

Zone Comparison Table: R-1 Zoning District

	Proposed Rural 1 (R-1) Zone	Existing Rural-County (R-TC) Zone	Existing Neighborhood Conservation-County (NC-TC) Zone	Existing Suburban-County (S-TC) Zone
How much can I build? (Bulk/Form)				
Floor Area				
How to Calculate	Floor area potential is based on the gross (total) acreage of your property. No survey is required to calculate your potential.	Floor area potential is based on the gross (total) acreage of your property minus those areas that are not developable. In order to calculate your potential, you will need to use a survey or the GIS to estimate your Base Site Area. Base Site Area (BSA) = Total Acres – Acres in road easements, water, previously committed open space and 50% of land in steep slopes		
Floor Area Ratio (max)	0.007 Gross Site Area (total acreage) x 0.007 = Allowed Floor Area	Residential Lots >0.5 ac: (BSA-0.5)(0.032)(43,560)+4,596 Other Uses: 0.007 BSA x FAR = Allowed Floor Area	Residential Lots >0.5 ac: (BSA-0.5)(0.032)(43,560)+4,596 Other Uses: 0.007 BSA x FAR = Allowed Floor Area	Residential: 0.35 Agriculture: 0.007 Other Uses: 0.30 BSA x FAR = Allowed Floor Area
Site Development				
How to Calculate	Site development potential is based on the gross (total) acreage of your property. No survey is required to calculate your potential.	Site Development potential is based on the gross (total) acreage of your property minus those areas that are not developable. In order to calculate your potential, you will need to use a survey or the GIS to estimate your Adjusted Site Area. Adjusted Site Area (ASA) = Total Acres – Acres in vehicular easements and water		
Site Development Ratio (max)	0.05 Gross Site Area (total acreage) x 0.05 = Allowed Site Development	Residential lots 3-35ac: (ASA-3)(0.040344)(43,560)+19,994 Residential lots >35 ac: (ASA)(0.05)(43,560) Other uses: 0.05 ASA x Site Dvlpt Ratio = Allowed Site Dvlpt	Residential lots 3-35ac: (ASA-3)(0.040344)(43,560)+19,994 Residential lots >35 ac: (ASA)(0.05)(43,560) Other uses: 0.05 ASA x Site Dvlpt Ratio = Allowed Site Dvlpt	Agriculture: 0.05 Other Uses: 0.40 ASA x Site Dvlpt Ratio = Allowed Site Dvlpt
Scale of a single building (max)	10,000 sf	10,000 sf	10,000 sf	10,000 sf
Height (max)	30'	Residential: 30' Other uses: 35'	Residential: 30' Other uses: 40'	Residential: 24' Agriculture: 40'
Where can I build? (Location)				
Site Development Location				
Natural resource setbacks	Not affected by this amendment			
NRO/SRO	Not affected by this amendment			
Street Setback (min)	25'	½ the structural setback for 40% of lineal lot frontage; structural setback for 60% of lineal lot frontage	½ the structural setback for 40% of lineal lot frontage; structural setback for 60% of lineal lot frontage	½ the structural setback for 40% of lineal lot frontage; structural setback for 60% of lineal lot frontage
Non-Street Setback (min)	5'	½ the structural setback	½ the structural setback	½ the structural setback
Steep Slope Development Prohibited	> 25%	> 25%	> 30%	>25%
Structure Location				
Street Setback (min)	25'	50' (lots > 1ac)	50' (lots > 3ac)	25'
Non-Street Setback (min)	10'	Rear (lots > 1ac): 40' Side (lots > 1 ac): 30'	Rear (lots > 1ac): 40' Side (lots > 1 ac): 30'	Rear: 40' Side: 15'
What can I do? (Uses)				
Changes to the Use Standards				
Consolidation of Uses—Certain like uses with similar standards were consolidated to simplify the regulations <ul style="list-style-type: none"> • Golf Course, Downhill Ski Area, and Outdoor Recreation were consolidated into Outdoor Recreation • Airport, Heliport, Landing Strip, Balloon Operations and Helicopter Tree Removal were consolidated into Aviation Uses written for certain zones are replaced with general uses and zone-specific standards <ul style="list-style-type: none"> • Agricultural Employee Housing replaced with zone-specific ARU standards for residential units accessory to agriculture • Cottage Industry replaced with Light Industry and Heavy Retail/Service allowed accessory to Agriculture with standards specific to the zone • Reception/Event split—outdoor receptions are now an Outdoor Recreation use with zone specific standards; indoor reception halls are an Assembly use 				
Primary Uses				
By-Right	<ul style="list-style-type: none"> • Agriculture • Single-Family Residential 	<ul style="list-style-type: none"> • Agriculture • Single-Family Residential 	<ul style="list-style-type: none"> • Agriculture • Single-Family Residential 	<ul style="list-style-type: none"> • Agriculture • Single-Family Residential
Basic	None	None	None	None
Conditional	<ul style="list-style-type: none"> • Outdoor Recreation • Dude/Guest Ranch • Nursery • Developed Recreation • Outfitter/Tour Operator • Utility Facility • Wireless Facilities • Aviation 	<ul style="list-style-type: none"> • Dude/Guest Ranch • Dorm • Group Home • Campground • Nursery • Outdoor Rec • Outfitter/Tour Operator • Assembly • Daycare/Education • Utility Facility • Wireless Facilities • Aviation 	<ul style="list-style-type: none"> • Outdoor Rec • Utility facility • Wireless Facilities 	<ul style="list-style-type: none"> • Dormitory • Group Home • Outdoor Rec • Outfitter/Tour Operator • Assembly • Utility Facility • Wireless Facilities
Accessory Uses				
Basic	<ul style="list-style-type: none"> • ARU • Home Occupation • Family Home Daycare 	<ul style="list-style-type: none"> • ARU • Home Occupation • Family Home Daycare 	<ul style="list-style-type: none"> • ARU • Home Occupation • Family Home Daycare 	<ul style="list-style-type: none"> • Home Occupation • Family Home Daycare
Conditional	<ul style="list-style-type: none"> • Bed and Breakfast • Home Business • Heavy Retail/Service (accessory to Ag only) • Light Industry (accessory to Ag only) 	<ul style="list-style-type: none"> • Bed and Breakfast • Home Business • Home Daycare • Heavy Retail/Service (accessory to Ag only) • Light Industry (accessory to Ag only) 	<ul style="list-style-type: none"> • Home Business • Home Daycare Center 	<ul style="list-style-type: none"> • Home Business • Home Daycare Center

