

**Zone Comparison Table: R-3 Zoning District (Updated 3/16/15)**

	<b>Proposed Rural 3 (R-3) Zone</b>	<b>Existing Rural-County (R-TC) Zone</b>	<b>Existing Neighborhood Conservation-County (NC-TC) Zone</b>	<b>Existing Suburban-County (S-TC) Zone</b>	<b>Existing Business Conservation-County (BC-TC) Zone</b>
<b>How much can I build? (Bulk/Form)</b>					
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. <b>Base Site Area (BSA)</b> = Total Acres – Acres in road easements, water, previously committed open space and 50% of land in steep slopes			
Floor Area Ratio (max)	GSA(.032) + 3900 sf not to exceed 10,000 sf	<b>Residential</b> <b>Lots 0.11-0.172 ac:</b> (BSA-0.11)(0.2833)(43,560)+2,060 <b>Lots 0.172-0.5 ac:</b> (BSA-0.172)(0.124)(43,560)+2,825 <b>Lots &gt;0.5 ac:</b> (BSA-0.5)(0.032)(43,560)+4,596 <b>Other Uses:</b> 0.007 BSA x FAR = Allowed Floor Area	<b>Residential</b> <b>Lots 0.11-0.172 ac:</b> (BSA-0.11)(0.2833)(43,560)+2,060 <b>Lots 0.172-0.5 ac:</b> (BSA-0.172)(0.124)(43,560)+2,825 <b>Lots &gt;0.5 ac:</b> (BSA-0.5)(0.032)(43,560)+4,596 <b>Other Uses:</b> 0.007 BSA x FAR = Allowed Floor Area	<b>Residential:</b> 0.35 <b>Agriculture:</b> 0.007 <b>Other Uses:</b> 0.30 BSA x FAR = Allowed Floor Area	<b>Residential</b> <b>Lots 0.11-0.172 ac:</b> (BSA-0.11)(0.2833)(43,560)+2,060 <b>Lots 0.172-0.5 ac:</b> (BSA-0.172)(0.124)(43,560)+2,825 <b>Lots &gt;0.5 ac:</b> (BSA-0.5)(0.032)(43,560)+4,596 <b>Other uses:</b> 0.05-0.30 or 20% expansion of existing 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. <b>Adjusted Site Area (ASA)</b> = Total Acres – Acres in vehicular easements and water			
Site Development Ratio (max)	GSA(.11) + 9,260 sf	<b>Residential</b> <b>Lots 0.1-0.5 ac:</b> (ASA-0.1)(0.31)(43,560)+2,614 <b>Lots 0.5-3ac:</b> (ASA-.5)(0.11)(43,560)+8,015 <b>Lots 3-35ac:</b> (ASA-3)(0.040344)(43,560)+19,994 <b>Other Uses:</b> 0.05 ASA x Site Dvlpt Ratio = Allowed Site Dvlpt	<b>Residential</b> <b>Lots 0.1-0.5 ac:</b> (ASA-0.1)(0.31)(43,560)+2,614 <b>Lots 0.5-3ac:</b> (ASA-.5)(0.11)(43,560)+8,015 <b>Lots 3-35ac:</b> (ASA-3)(0.040344)(43,560)+19,994 <b>Other Uses:</b> 0.05 ASA x Site Dvlpt Ratio = Allowed Site Dvlpt	<b>Agriculture:</b> 0.05 <b>Other Uses:</b> 0.40 ASA x Site Dvlpt Ratio = Allowed Site Dvlpt	<b>Residential</b> <b>Lots 0.1-0.5 ac:</b> (ASA-0.1)(0.31)(43,560)+2,614 <b>Lots 0.5-3ac:</b> (ASA-.5)(0.11)(43,560)+8,015 <b>Lots 3-35ac:</b> (ASA-3)(0.040344)(43,560)+19,994 <b>Other Uses:</b> 0.70 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	<b>Residential:</b> 10,000 sf <b>Non-res:</b> 6,000 sf (ag exempt)
Height (max)	30'	<b>Residential:</b> 30' <b>Other uses:</b> 35'	<b>Residential:</b> 30' <b>Other uses:</b> 40'	<b>Residential:</b> 24' <b>Agriculture:</b> 40'	<b>Residential:</b> 30' <b>Other uses:</b> 26'
<b>Where can I build? (Location)</b>					
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	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	½ the structural setback
Steep Slope Development Prohibited	> 25%	> 25%	> 30%	>25%	> 25%

	Proposed Rural 3 (R-3) Zone	Existing Rural-County (R-TC) Zone	Existing Neighborhood Conservation-County (NC-TC) Zone	Existing Suburban-County (S-TC) Zone	Existing Business Conservation-County (BC-TC) Zone
Structure Location					
Street Setback (min)	25'	50' (lots > 1ac)	50' (lots > 3ac)	25'	<b>Residential:</b> 25' (lots < 3ac) 50' (lots > 3ac) <b>Non-residential:</b> 20'
