

CHAPTER 10

ARTICLE 3

SCENIC CORRIDOR AND NATURAL OPEN SPACE

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9-10-03-1: PURPOSE

Standards are set forth to preserve and protect the scenic corridor and natural open space, including waterways, wetlands and wildlife corridors in the city and area of city impact; to further safety and livability in the city and area of city impact, thus promoting the general welfare; implement the Tetonia Comprehensive Plan; preserve the natural landscape; safeguard wildlife habitat; and, provide planning and design guidelines to facilitate orderly development.

9-10-03-2: DEFINITIONS

NATURAL OPEN SPACE:

Undeveloped land that is protected from development, which may be endowed with waterways, woodlands, farmland, grazing pasture, natural wetlands, and wildlife corridors.

RIPARIAN LANDS:

Land directly influenced by permanent water. These areas border a river, stream or body of water.

SCENIC CORRIDOR:

An area visible from a highway, waterway, or a major hiking, biking, or equestrian trail, or publicly accessible right-of-way that provides vistas over water and across expanses of land, such as farmlands, woodlands, mountaintops or ridges.

SCENIC VISTA:

A distinctive setting that is locally and regionally treasured for its natural beauty and unique character.

WETLANDS:

Land inundated or saturated by surface or groundwater and generally include swamps, marshes or sloughs.

WILDLIFE CORRIDOR: A strip of habitat connecting wildlife populations separated by human activities such as roads or development.

9-10-03-3: OVERLAY AREAS

Overlay areas are established and may be more or less restrictive than the primary zoning district. Where a property is located within an overlay area, it is subject to the provisions of both the primary zoning district and the overlay area. Where the provisions are in conflict, overlay standards govern.

- A. Scenic Corridor: Provides design review procedure and standards to ensure that Highway 33 easterly into Tetonia is sufficiently protected from unsightly and incompatible land uses.
- B. Natural Open Space: Ensures low density development patterns and cluster designs; preserves waterway frontages, riparian areas and wetlands; provides for wildlife habitat; and, protects from encroachment of land uses not suitable to natural open space.
- C. Overlay Map: The boundaries of overlay areas shall be established and clearly indicated on an overlay area map adopted as part of this Title.

9-10-03-4: EFFECT OF OTHER PROVISIONS:

If any provision of this Chapter is found to be in conflict with any other provision of any zoning, building, fire safety or health ordinance or other provision of this code, the provision, which establishes the higher and/or more restrictive standard shall prevail.

9-10-03-5: DESIGN REVIEW REQUIRED

- A. Design Review: All development shall be subject to design review to ensure the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character, scenic corridor and natural open space.
- B. Documentation Required: The applicant shall submit plans and drawings as part of application for a conditional use permit, building permit, PUD or preliminary plat showing all existing structures, building envelopes for all proposed structures, setbacks from Highway 33, existing and proposed landscaping and fences, existing and proposed off-street parking areas, proposed natural open space, all waterways, wetlands and riparian areas, setbacks from natural open space areas and drawings of exterior elevations of primary structures visible from Highway 33 and natural open space areas.

9-10-03-6: SCENIC CORRIDOR OVERLAY STANDARDS

- A. Setbacks: No permanent structure shall be constructed within one hundred (100) feet of the outer edge of Highway 33 road right-of-way.
- B. Building Envelopes: The development shall identify building envelopes for all primary and accessory structures. Building envelopes shall comply with the following requirements:

1. Building envelopes shall be located so that existing topography and natural vegetation, such as ridges, hills, and existing trees, will screen buildings from view from Highway 33 to the maximum extent feasible.
 2. Where existing topography and natural vegetation cannot be used to screen buildings, building envelopes should be located at the rear or side edge of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.
 3. Building envelopes shall be located so that no portion of a building up to thirty (30) feet tall shall be visible over the ridge of the hillside on which it is located when viewed from Highway 33. The applicant shall submit a sight line analysis in sufficient detail to confirm that this standard has been met.
- C. Building Materials: See 9-12-4
- D. Access to Highway 33: No direct access shall be allowed on to Highway 33. (See 9-10-6-2-A)
- E. Satellite Dishes: All satellite dishes in the proposed development shall be located to minimize visibility from the Highway 33 and shall use earth tone colors and/or screening to minimize their visual impact.
- F. Screening: Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter.
- G. Inoperable equipment: No inoperable equipment shall be stored outside of a building.
- H. Re-vegetation: The applicant shall re-vegetate all areas disturbed by grading or cut-and-fill activity with plants similar to those on the remainder of the development site as each stage of grading is completed, and no later than one (1) year after construction.

9-10-03-7: NATURAL OPEN SPACE OVERLAY STANDARDS

- A. Building Envelopes: All building envelopes shall be located at least two hundred (200) feet from the high water mark of the Teton River and at least one hundred (100) feet from the high water mark of other waterways.
1. All building envelopes shall comply with lot frontage, lot size, building setbacks, well, septic, sewer, and health requirements, as determined by this Title, the U.S. Army Corps of Engineers, and Eastern Idaho Public Health Department officials as applicable. (Ord. 2009-1)