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Scale of Use (max)				
Detached Single-Family Unit	Habitable (excluding basement): 8,000 sf Gross (excluding basement): 10,000 sf	Habitable (excluding basement): 8,000 sf Gross (excluding basement): 10,000 sf +100 sf per ac BSA over 10 acres not to exceed 15,000 sf	Habitable (excluding basement): 8,000 sf Gross (excluding basement): 10,000 sf +100 sf per ac BSA over 10 acres not to exceed 15,000 sf	Habitable (excluding basement): 8,000 sf Gross (excluding basement): 10,000 sf +100 sf per ac BSA over 10 acres not to exceed 15,000 sf
Accessory Residential Unit	1,000 sf	1,000 sf	1,000 sf	1,000 sf
Primary use residential	Density: 1/du Size: 1,000 sf	Density: 1/lot Size: 1,000 sf	Density: 1/du Size: 1,000 sf	n/a
Primary use agriculture	Density: 1/35 ac Size: n/a	Density: 1/35 ac Size: n/a	n/a	n/a
Primary use non-residential	Density: n/a Size: 850 sf	Density: 1/lot Size: 850 sf	n/a	n/a
Can I subdivide? (Development Options)				
Subdivision				
Lot Size (min)	35 acres	35 acres	3-20 acres based on slopes and groundwater	12,000 sf
Development Options				
Floor Area Option				
Purpose	Reflects a separation of subdivision and non-subdivision and allows for additional density on a single parcel	Non-subdivision PRD to achieve additional density in a single parcel	n/a	n/a
Open Space (min)	35 – 70 ac	16.3 - 60.5 ac	n/a	n/a
Density (max)	+ 2 ARU/35 ac	2 du or 3 du/35 ac	n/a	n/a
Rural PRD				
Purpose	<ul style="list-style-type: none"> Allows subdivision in exchange for an easement Density based where the development is located 	<ul style="list-style-type: none"> Allows subdivision in exchange for an easement Density based on the size of the project 	n/a	n/a
Open Space (min)	105 ac	16.3 ac	n/a	n/a
Development Area (max)	1 ac/3 ac conservation area	3 ac/7 ac conservation area	n/a	n/a
Density (max)	2 du/35 ac	3 du/35 ac	n/a	n/a
Complete Neighborhood PRD				
Purpose	<ul style="list-style-type: none"> Allows subdivision in exchange for an easement Density based where the development is located 1 du/ 35 ac is retained in the rural area 	<ul style="list-style-type: none"> Allows subdivision in exchange for an easement Density based on the size of the project 		<ul style="list-style-type: none"> Allows subdivision in exchange for an easement Density based on the size of the project
Open Space (min)	70 ac	6/35: 84.7 ac (49 ac west of the Tetons) 9/35: 306 ac	n/a	3.64/ac: 20,000 sf 4/ac: 28,000 sf
Development Area (max)	1 ac/19 ac conservation area	6/35: 3 ac/7 ac conservation area 9/35: 3 ac/17 ac conservation area	n/a	3.64/ac: 3 ac/ 11 ac conservation area 4/ac: 18 ac/ 7 ac conservation area
Density (max)	<ul style="list-style-type: none"> 1 du/35 ac conservation area in the Rural Area 1 du/4 ac conservation area in the CN 	6 du/ 35 ac 9 du/ 35 ac	n/a	3.64 du/ 1 ac 4 du/ 1 ac