

CHAPTER 4

SPECIFIC STANDARDS

FOR CERTAIN SUBDIVISIONS

4.1 General

~~4.2 Cluster Subdivision~~

~~4.3.2 Planned Unit Development~~

~~4.4.3 Condominiums~~

~~4.5 Mobile Home, RV Parks~~

~~4.6.4 Recreational Vehicle Parks~~

4.1 General

Missoula County contains a variety of landscapes and physical characteristics that ~~justify all for site-specific~~ flexibility in subdivision designs. ~~Additionally c~~ertain types of subdivisions ~~require standards that address their special characteristics. The purpose and intent of this chapter is to enable site-specific flexibility and accommodate specific types of subdivisions. are described in this chapter that require specific rules that enable design flexibility. The standards in this chapter apply in addition to the general requirements in other chapters of these regulations, except when standards contradict. The more specific standard of this chapter shall govern when it contradicts a more general provision in another chapter. Unless a standard in other chapters of these regulations is modified by specific a provision in this chapter, each of the following specific subdivisions must comply with all standards in the other chapters of these regulations in addition to the applicable standards of this chapter.~~

~~4.2 Cluster Subdivision~~

~~1. Purpose and Intent~~

~~Cluster development standards are established to provide an administrative method to permit modifications of lot size and width, setbacks, and parks, open space and/or common area requirements without the review of multiple boards and requiring multiple variances in order to permit the grouping of structures pursuant to a preconceived development plan, which meets one or more of the following objectives:~~

~~1. Preserve Resources~~

~~Provide efficient use of the land while substantially preserving wildlife habitat, viable agricultural land, historical features, open space, scenic views, natural drainage systems, or other desirable features of the natural environment, which enhances quality of life.~~

~~2. Provide Diversity~~

Comment [JE1]: New cluster development standards will likely be incorporated in the future. The current standards have not be used and do not appear to offer developers much incentive, especially in unzoned areas of the County. After doing more research about how to balance incentives with requirements and what might work in Missoula, we will likely propose new cluster development standards or additional amendments to the PUD section in the future.

~~Provide for a diversity of lot sizes, of housing units sizes and types, of housing choices or building densities in order to accommodate a variety of age and income groups.~~

3. ~~Protect Sensitive Areas~~

~~Allow housing to be concentrated on sites that are outside of sensitive land areas.~~

4. ~~Enhance Neighborhoods~~

~~Create or enhance neighborhoods with distinct identities, a sense of community, and access to open space and other neighborhoods.~~

5. ~~Encourage Innovation~~

~~Encourage innovation and promote flexibility, economy, and creativity in development.~~

6. ~~Provide Open Space~~

~~Provide open space areas for conservation or agricultural purposes, or passive and/or active recreational areas for use by residents of the development and, where specified, the larger community.~~

7. ~~Protect Historic Buildings~~

~~Protect existing historic buildings or incorporate them into the development through adaptive reuse.~~

8. ~~Avoid Adverse Effects~~

~~Arrange structures so as to avoid adverse effects of shadows, noise, and traffic on the residents of the site.~~

9. ~~Reduce Infrastructure~~

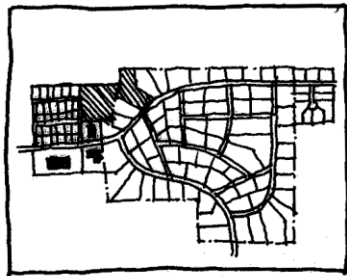
~~Reduce infrastructure and service costs.~~

10. ~~Preserve Aesthetics~~

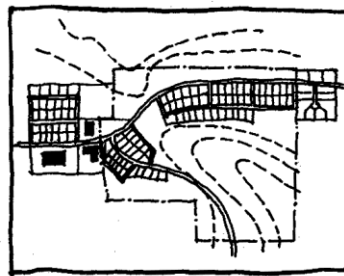
~~Preserve aesthetics of the neighborhood by providing variation of continuous development pattern.~~

2. ~~Definition~~

~~A cluster subdivision is a subdivision with lots clustered so as to concentrate building sites on smaller lots while allowing other lands to remain undeveloped.~~



CONVENTIONAL SUBDIVISION



CLUSTER SUBDIVISION

3. Cluster Options

Four cluster subdivision options are hereby established as defined below.

