

Article 3 - Rural Districts

Div. 3.1. RC: Residential Cluster	3-2
3.1.1. Intent.....	3-2
3.1.2. Lot Dimensions.....	3-2
3.1.3. Building Placement	3-3
3.1.4. Building Height.....	3-3
Div. 3.2. Subdivision in Rural Districts	3-4
3.2.1. Density and Open Space.....	3-4
Div. 3.3 Open Space in Subdivisions	3-5
3.3.1. Amount of Open Space.....	3-5
3.3.2. Permanent Preservation	3-5
3.3.3. Ownership and Management of Open Space .	3-5
3.3.4. Configuration of Open Space.....	3-5
3.3.5. Open Space Priorities	3-6
3.3.6. Allowed Uses of Open Space	3-7
3.3.7. Prohibited Uses of Open Space.....	3-7
3.3.8. Access.....	3-7

3.1.1. Description



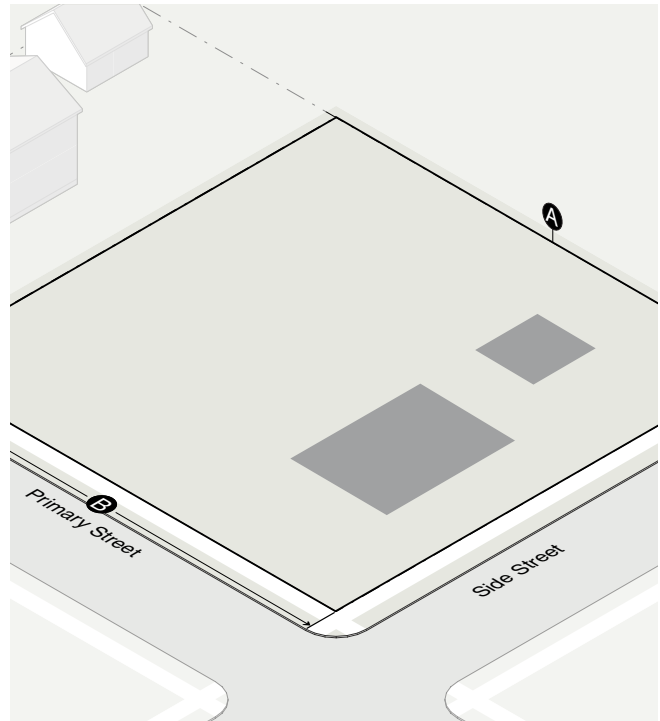
Intent

RC is intended to accommodate single- and two-family uses at a gross density not exceeding 1 unit per 2.5 acres. RC should be applied in areas of impact and in cities or towns where the existing land use pattern is predominately single- or two-family or where such land use pattern is desired in the future. Uses that would substantially interfere with the residential nature of the district are not allowed. RC allows residential cluster development in exchange for preserving open space.

Building Types Allowed

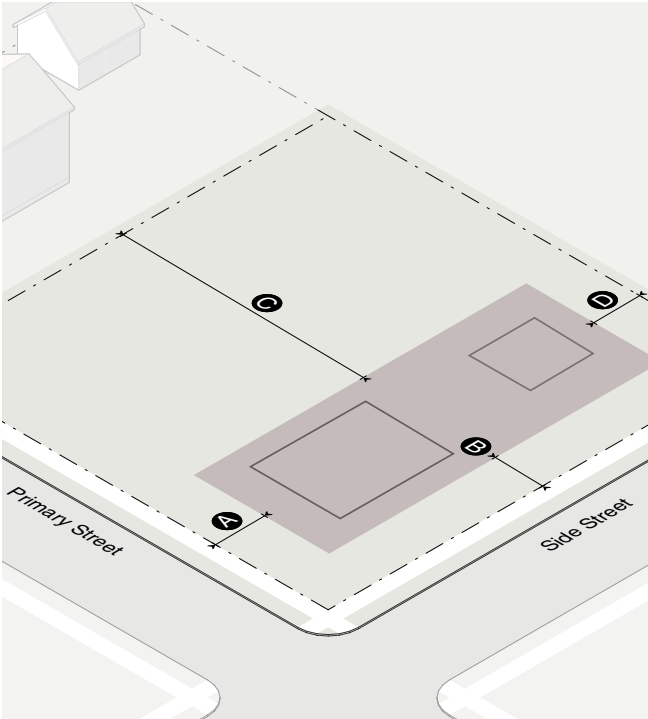
Detached house	see also Div. 8.2
Backyard cottage	see also Div. 8.3
Duplex: side by side	see also Div. 8.5
Duplex: back to back	see also Div. 8.6
Attached house	see also Div. 8.7
Agricultural building	

