

TETON COUNTY, IDAHO  
 ORDINANCE 2022- 0425

Amendment to Title 8, Chapter 4-1 & Chapter 6-2

AN ORDINANCE OF TETON COUNTY, IDAHO AMENDING TITLE 8, CHAPTER 4, SECTION 1 AND CHAPTER 6 SECTION 2 OF THE TETON COUNTY CODE; AMENDING, PURSUANT TO IDAHO STATE STATUTE 67-6511, ADDING CERTAIN RESIDENTIAL USES AS USES PERMITTED WITH CONDITIONS IN THE M-1 INDUSTRIAL/ MANUFACTURING ZONE; ADDING DWELLING UNIT STANDARDS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS the Teton County Zoning Ordinance has provisions which allow for any resident of the County to propose recommended changes to the Zoning Ordinance, and the County did receive application for a specific change to allow for certain residential uses to be allowed in the M-1 Zone, with conditions; and

WHEREAS, the Teton County Board of County Commissioners have agreed upon the proposed amendments to the Zoning regulations and find that the use is consistent with the purposes and characteristics of the M-1 zone; and that the proposal is consistent with the goals and policies of the Teton County Comprehensive Plan;

THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF TETON, STATE OF IDAHO:

SECTION 1. That the following table shall be amended in the Teton County Code Title 8, Chapter 4, Section 1 – “ZONING RESTRICTIONS AND LAND USE TABLE” to add “PC” to the M-1 column as shown:

<b>Residential</b>	A-20	A-2.5	R-1	R-2	C-1	C-2	C-3	M-1
Dwelling, Accessory Unit	PC	PC	P		P	P	P	<u>PC</u>
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	<u>PC</u>
Dwelling, Two-Family			P					<u>PC</u>
Mobile Home, Modular Unit, Single-Wide	P	P	P	P	P	P	P	<u>PC</u>

SECTION 2. That the following amendments and standards be modified and added to Title 8 Chapter 6 Section 2B:

15. **Dwelling**

**A. Dwelling, Accessory Unit (A-20, A-2.5, M-1)**

1. An accessory dwelling unit shall be a completely separated and independent additional living unit;
2. It shall have its own kitchen, bathroom facilities, and sleeping area;
3. If detached from the primary residential unit, its appearance shall be that of the primary unit or of the same character of the neighborhood and meet the setbacks of the zoning district in which it is located; and
4. Two (2) off-street parking spaces shall be provided for the accessory unit.

**B. Dwellings located in the M-1 Zone**

1. All types of dwelling units permitted in the M-1 zone shall meet the following

additional standards:

- a. The floor area of the dwelling unit shall not exceed 25% of the gross floor area of the primary industrial building located on the lot or 900sf, whichever is less;
- b. The dwelling unit shall be secondary to the industrial use on the lot and shall not be occupied prior to the industrial building and/or use.

**SECTION 3.** All ordinances, resolutions or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**SECTION 4.** This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

**ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, IDAHO, this 25 day of April, 2022.**

*Cynthia J. Riegel*

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Cindy Riegel, Chair of the Board of Teton County Commissioners

ATTEST:

*Kim Keeley*

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Kim Keeley, County Clerk

