

TITLE 9 LAND USE CODE – CHAPTER 10 ZONING REGULATIONS

CHAPTER 10

ARTICLE 4

LAND USE SCHEDULES

9-10-04-1: DISTRICT SCHEDULE

9-10-04-2: HEIGHT, SETBACK AND AREA REQUIREMENTS SCHEDULE

9-10-04-1: DISTRICT SCHEDULE

AGRICULTURE	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Agriculture, general	P	P				C								P
Agriculture warehouse	C													
Dairy														
Feedlot														
Gardening, no agriculture related buildings	P	P	P	P	P	C	P							P
Poultry and swine operation														
Roadside stand	P	P					C	C	C	C				
RESIDENTIAL	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Condominium					P	C								
Maximum units per acre					8	8								
Convalescent home					C			P	P					
Family day care			P	P	P	C	P	P	P					
Home occupation	P	P	P	P	P	C	P	P	P					
Manufactured home park					C									
Manufactured home subdivision					C	C								
Mobile home														
Mobile home park														
Multifamily dwelling					P	C								
Maximum units per acre					12	12								
Noncommercial kennel	P	P	C	C	C	C		C	C	C	C	C		
Planned unit development						C								
Rooming/Boarding house	C	C		C	C		C	C	C					
Shelter home (8 or less)	C	C		C	C									
Single family dwelling	P	P	P	P	C	C		C						
Townhouse					P	C	C	C	C					
Maximum units per acre					8	8								
Two family dwelling			C	P	P	C								
Vertical mixed use					C	C	C	C	C					
<div> <div>P - PERMITTED</div> <div>C- CONDITIONAL USE</div> <div>BLANK- NOT ALLOWED</div> </div>														

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COMMERCIAL	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Amusement center, indoor						C	C	C	P	C				
Auction establishment	C						C	C	C	P	C			
Automotive body shop										C		P		
Automotive service station									C	P	C	C		
Automotive repair	C	C							C	P		P		
Automotive sales/parts									C	P		P		
Automotive storage	C	C								P		P		
Bakery/bakery good store						C	P	P	P		P	P		
Bank, savings and loan						C	P	P	P		P			
Barber, beauty shop				C	C	C	P	P	P		C			
Bowling alley						C			P	P				
Building supply outlet										P		P	P	
Business, adult													C	
Cabinet shop	C	C									C	P	P	
Car wash						C		C	P	P		P		
Cleaning, dry						C		C	P	C	C			
Commercial kennel	C	C								C	C	C		
Communication facility	C	C	C	C			C					C	C	C
Contractor office	C	C				C	C	C	P	P	P	P	P	
Convenience store with fuel service						C		C	P	P	C	C		
Convenience store with no fuel service						C		P	P	P	C	C		
Dance, music, voice studio	C	C	C	C	C	C		P	P	C	P			
Detention facilities												C	C	
Drive-in restaurant								C	P		C			
Drug store						C	C	C	P	P	C			
Equipment rental/sales	C	C						C	C	C	C	P	P	
Fabrication, light metal	C	C									C	P	P	
Group day care	C	C	C	C	C	C	C	P	P	C	C			
Day care center	C	C				C	C	P	P	C	P			
Farm equipment services	C	C								P	C	P	P	
Food store/delicatessen						C	P	P	P					
Frozen food locker	C	C							C	P	C	P	C	
Furniture repair/refinishing	C	C									P	P	P	
Furniture store						C	C	C	P	P				
Gift/flower shop						C	P	P	P	P				
Health club, spa, weight reduction salon						C		C	P	C	C			
Hotel/Motel									C	P				
Laboratory-medical, dental, optical						C	C	C	P	C	P			
Laundromat, self service						C		C	P					
Laundry, commercial									C	P	P	P		
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COMMERCIAL	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Live entertainment event						C								C
Lumber yard, retail									C	P		P		
Medical Clinic			C	C	C	C	P	P	P	P				
Mortuary								P	P	C				
Manufactured office building	C	C				C						P	P	
Massage, tanning salon						C	C	P	P	C	C			
Nursery, plants / flowers	C	C						C	C	C		C	C	
Office, professional						C	P	P	P		P			
Parking facility						C	C	C	P	P	P	P		
Photographic studio	C	C				C	P	P	P	C	P			
Pharmacy						C	P	P	P	P	C			
Preschool	C	C	C	C	C	C	C	P	P		C			
Printer									P	P	P	P		
Restaurant						C	P	P	P					
RV, trailer park	C	C								C				
Sign shop	C	C							C	C	C	P	P	
Storage, enclosed building	C	C									C	P	P	
Storage, fenced area	C	C										C	P	
Theater, indoor						C	C	C	P					
Tire shop, repair and sales									C	P		P	P	
Trailer, sales										P		P	P	
Truck stop										C				
Vet clinic	C	C							C	P	C	P		
Asphalt plant														
MANUFACTURING	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Beverage bottling plant												P	P	
Chemical storage and manufacturing												C	C	
Cement or clay products													C	
Cold storage plant												P	P	
Concrete batch plant	C												C	
Contractor storage yard	C											C	P	
Dairy products processing												C	C	
Food processing plant												C	C	
Grain elevator	P	P											C	
Grain storage	P	P										P	P	
Junkyard														
Machine shop	C											C	P	
Meat packing plant	C											C	C	
Monument works, stone									C	P	C	P	P	
Petroleum storage													P	
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MANUFACTURING	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Public utility yard													P	
Railroad yard or shops													P	
Recycling operation	C												C	
Sanitary landfill	C													
Terminal yard, trucking													P	
Truck and tractor repair										C		C	P	
Warehousing, wholesaling										C	C	P	P	
Wood processing plant												C	C	
Wrecking yard													C	
PUBLIC/SEMI-PUBLIC	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Cemetery	C	C	C	C	C									
Church	C	C	C	C	C	C		C	C	C				
City park	P	P	P	P	P	C	C	P	P	P	C	C	C	P
Golf course	C	C	C	C	C	C								C
Hospital					C	C		C	C	C	C			
Library	C	C		C	C	C	C	C	C	C	C			
Museum	C	C		C	C	C	C	C	C	C	C			
School	C	C	C	C	C	C		C	C	C				
Waste treatment plant	C	C											C	C
Other public and semi- public	C	C	C	C	C	C	C	C	C	C	C	C	C	C
P - PERMITTED					C- CONDITIONAL USE					BLANK- NOT ALLOWED				