3.1.2. Lot Dimensions



Project	RC	
Area	2.5 acres min	
Density / Open space	see Div. 3.6 & 3.7	
Lot	A Area	B Width
Detached house	9,000 SF min	75' min
Backyard cottage	9,000 SF min	75' min
Duplex: side by side	12,000 SF min	100' min
Duplex: back to back	12,000 SF min	75' min
Attached house	6,000 SF min	50' min
Coverage		
Lot coverage	50% max, not to exceed 10,000 SF	

3.1.3. Building Placement

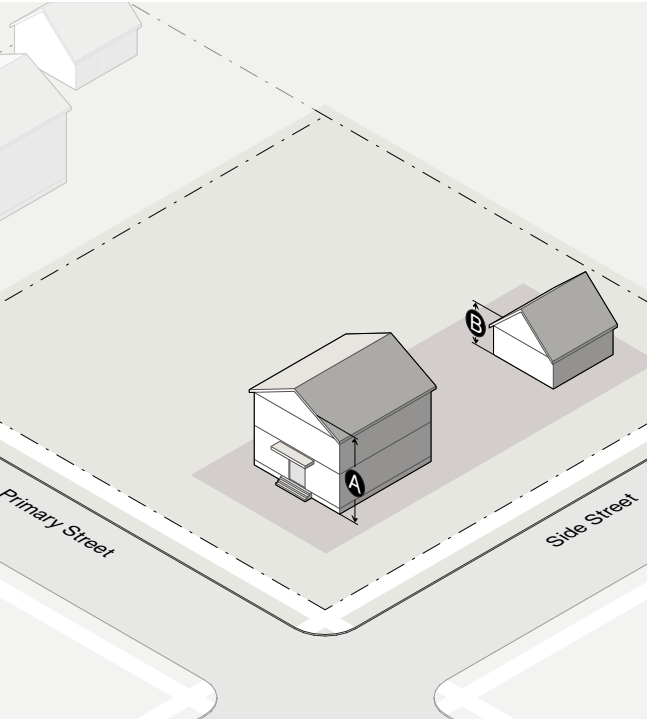


Principal Building Setbacks		
Primary street	20' min	A
Side street	20' min	B
Side interior	10' min	C
Rear	20' min	D
Accessory Structure Setbacks		
Primary street	40' min	E
Side street	20' min	F
Side interior	10' min	G
Rear	10' min	H

Key assets of the Rural Cluster zoning district include:

- A. Close proximity to cities;
- B. City services;
- C. Mix of uses; and
- D. Higher densities.

3.1.4. Building Height



Height		
Principal building	2 stories / 30' max	A
Accessory structure	30' max	B
Agricultural building	60' max	

Subdivisions must be designed to:

- A. Provide a transition to cities; and
- B. Capitalize on established transportation routes.

Open Space in the Rural Cluster zoning district must meet the standards found in 3.7.

3.2.1. Density and Open Space

- A. The following minimum standards for the allocation of density and the creation of open space apply to subdivisions created after the effective date of this Land Development Code.
- B. Existing lots that were platted legally prior to the effective date of this Land Development Code are considered buildable where they meet the requirements of Div.14.10.1.

RC: Rural Cluster	Short Plat	Full Plat	Lot Split
Density Allocation	1 lot per 2.5 acres	1 lot per 2.5 acres	1 lot per 3.75 acres
Open Space (min)	75%	75%	--
Alternative Density Allocation #1	1 lot per 3.75 acres	1 lot per 3.75 acres	--
Open Space (min)	50%	50%	--
Alternative Density Allocation #2	1 lot per 5 acres	1 lot per 5 acres	--
Open Space (min)	25%	25%	--

3.31. Amount of Open Space

The amount of required open space is set by zoning district and is calculated as a percentage of the gross site area.

3.32. Permanent Preservation

Required open space set aside must be permanently preserved through a conservation easement or zoned as Preservation.

3.33. Ownership and Management of Open Space

A. Ownership

Required open space must be owned and maintained by one of the following entities:

1. Single Entity Landowner

A single landowner may retain the open space. The responsibility for maintaining the open space and any facilities shall be borne by the entity.