Non-Street Setback (min)	10'	<b>Rear (lots &gt; 1ac):</b> 40' <b>Side (lots &gt; 1 ac):</b> 30'	<b>Rear (lots &gt; 1ac):</b> 40' <b>Side (lots &gt; 1 ac):</b> 30'	<b>Rear:</b> 40' <b>Side:</b> 15'	<b>Residential:</b> <b>Rear (lots &lt; 3 ac):</b> 25' <b>Side (lots &lt; 3ac):</b> 10' <b>Rear (lots &gt; 3ac):</b> 40' <b>Side (lots &gt; 3ac):</b> 30' <b>Nonresidential:</b> <b>Rear:</b> 20' <b>Side:</b> 10'
<b>What can I do? (Uses)</b>					
<b>Changes to the Use Standards</b>					
Consolidation of Uses—Certain like uses with similar standards were consolidated to simplify the regulations <ul style="list-style-type: none"> <li>Golf Course, Downhill Ski Area, and Outdoor Recreation were consolidated into Outdoor Recreation</li> <li>Airport, Heliport, Landing Strip, Balloon Operations and Helicopter Tree Removal were consolidated into Aviation</li> </ul> Uses written for certain zones are replaced with general uses and zone-specific standards <ul style="list-style-type: none"> <li>Agricultural Employee Housing replaced with zone-specific ARU standards for residential units accessory to agriculture</li> <li>Cottage Industry replaced with Light Industry and Heavy Retail/Service with standards specific to the zone</li> <li>Reception/Event split—outdoor receptions are now an Outdoor Recreation use with zone specific standards; indoor reception halls are an Assembly use</li> </ul>					
<b>Primary Uses</b>					
By-Right	<ul style="list-style-type: none"> <li>Agriculture</li> <li>Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture</li> <li>Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture</li> <li>Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture</li> <li>Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture</li> <li>Single-Family Residential</li> </ul>
Basic	None	None	None	None	None
Conditional	<ul style="list-style-type: none"> <li>Outdoor Recreation</li> <li>Developed Recreation</li> <li>Assembly</li> <li>Daycare/Education</li> <li>Utility Facility</li> <li>Wireless Facilities</li> </ul>	<ul style="list-style-type: none"> <li>Dude/Guest Ranch</li> <li>Dorm</li> <li>Group Home</li> <li>Campground</li> <li>Nursery</li> <li>Outdoor Rec</li> <li>Outfitter/Tour Operator</li> <li>Assembly</li> <li>Daycare/Education</li> <li>Utility Facility</li> <li>Wireless Facilities</li> <li>Aviation</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor rec</li> <li>Utility facility</li> <li>Wireless Facilities</li> </ul>	<ul style="list-style-type: none"> <li>Dormitory</li> <li>Group Home</li> <li>Outdoor Rec</li> <li>Outfitter/Tour Operator</li> <li>Assembly</li> <li>Utility Facility</li> <li>Wireless Facilities</li> </ul>	<ul style="list-style-type: none"> <li>Campground</li> <li>Office</li> <li>Retail</li> <li>Service</li> <li>Restaurant/Bar</li> <li>Heavy Retail/Service</li> <li>Mini-Storage Warehouse</li> <li>Nursery</li> <li>Outdoor rec</li> <li>Developed rec</li> <li>Outfitter/Tour Operator</li> <li>Assembly</li> <li>Daycare/Education</li> <li>Light Industry</li> <li>Parking</li> <li>Utility Facility</li> <li>Wireless Facilities</li> <li>Aviation</li> </ul>
<b>Accessory Uses</b>					
Basic	<ul style="list-style-type: none"> <li>ARU</li> <li>Home Occupation</li> <li>Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>ARU</li> <li>Home Occupation</li> <li>Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>ARU</li> <li>Home Occupation</li> <li>Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>Home Occupation</li> <li>Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>ARU</li> <li>Home Occupation</li> </ul>