1. Rural Cluster Open Space

A development of two or more structures, where the density of the development is two dwelling units per acre or less, and where an amount equal to at least 100% of the net lotted area is either dedicated or set aside as open space lands.

2. Urban Cluster Open Space

A development of two or more structures, where the density of the development is greater than two or more dwelling units per acre, and where an amount equal to at least 60% of the net lotted area is either dedicated or set aside as open space lands.

3. Small Scale Cluster Open Space

A development of two or more structures where the gross area of the development is 5 acres or less and where at least 11% of the net lotted area, plus an amount equal to the percentage of density bonus received under the applicable zoning designation, is either dedicated or set aside as open space lands.

4. Planned Neighborhood Cluster

A development of two or more structures, which incorporates elements of urban design that improve spatial arrangement and neighborhood function, encourage social integration, and complement the setting beyond what would be permitted within the strict performance standards of the zoning district in which it is located. Density bonuses are not available and no enhanced open space requirement applies in this type of development.

4. General Design Standards

1. Modification of Lot Size, Lot Width, Setbacks

~~The side yard setback reduction does not apply to the side building setback adjacent to lots that are not part of the cluster development. The general design standards in this section apply to all four of the design options identified in Section 4.2.3, Cluster Options.~~

~~2. Land Not in Zoning District~~

~~For land that is not located within a zoning district, the following standards shall apply.~~

~~1. Setbacks~~

~~Front and rear yard setbacks of 10 feet. Garages shall have a front yard setback of 20 feet.~~

~~2. Separation, Ends~~

~~Minimum separation between end walls (sides of buildings, including garages) of 6 feet.~~

~~3. Separation, Faces~~

~~Minimum separation between building faces or between building face and end wall and between residential and non-residential uses shall be 6 feet for residential buildings and 23 feet for non-residential buildings.~~

~~4. Setback from Agriculture~~

~~Minimum distance of any residence from any agricultural use outside the development is 50 feet.~~

~~1. Additional Required Open Space~~

~~1. Dedicated~~

~~The land area shall be either dedicated or set aside as open space lands for parks, open space lands as defined in these regulations, conservation easements, or common area held by the property owners where lots or dwelling units are leased or rented, a property owner's association, a land conservation entity or governing body.~~

~~2. No Use Change~~

~~Open space lands set aside as common area rather than dedicated to public use may not experience a change of use without the approval of the governing body and the property owners where lots or dwelling units are leased or rented, or entities in whose name the title to the property is held.~~

~~1. Additional Design Criteria for Planned Neighborhood Cluster Subdivision~~

1. ~~Building Design~~

~~A Planned Neighborhood Cluster shall incorporate materials and configurations for walls, roofs, openings and other elements that result in the following:~~

1. ~~Compatibility: Architectural compatibility among structures within the neighborhood.~~

2. ~~Scale: Human scale design.~~

3. ~~Pedestrian Use: Pedestrian use of the neighborhood.~~

4. ~~Pattern: Cohesive development patterns.~~

1. ~~Neighborhood Design~~

~~A Planned Neighborhood Cluster must meet two of the following:~~

1. ~~Enhance~~

~~Enhance the existing neighborhoods in ways identified through the review process.~~

2. ~~Design~~

~~Incorporate architectural and site plan designs beyond what is otherwise required to increase social contact in the neighborhood including one or more of the following.~~

1. ~~Reduced front yard setbacks~~

2. ~~Common drives~~

3. ~~Front and side porches~~

4. ~~Central square~~

5. ~~Cluster mail boxes or bus stops which include a kiosk~~

6. ~~Low or transparent fences~~

7. ~~Garages~~

~~Provide alleys, side facing garages, or front loading rear set garages.~~

8. ~~Outdoors~~

~~Include outdoor areas (e.g., yards, patios, decks, courtyards) which provide personal privacy.~~

~~1. Additional Submittal Requirements~~

~~In addition to other submittal requirements defined in these regulations, cluster subdivision applications shall provide additional submittal items as established in Section 7.8, Cluster Subdivisions, Additional Requirements.~~