All land uses not listed within the Land Use Schedule shall require a Conditional Use Permit.
(Ord. 2008-4)

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9-10-04-2: HEIGHT, SETBACK AND AREA REQUIREMENTS SCHEDULE

A. District Schedule:

Zoning District	Lot Size		Minimum Lot Frontage (feet)	Setback Requirements					Maximum Height (feet)
	Minimum Interior (sq. feet)	Minimum Corner (sq. feet)		Front (feet)	Rear (feet)	Interior Side (feet)	Street Side (feet)	Alley Side (feet)	
A	20 acres	20 acres	140	30	30	20	20	-	35
TA	2.5 acres	2.5 acres	100	30	30	20	20	-	35
R1	9,000	10,000	100	20	20	10	20	5	30
R2	7,000	8,000	70	20	15	10	20	5	30
R2T	6,000	6,000	50	20	15	10	20	5	25
R3	7,000	8,000	70	20	15	5	15	5	35
CD	-	-	25	-	10	-	-	5	35
C1	2,500	2,500	25	-	10	-	-	5	35
C2	-	-	-	-	-	-	-	-	35
C3	-	-	-	50	15	-	20	5	35
BP	7,500	7,500	75	20	-	5	20	5	35
M1	-	-	50	20	-	-	20	5	45
M2	-	-	50	20	-	-	20	5	45
OS	-	-	-	20	20	5	20	5	35

B. Multiple Use District Schedule:

Building Type	Lot Footprint			Minimum Setback Requirements					Maximum Height (feet)
	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Lot Size (square feet)	Front (feet)	Rear (feet)	Interior Side (feet)	Street Side (feet)	Alley Side (feet)	
Single-Family Dwellings	35	50	2,400	15	10	5	15	5	35
Twin Homes	45	70	4,000	15	10	5	15	5	35
Multifamily Dwellings	-	-	-	15	10	5	15	5	35
Vertical Mixed Use	-	-	-	-	-	-	-	-	35
Commercial	-	-	-	-	-	-	-	-	35

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C. Setbacks:

1. All setbacks are to the farthest structural projection of the building from the street right- of- way.
2. Open structures such as porches, canopies, balconies, platforms, covered patios and similar architectural projections shall be considered part of the building to which it is attached and shall not project more than 15 feet into the required rear yard setback.
3. Open porches for residential dwelling units shall not project more than five (5) feet into the required front setback.
4. A multi-story structure shall have an additional five (5) feet per story of front setback in an R1 district.
5. Lots in a cul-de-sac shall have a minimum of 50 feet of public right of way frontage, but not less than the amount of setback required for adjacent lots.

D. Height:

1. Building height shall be measured as the vertical distance from the average contact ground level at the front wall of the building to the highest point of the roof line.
2. The maximum height requirement may be increased by a conditional use permit.
3. Building height shall not exceed three stories.

E. Building Per Lot: No two principal buildings may claim or share parts of the same lot area, or width or required yard area for the purpose of compliance with this Title.

F. Lots Of Record: Any single lot or parcel of land, which was of record in the office of the Recorder of Teton County on April 7, 2008, but does not meet the requirements of the zoning district in which it is located for minimum lot width and area, may be utilized under a conditional use permit. (Ord. 2008-4)