**		**Uses in this zone**	• Agricultural uses • Animal husbandry • Rural density single-family, detached housing • Parks, greenways, and neighborhood amenities • Public utilities			**Priorities in this zone**			
Requirements Unique to this Zone:	**Open Space (Type)**	Type 1) Native	Type 4)	Type 5) Built						
	Open Space (Amount)									
	TDR	Receiving Area								
	Required Items	**Building a house/Development**	**One time only Lot split**	**Land Division**	**Short Plat**	**Full Plat**	**CUP**	**PC**	**TU**	
Lot/Building Characteristics:	Lot Area	2.5/20 acre *	2.5/20 acre	4/30 acre	0.5	0.5	2.5/20 acre *	2.5/20 acre *	2.5/20 acre *	
	Lot Width:									Do we care about width in the county?
	Lot Frontage:									
	Setbacks:	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	F: 30' Rear: 40' Side: 30' Teton River: 100' Stream/Creek: 50' Irrigation Ditch: 15'	Should ditch setbacks be increased.
	Height:	30'	30'	30'	30'	30'	30'	30'		
	Design Criteria									Do we want to look at the design of the buildings?
	Lot Coverage	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	15,000 Square Feet	
	Dwelling per lot	1	1	1	1	1	1	1	1	
	Accessory Dwelling Permitted	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	Yes, 1	
	Ridgeline									How do we want to handle ridgelines?
Open Space		N/A	N/A	N/A	25%	50%				
Walls/fences (5)	Permitted (y/n)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Height	6'	6'	6'	6'	6'	6'	6'	6'	
	Material	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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