4.2 ~~4.3~~ Planned Unit Development

4.2.1 Purpose and Intent

The intent of this section is to encourage creative subdivision designs that are superior to the designs typically produced under these regulations. Flexibility in certain standards is provided in this section to promote mixed land uses, and provide flexibility in certain subdivision standards that allows creative, allowing the subdivider creativity in subdivision design, clustered design developments that better respond to natural site characteristics, reduce infrastructure costs, and accommodate common areas. and/or mixed land uses when these features lead to developments that are superior to designs created under the general standards of these regulations. This section enables designs that respond to the natural characteristics of a site, results in significant cost savings in constructing and maintaining infrastructure, and accommodates common areas and facilities that are needed for functioning developments. This flexibility, however, does not compromise public health and safety using a concept which clusters development, so that the cost of installing and maintaining roads, water and sewer lines, and utility services is minimized while open space, the natural terrain including natural drainages and vegetation, and unique natural features are preserved to the maximum extent possible. The PUD concept promotes the planning of an individual tract of land to allow for an individual use such as residential or for a harmonious combination such as a mixture of residential and commercial uses.

4.2.2 Allow Qualification as a Designation as PUD Application

Before a subdivider can propose a preliminary plat/plan in accordance with this section, the Planning Office shall determine that the proposal qualifies as to be a PUD application. A proposed subdivision shall be designated as a PUD before the standards of this section can apply. The Planning Office shall review the information and proposed plan and, before designating the subdivision a PUD, shall determine that the development plan promotes the clustering of individual building sites, conforms to the definition and intent of this section, and accomplishes at least four of the following:

4.2.2.1 No Guarantee

A Planning Office determination only allows the subdivision to be proposed as a PUD and does not ensure approval by the governing body.

4.2.2.2 Criteria for PUD

Based upon information submitted pursuant to ~~s~~Section 4.2.3, Submittal Requirements, the Planning Office shall determine when determining whether if a proposed subdivision qualifies as a PUD application, and based on information

~~submitted by the subdivider, the Planning Office shall determine if the flexibility allowed in this section can reasonably lead to a design that is superior to a designs allowed created under the general standards of these regulations. The flexibility accomplishes a superior design when accomplishing it leads to at least four of the following criteria:~~

- ~~A. **Natural Resources Preservation**
Preservation of ~~es, to the maximum extent possible,~~ the natural characteristics of the land, including but not limited to landform topography, vegetation, agricultural land, riparian resources, wildlife habitat, and streams or other bodies of water.~~
- ~~B. **Efficient Infrastructure**
~~Provides for economical development and maintenance of streets and other public improvements.~~~~
- ~~C. **Habitat, Historic, Cultural Resources Structures**
Protection of important ~~wildlife habitat or important~~ historic or cultural sites or structures, ~~and preserves productive agricultural land, open space, or riparian areas.~~~~
- ~~D. **Dedication of Common Areas**
Dedication of common area that exceeds the minimum parkland requirements of these regulations and the basic needs of the development while providing a desired neighborhood or community benefit.~~
- ~~D.E. **Development of the Common Area for Recreational and Open Space purposes, Facilities**
~~Provides for dedication and development of common areas for open space and facilities for recreational and/or open space purposes that exceeds the base minimum parkland requirements of these regulations~~Section 3.10.7, Park Design Standards.~~
- ~~E. **Recreation Facilities Common Areas**
Provision of ~~es common areas that exceeds the basic needs of necessary for the development and provides desired neighborhood or community benefits~~developed facilities for recreational purposes.~~

Comment [JE2]: Relocated this to Section D above.

4.2.3 Submittal Requirements

To ~~request the opportunity to submit~~obtain designation of a subdivision as a PUD application, the subdivider shall ~~provide~~submit to the Planning Office with the following:

4.2.3.1 Written Request

Written request that the ~~plan of the~~ proposed subdivision be reviewed as a PUD including responses to the criteria in Section 4.2.2.2, *Allow Criteria for Qualification as a PUD Application*.

~~4.2.3.2~~ Plan

~~A layout plan showing the proposed location and use of lots and structures and, if appropriate, the location and number of parking spaces.~~

~~4.2.3.3~~ ~~4.2.3.2~~ Sketch Plan

A sketch plan of the proposed subdivision containing all information requested in Section 7.2, *Preapplication Submittal Items*.

~~4.2.3.4~~ ~~4.2.3.3~~ Common Areas

A description of open space, recreational facilities, roads, and other common areas and facilities proposed for to be under common ownership.

~~4.2.3.5~~ Covenants

~~Proposed restrictive covenants, if any.~~

~~4.2.3.6~~ ~~4.2.3.4~~ Ownership

A description of proposed form of property ownership of common areas and facilities within the development.