2. Land Conservancy or Land Trust

A land conservancy or land trust may own the open space. The responsibility for maintaining the open space and any facilities shall be borne by a land conservancy or land trust.

3. City or County

A City or County may retain the open space. The responsibility for maintaining the open space and any facilities shall be borne by the City or County.

B. Conveyance

The conveyance of open space must be in accordance with the following:

1. Open space must be conveyed to the single entity, land conservancy or land trust, or local government in fee simple without any encumbrances, except the approved easements.

2. Title to the real property must be conveyed no later than the time of the conveyance of the first lot within the applicable phase of the development.
3. Open space must be preserved and it must be restricted against private or public ownership for any other purpose except acquisition by condemnation or in lieu of condemnation, and the granting of conservation easements.

C. Dissolution

If the owning entity is dissolved, the open space may be offered to another entity who will be responsible for the maintenance and upkeep of the open space. If no other offer is accepted, the open space must be offered to the County and if accepted, deeded to the County

If the subdivision is vacated, the dedicated open space, which is zoned preservation or is in a conservation easement, shall remain dedicated open space.

3.34. Configuration of Open Space

- A. The minimum width for any required open space is 100 feet. Exceptions may be granted by the County for elements such as trail easements and linear parks.
- B. Where the Idaho Department of Fish & Game designates an animal migration corridor on the property, Idaho Department of Fish & Game must be consulted as to the appropriate width of the corridor.
- C. For every 200 acres of development, one grouping (residential lots connected/touching) of development is allowed, and the remaining open space must be contiguous. Where multiple roads serve a property, additional groupings of development may be approved where they improve the protection of the key site resources by reducing the intrusion of development into the site.
- D. Required open space must adjoin any neighboring areas of dedicated open space or other protected natural areas.

E. Development in the Agricultural Rural Neighborhood (ARN) zoning district may fulfill the open space requirements by providing off-site open space through the process outlined in Article 9.4.

3.35. Open Space Priorities

A. Planning & Zoning Commission Authority

The final determination as to which land must be protected as required open space will be made by the Planning & Zoning Commission.

B. Primary Open Space

The following are considered primary open space areas and must be the first areas reserved as required open space:

1. Land where the elevation is lower than 2 feet above the elevation of the 100-year flood as defined by FEMA;
2. Land within 100 feet of any wetland (as defined by United States Code of Federal Regulations 40 CFR, Parts 230-233 and Part 22), isolated wetlands, or areas of special concern identified by state or local rule;
3. Slopes above 25% of at least 5,000 square feet contiguous area; and
4. Any state-designated wildlife corridor.

C. Secondary Open Space

The following are considered secondary open space areas and must be included as required open space once the primary open space areas are exhausted:

1. Significant natural features and scenic views such as ridgelines, open vistas across meadows or fields, river or stream views;
2. Prime agricultural land;

3. Specific wildlife or habitat protection areas identified by Teton County including, but not limited to:
 - a. Sharp-tailed grouse breeding habitat;
 - b. Songbird/raptor breeding and wintering habitat;
 - c. Waterbird breeding, migration, and wintering habitat; and
 - d. Big game migration corridors and seasonal range.
4. Habitat for any species on a Federal or State threatened, endangered, or species of concern list;
5. Traditional trail access to adjacent public (federal or state) lands;
6. Natural woodlands that help block the view of the development;
7. Historic, archaeological and cultural sites, cemeteries and burial grounds; and
8. Soils with severe development limitations.

3.36. Allowed Uses of Open Space

To the extent not otherwise prohibited by the use table for the applicable zoning district, required open space may be used for the following:

- A. Agricultural purposes (Including row and field crops, pasturage, horticulture, viticulture, sod farm, silviculture, and grazing. Feed lots or other concentrated animal feeding operations are not allowed in required open space.);
- B. Conservation areas for natural, archaeological, or historical resources;
- C. Meadows, forests, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
- D. Pedestrian or multipurpose trails;
- E. Passive or active recreation areas (active recreation must not constitute more than 50% of the required open space);
- F. Water bodies such as lakes, ponds, rivers, streams and creeks, and their associated floodplains and floodways; and
- G. Easements for drainage, access, and underground utility lines.

3.37. Prohibited Uses of Open Space

Required open space cannot be used for the following:

- A. Individual wastewater disposal systems;
- B. Streets; and
- C. Parking lots.

3.38. Access

Access to required open space may be restricted where necessary for public safety reasons or to prevent interference with agricultural operations, sensitive natural resources, or critical wildlife habitat.