



CUP: What You Need to Know

WHAT IS A CONDITIONAL USE PERMIT?

Conditional Use Permits are an allowed approval process in Idaho State Code and the Teton County Zoning Ordinance for uses that require an additional level of review, special conditions placed upon them prior to approval, or specific limits placed upon them due to the nature and/or location of the proposed use.

CONDITIONS OF APPROVAL:

Upon granting of a Conditional Use Permit, Teton County may place conditions on the use in order to ensure the use is compatible with the neighborhood, other uses in that zone, and the Comprehensive Plan. These conditions may include, but are not limited to:

- Controlling the duration of development;
- Assuring that development is maintained properly;
- Designating the exact location and nature of development;
- Requiring the provision for on-site public facilities or services;
- Requiring more restrictive standards than those generally required in this title;
- Minimizing adverse impact on other development;
- Controlling the sequence and timing of development;
- Designating of the number of non-family employees in the home occupation or home business based on the type of business and the location.

WHAT ARE THE CRITERIA OF APPROVAL?

Conditional Use Permits are approved by the Board of County Commissioners at a public hearing. Prior to this, the Teton County Planning & Zoning Commission will hold a public hearing and provide the Board with a recommendation, which may include proposed conditions.

The Board may approve a Conditional Use Permit when evidence presented at the hearings is such to establish each of the following:

- a. The location of the proposed use is compatible to other uses in the general neighborhood.
- b. The proposed use will not place undue burden on existing public services and facilities in the vicinity.
- c. The site is large enough to accommodate the proposed use and other features as required by Teton County Code.
- d. The proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan.

DOES A CONDITIONAL USE PERMIT EXPIRE?

Unless otherwise specified in the conditions of approval, a Conditional Use Permit will expire twelve (12) months from the date of approval if commencement of the approved activity has not begun.