~~4.2.3.7~~ Maintenance

~~A statement describing measures to be taken to assure permanence and maintenance of open space and other facilities to be held in common ownership.~~

~~4.2.3.8~~ Schedule

~~A schedule showing street and utility improvement completion dates.~~

~~4.2.3.9~~ ~~4.2.3.5~~ ~~Waivers~~ ~~Variations~~

A description of all proposed waivers/variations pursuant to Section 4.2.5, *Waivers from the requirements and provisions of Chapter 3, General Design Standards for All Subdivisions*.

~~4.2.3.10~~ ~~4.2.3.6~~ Additional Information

~~Any~~ additional information that the Planning Office may reasonably require to evaluate the request.

4.2.4 ~~General Standards~~ Applicable Zoning

~~When a proposed~~ A PUD is in an area subject to zoning, the development must comply with PUD provisions in the local zoning regulations. ~~If the area is unzoned, a PUD must meet the requirements of these regulations, unless a waiver is granted pursuant to Section 4.3.5, *Waivers*.~~ Standards in the following sections shall apply:

- ~~1.8.3., — Other Applicable Rules;~~
- ~~3.2., — Lots and Blocks;~~
- ~~3.4., — Fire Suppression;~~
- ~~3.5., — Potable Water and Wastewater;~~
- ~~3.6., — Stormwater Management, Grading, and Erosion Control;~~
- ~~3.7., — Utilities;~~
- ~~3.1.5.2., — Irrigation Easements Required;~~
- ~~3.1.5.3., — Irrigation Easements Not Required;~~
- ~~3.1.5.4., — Easements on Plats;~~
- ~~3.8., — Solid Waste Disposal; and,~~
- ~~3.11., — Areas of Riparian Resource.~~

4.2.5 Waivers

When a proposed subdivision has been designated as a PUD, standards in the following sections may be modified or waived by the governing body upon request by the subdivider pursuant to the criteria of Section ~~4.34.2.655-6-2,~~ Criteria for Waivers.

- ~~3.23, Lots and Blocks; and~~
- ~~3.34, Transportation Standards; and,~~

4.2.6 Criteria for Waivers

~~3.10., — Parks and Open Space,~~

4.2.5.1 Minimum Requirement

~~If the notwithstanding the waiver or modification, parkland and open space standards are modified or waived permitted in this section, each PUD shall include an amount of open space that equals or exceeds the general parkland requirements of these regulations, but not less than provide at least one-ninth of the platted area of the PUD, exclusive of all other dedications, for common open space. The open space shall be either held in common ownership by the owners in the development area or dedicated to public use dedeed to Missoula County, if this alternative is acceptable to the governing body, or a combination of the two.~~

Criteria for Waivers

Modifications or waivers of standards in the sections identified above are permitted when the governing body finds the proposed PUD accomplishes at least four of the criteria in Section 4.2.2.2, Criteria for Allow PUD Application complies with the following criteria.

- ~~A. — Efficient Traffic: Provides efficient traffic circulation.~~
- ~~B. — Light, Air: Provides adequate light, air, and open space.~~

~~Not Practical: The existing standards are not practical or reasonable in the overall PUD subdivision design, in a manner that is superior to a subdivision design under the general standards of these regulations.~~

~~4.2.6 Phasing~~

~~4.2.6.1 Parks~~

~~When the park dedication requirement is in other portions of the development which will be platted in the future, and since any portion of a PUD is tied to and dependent upon all other portions, the subdivider must commit to developing the park land in the manner approved or subject previously platted phases to being vacated by the governing body.~~

~~4.2.6.2 Improvements~~

~~If a plan calls for a development of time of 18 months or more for improvements, the subdivider shall provide a schedule showing the time when the improvements will be completed.~~

4.3 **Condominiums and Townhomes**

4.3.1 Purpose and Intent

The purpose and intent of this section is to allow for the alternative form of ownership provided by condominium and townhome developments. This section defines the specific procedural steps and subdivision design standards that apply to condominium and townhome developments ~~that are not exempt per Section 8.2.1, Divisions of Land Exempt From Subdivision Review and Evasion Criteria.~~

~~Exemptions~~

~~Condominium development is exempt from this section, when one of the following circumstances exist:~~

~~Condominiums Contemplated~~

~~The original subdivision approval contemplated the construction of the condominiums and the applicable park and open space requirements of these regulations; or~~