Conditional	<ul style="list-style-type: none"> <li>Home Business</li> <li>Home Daycare Center</li> </ul>	<ul style="list-style-type: none"> <li>Home Business</li> <li>Bed and Breakfast</li> <li>Home Daycare Center</li> <li>Heavy Retail/Service (accessory to Ag only)</li> <li>Light Industry (accessory to Ag only)</li> </ul>	<ul style="list-style-type: none"> <li>Home Business</li> <li>Home Daycare Center</li> </ul>	<ul style="list-style-type: none"> <li>Home Business</li> <li>Home Daycare Center</li> </ul>	<ul style="list-style-type: none"> <li>Home Business</li> <li>Family Home Daycare</li> <li>Home Daycare Center</li> <li>Drive-In Facility</li> </ul>

	Proposed Rural 3 (R-3) Zone	Existing Rural-County (R-TC) Zone	Existing Neighborhood Conservation-County (NC-TC) Zone	Existing Suburban-County (S-TC) Zone	Existing Business Conservation-County (BC-TC) Zone
Scale of Use (max)					
Detached Single-Family Unit	<b>Habitable (excluding basement):</b> 8,000 sf <b>Gross (excluding basement):</b> 10,000 sf	<b>Habitable (excluding basement):</b> 8,000 sf <b>Gross (excluding basement):</b> 10,000 sf + (BSA-10)100 not to exceed 15,000 sf	<b>Habitable (excluding basement):</b> 8,000 sf <b>Gross (excluding basement):</b> 10,000 sf + (BSA-10)100 not to exceed 15,000 sf	<b>Habitable (excluding basement):</b> 8,000 sf <b>Gross (excluding basement):</b> 10,000 sf	<b>Habitable (excluding basement):</b> 8,000 sf <b>Gross (excluding basement):</b> 10,000 sf + (BSA-10)100 not to exceed 15,000 sf
Non-residential	Varies by use	n/a	n/a	n/a	Retail: 12,500 sf habitable
Accessory Residential Unit					
Primary use residential	<b>Density:</b> 1/du <b>Size:</b> 1,000 sf	<b>Density:</b> 1/lot <b>Size:</b> 1,000 sf	<b>Density:</b> 1/du <b>Size:</b> 1,000 sf		<b>Density:</b> 1/lot <b>Size:</b> 1,000 sf
Primary use agriculture	n/a	<b>Density:</b> 1/35 ac <b>Size:</b> n/a	n/a	n/a	n/a
Primary use non-residential	<b>Density:</b> n/a <b>Size:</b> 850 sf	<b>Density:</b> 1/lot <b>Size:</b> 850 sf	n/a	n/a	<b>Density:</b> 1/lot <b>Size:</b> 850 sf
<b>Can I subdivide? (Development Options)</b>					
Subdivision					
Lot Size (min)	Subdivision Prohibited	35 acres	3-20 acres based on slopes and groundwater	12,000 sf	4 ac
Development Options					
Floor Area Option					
Purpose	n/a	Non-subdivision PRD to achieve additional density in a single parcel	n/a	n/a	n/a
Open Space (min)	n/a	16.3 - 60.5 ac	n/a	n/a	n/a
Density (max)	n/a	2 du or 3 du/35 ac	n/a	n/a	n/a
Rural PRD					
Purpose	n/a	<ul style="list-style-type: none"> <li>Allows subdivision in exchange for an easement</li> <li>Density based on the size of the project</li> </ul>	n/a	n/a	n/a
Open Space (min)	n/a	16.3 ac	n/a	n/a	n/a
Development Area (max)	n/a	3 ac/7 ac conservation area	n/a	n/a	n/a
Density (max)	n/a	3 du/35 ac	n/a	n/a	n/a
Complete Neighborhood PRD					
Purpose	n/a	<ul style="list-style-type: none"> <li>Allows subdivision in exchange for an easement</li> <li>Density based on the size of the project</li> <li>No density retained in sending area</li> </ul>	n/a	<ul style="list-style-type: none"> <li>Allows subdivision in exchange for an easement</li> <li>Density based on the size of the project</li> </ul>	n/a
Open Space (min)	n/a	<b>6/35:</b> 84.7 ac (49 ac west of the Tetons) <b>9/35:</b> 306 ac	n/a	<b>3.64/ac:</b> 20,000 sf <b>4/ac:</b> 28,000 sf	n/a
Development Area (max)	n/a	<b>6/35:</b> 3 ac/7 ac conservation area <b>9/35:</b> 3 ac/17 ac conservation area	n/a	<b>3.64/ac:</b> 3 ac/ 11 ac conservation area <b>4/ac:</b> 18 ac/ 7 ac conservation area	n/a
Density (max)	n/a	6 du/ 35 ac 9 du/ 35 ac	n/a	3.64 du/ 1 ac 4 du/ 1 ac	n/a