~~Zoning Compliance~~

~~The condominium proposal complies with an applicable zoning regulation.~~

4.3.2 **Reviewed as Subdivision Design Standards**

~~A condominium and townhouse developments not exempt pursuant to Section 4.3.2, Exemptions 8.6.16, Condominiums, Townhouses, and Townhomes (\$76-3-201, MCA), shall be reviewed as either a minor or major a subdivision, and all procedures of Chapter 3, General Design Standards For All Subdivisions, Chapter 5, Procedures For Subdivision Review, Preliminary Plat, Variances, and Appeals, and Chapter 6, Final Plat and~~

Subdivision Improvement Guarantees, apply except preliminary and final site plans shall be submitted in lieu of preliminary and final plats when lots are not created. Condominium developments, which are not otherwise exempt from the provisions of Parts 5 and 6 of the Montana Subdivision and Platting Act, may be submitted as a PUD subdivision in order to provide for flexibility in the design and placement of the condominiums or shall comply with the standards of the following sections:

~~1.8.3., Other Applicable Rules;~~

~~3.2., Lots and Blocks;~~

~~3.3., Transportation Standards;~~

~~3.4., Fire Suppression;~~

~~3.5., Potable Water and Wastewater;~~

~~3.6., Stormwater Management, Grading, and Erosion Control;~~

~~3.7., Utilities;~~

~~3.1.5.2., Irrigation Easements Required;~~

~~3.1.5.3., Irrigation Easements Not Required;~~

~~3.1.5.4., Easements on Plats;~~

~~3.8., Solid Waste Disposal;~~

~~3.10., Parks and Open Space;~~

~~3.11., Areas of Riparian Resource; and,~~

~~4.2., Cluster Subdivisions.~~

4.3.3 Additional Design Standards

In addition to the applicable design standards in *Chapter 3, General Design Standards For All Subdivisions*, **Additional Provisions:** The governing body may require the following additional design features:

~~1.,~~

4.3.3.1 Residential Storage

Storage facilities on the property of a residential condominium/townhouse development for general storage or the parking of boats, trailers, and other vehicles. lot or in compounds located within a reasonable distance. An off site/off-site location may be approved to meet this requirement when proposed by the applicant.

~~1.~~

~~4.3.2.1~~ **Boats:** A central area for storage or parking of boats, trailers, or other recreational vehicles.

~~4.3.3.2~~ **Buffer:**

~~4.3.2.2~~ Landscaping or fencing to serve as a buffer between the condominium/townhouse development and adjacent properties when a residential condominium/townhouse development abuts a single-family development, or a non-residential condominium/townhouse abuts a residential development.

4.3.4 Filing Site Plan

An approved final site plan, including any supplemental sheets and documents, shall be filed with the Planning Office.

~~4.3.3.5~~ **MCA**

Condominium developments shall comply with all provisions of the Unit Ownership Act, MCA, Title 70, Sections 23, Parts 1 – 6.

4.4 Mobile Home, RV Parks

4.4.1 Purpose and Intent

Mobile home (MH) parks add to the diversity of housing types and provides an affordable housing option. Recreational vehicle (RV) parks accommodate short term lodging for travellerstravelers and guests. The unique features of mobile home parks require certain standards tailored to the form of development. The purpose and intent of this section is to accommodateprovide for mobile homeMH and RV parks andwhile ensuring they are safety and functionality for their residents, and compatible with neighboring properties.

Info Box

If the park developer owns multiple mobile homeMH's on permanent foundations and leases or rents the mobile homeMH's spaces with mobile homes or RV's included, the development shall may be subject to reviewed as Buildings for Lease or Rent review.

4.4.2 Site Plan

~~4.4.2~~ All procedures of Chapter 5, Procedures For Subdivision Review, Preliminary Plat, Variances, And Appeals, and Chapter 6, Final Plat and Subdivision Improvement Guarantees, apply to mobile home MH and RV park developments except preliminary and final site plans shall be submitted in lieu of preliminary and final plats. Density
The density of a mobile home park shall be a maximum of 7 dwelling units per net acre.

4.4.3 Subsequent Subdivision General Standards

If a ~~mobile home~~MH or RV park is initially approved with rental spaces and at a later date the park owner proposes to sell individual spaces, ~~a subdivision applications for preliminary plat and final plat~~ shall be submitted for review and ~~consideration~~approval by the Governing Body before any space can be sold or conveyed. ~~Mobile home parks shall comply with the following standards of these regulations:~~

4.4.4 DPHHS, ~~Health Department~~DEQ

4.4.4.1 ~~Standards~~ROW Dedication

~~Mobile home~~MH and RV parks shall comply with the standards of the Department of Public Health and Human Services (DPHHS) that pertain to layout, water systems, sewage systems, and solid waste disposal. ~~There may be no right-of-way dedications required in mobile home parks.~~

Info Box

It is unlawful to operate a ~~mobile home~~MH or RV park without the applicable license approved by DPHHS and ~~verified~~validated by the Missoula City-County Health Department.

4.4.4.2 Health, DEQ Approvals

~~No ground disturbance shall occur or development commences for a mobile home~~MH or RV park until the DPHHS and the Montana Department of ~~Environmental Quality have granted approvals.~~Ground disturbance shall not occur, nor -development commence for a MH or RV park until the DPHHS and the Montana Department of Environmental Quality have granted approvals.

~~1.8.3,~~ Other Applicable Rules;

- ~~3.3,~~ Transportation Standards,
- ~~except as set forth in Section 4.5.4., Specific Street Standards, below;~~
- ~~3.6,~~ Stormwater Management, Grading, and Erosion Control;
- ~~3.7,~~ Utilities; and,
- ~~3.11,~~ Areas of Riparian Resource.

4.4.5 Zoning

When a mobile home or RV park is proposed for a location that is subject to zoning, the park shall comply with the applicable zoning regulations. This may require a mobile home park developer to obtain a mobile home park overlay zoning designation for the property. The detailed standards of an applicable zoning regulation shall apply in instances of contradiction between this section and the zoning regulation. **Specific Street Standards**

4.4.6 General Standards, MH and RV Parks

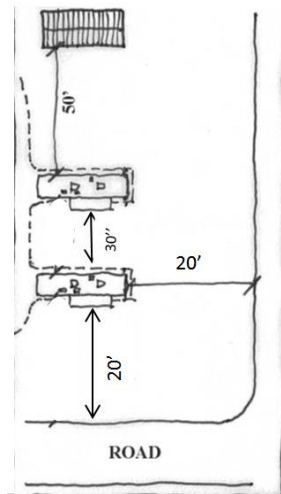
Mobile home and RV parks shall comply with the following standards in addition to the general standards in other chapters of these regulations:

4.4.6.1 Placement of Designated Spaces

Designated spaces for mobile home lots and RV's shall be arranged to permit the safe and practical placement and removal of mobile home's and RV's.

4.4.6.2 Access, ROW

Designated spaces for mobile home's and RV's shall be provided safe and convenient vehicular access from abutting streets or roads that complies with the transportation standards of these regulations. Notwithstanding the required right-of-way in Section 3.3.7, Road Design Standards, dedicated road rights-of-way or easements are may not be required within a mobile home or RV park.



4.4.6.3 Setbacks

A. Perimeter

Designated spaces for mobile home's and RV's shall be setback a minimum of 20 feet from the perimeter property boundary of the park.

B. Road

Designated spaces for mobile home's and RV's shall be setback a minimum of 250 feet from a road. Road setbacks shall be measured from the edge of the road easement or right-of-way. Where there is no easement for an internal park road, the setback shall be measured from the outer edge of the road shoulder.

C. Additions and Accessory Structures

Any addition or accessory structures such as an attached awning shall or freestanding building, shall comply with the setbacks.

4.4.6.4 Separation

A. Designated Mobile Home MH and RV spaces

Designated spaces shall be located to maintain a minimum separation between mobile homes and between RV's of 30 feet. Mobile home MH and RV spaces shall be separated from other structures, excluding accessory structures, by at least 50 feet.

B. Additions and Accessory Structures

Any addition such as an attached awning, shall comply with these separation requirements. Accessory structures shall be separated from mobile homes MH's and RV's by at least 10 feet.

4.4.6.5 Visual Screen

A visual screen of natural vegetation or fencing shall be placed along the perimeter property line where the park abuts a neighboring development or an off-site off-site road.

4.4.6.6 Parking

Each mobile home MH and RV space shall be large enough to accommodate at least one off street parking space for the occupants.

4.4.6.7 Common Area, Recreation

Mobile home MH and RV parks shall provide parkland equal to at least 1/9th of the area of the mobile home MH or RV park. The parkland shall comply with all other standards in compliance with Section 3.140, Parks and Open Space. Parkland may include community recreation buildings and facilities.

Specific Standards,

4.4.5 Specific Street Standards

The following street standards shall apply to mobile home parks:

4.4.5.1 ROW Dedication

There may be no right of way dedications required in mobile home parks.

4.4.5.2 General Standards

Streets in mobile home parks shall comply with the appropriate design standards for streets and roads specified in Section 3.3.7., Road Design Standards, except, as modified by the minimum width requirements Section 4.5.4.3., Minimum Widths.

4.4.5.3 Minimum Widths

The following standards shall apply to roads in mobile home parks:

- A. ~~Collectors, 2 Side Parking:~~ Collector streets with parking allowances on both sides shall be a 40 foot width.
- B. ~~Collectors, 1 Side Parking:~~ Collector streets with parking allowance on one side shall be a 32 foot width.
- C. ~~Collectors, No Parking:~~ Collector streets with no parking allowance shall be a 24 foot width.
- D. ~~Local, 2 Side Parking:~~ Local streets with parking allowances on both sides shall be a 40 foot width.
- E. ~~Local, 1 Side Parking:~~ Local streets with parking allowance on one side shall be a 32 foot width.
- F. ~~Local, No Parking:~~ Local streets with no parking allowance shall be a 24 foot width.

4.4.5.4 Pavement

All streets in mobile home parks shall be paved.

4.4.6 ~~Lot~~ Mobile Home MH Park Standards

4.4.7 ~~Placement~~

~~4.4.84.4.7 Mobile home lots shall be arranged to permit the safe and practical placement and removal of mobile homes.~~

4.4.7.1 Designated Spaces

Designated ~~mobile home~~ MH spaces shall meet the following standards:

- A. **Size**~~Bulk~~

The size of each designated space shall be at least ~~three~~3 times the total ~~The accumulated area projected to be occupied by the mobile home MH and any its roofed accessory buildings and structures on the mobile home lot shall not exceed one third of the respective lot area.~~
- B. **Mobile Home H Pad**

An individual pad at least 14 feet wide and 70 feet long shall be provided for each ~~mobile home~~ MH. Pads for doublewide ~~mobile home~~ MH's shall be at least 28 feet wide. These pads shall be installed by the park developer and constructed with least ~~six~~6 inches of crushed gravel over a stabilized sub-base of pit run gravel.

4.4.8.2 Boundary Markings

4.4.7.2 The boundary limits of each mobile home lot shall be marked on the ground by suitable means. **Boundary Markings**

A survey is not required to define designated mobile homeMH spaces but the corners of all spaces shall be identified with permanent ground markers prior to installation of the first mobile homeMH in the park.

4.4.8.3 Mobile Home Stand

An individual mobile home stand at least 14 feet wide and 70 feet long shall be provided for each mobile home. These stands shall be constructed on at least 6 inches of gravel over a stabilized sub-base.

4.4.8.4.4.7.3 Storage

The governing body may require ~~that~~ a common storage area be provided for boats, trailers, or other vehicles, which shall not be calculated as part of the required parkland common area, for storage or parking for boats, trailers, or other recreational vehicles. An off-site storage area may be approved if proposed by the park developer.

4.4.8.5 MCA

~~Each mobile home stand shall meet the regulations and minimum standards adopted by the Montana Department of Administration, Division of Architecture and Engineering, pursuant to MCA, Title 50, Chapter 60.~~

4.4.8.6 Separation

~~No detached structure, such as a storage shed, shall be located within 5 feet of any mobile home or attached structures.~~

4.4.8.7 Skirting

~~Each mobile home shall be skirted within 60 days after it is moved upon a lot within the mobile home park. Skirting shall consist of a fire resistant material similar to that of which the mobile home exterior is constructed and shall be attached to the mobile home.~~

4.4.8.4.4.7.4 Guest Parking

If on-street parking is prohibited in the park, either as a rule by the park owner or a condition of approval, the governing body may require ~~Additional parking shall be provided with one 1~~ paved guest parking space be provided for every 10 ~~mobile homeMH spaces, lots~~ either in group parking or by providing 2 paved parking spaces for each mobile home lot.

4.4.8.9

4.4.8.10 DEQ, Health Code

Mobile home parks shall meet the minimum standards of the Montana Department of Environmental Quality, as required by MCA, Title 76, Chapters 4 and 5, and Missoula City County Health Code, Sections I-IX and Regulation 1 and 3, as amended.

4.4.9 Sewage Disposal

Sewage disposal systems shall be permitted, installed, operated and maintained in accordance with the Missoula City County Health Code and Regulation 1, as amended. Sewage disposal shall be subject to approval by the Montana Department of Environmental Quality and the governing body.

4.4.10 Solid Waste

Solid waste management shall comply with the Missoula City County Health Code Regulation 3, as amended. Solid waste disposal shall be subject to approval by the Montana Department of Environmental Quality and the governing body.

4.4.11 Water

The means for water supply shall be subject to approval by the Montana Department of Environmental Quality and the governing body.

4.4.7.5 Park Sign

A sign depicting the park layout shall be prominently located near the park entrance.

4.4.8 Park Rules

1. Buffer, Screening, Landscaping

The subdivider shall submit a plan showing compliance with the buffering requirements of these regulations, including the vegetative coverage or landscaping of all unpaved areas.

4.4.11.1 Buffer

Mobile home parks located adjacent to industrial, commercial, or lower density residential land uses shall provide screening such as fences or natural growth along the property boundary line separating the park from these adjacent uses.

4.4.12 Setbacks, Bulk Standards

4.4.12.1 Side

Minimum side yard setback shall be 15 feet for principal buildings and 10 feet for accessory buildings.

4.4.12.2 Rear

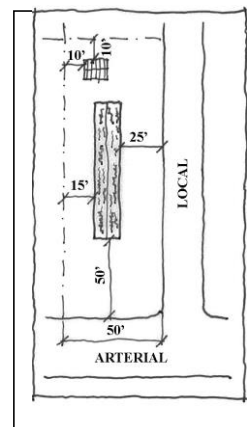
Minimum rear yard setback shall be 10 feet.

4.4.12.3 Front

Minimum front yard setback shall be 10 feet.

4.4.12.4 Road Setbacks

Notwithstanding the setbacks established by this section, all mobile homes shall be located at least 50 feet from the property line abutting upon a major



arterial and at least 25 feet from all boundary lines and street rights-of-way.

4.4.12.5 — Frontage

Each mobile home lot shall have a frontage of at least 50 feet.

4.4.12.6 — Bulk

~~The accumulated area occupied by the mobile home and its roofed accessory buildings and structures on the mobile home lot shall not exceed one third of the respective lot area.~~

2. — Park or Recreation Area

At least 1,000 square feet per dwelling unit or one ninth of the total mobile home park area, whichever is greater, shall be reserved for park or recreation area. That area shall be located to conveniently serve residents of the entire mobile home park.

4.4.12.7 — Buildings, Facilities

Recreation areas may include space for community recreation buildings and facilities.

4.4.12.8 — Maintenance

Maintenance of recreation areas shall be the responsibility of the park owner.

4.4.13 — Retail Use

Retail uses intended specifically for the convenience and service of the residents of the mobile home park shall be designated and located in a manner to discourage use by nonresidents of the mobile home park.

4.4.14 — Hazards

Development of mobile home parks shall be prohibited in areas subject to conditions hazardous to the public health and safety.

4.4.15 — NFPA

All mobile homes shall meet the requirements of the National Fire Protection Association.

4.4.16 — Park Rules

~~The park owner shall establish subdivider shall submit with the preliminary plat a set of park rules that require e. Each mobile home MH to shall be skirted within 60 days after it is moved into the upon a lot within the mobile home park and equipped with tie-downs in compliance with the currently adopted building codes. The park owner shall establish park rules that require a mobile home to be skirted and equipped with tie-downs within 60 days after a trailer is moved into the park. Tie downs must comply with building codes. Skirting shall consist of a fire resistant material similar to that of which the mobile home exterior is constructed and shall be attached to the mobile home~~

3. — Ownership Responsibilities

All streets within the mobile home park shall be maintained by the park owner unless it is specified that they shall be maintained by the governing body, in which case they shall be built to meet county road standards. Recreation areas shall remain in private ownership and may not be dedicated to the public.

2. Recreational Vehicle Parks

1. Purpose and Intent

Recreational Vehicle Parks provide a type of lodging for transient guest and visitors. This section provides for RV parks by establishing standards that ensure safety, functionality, and visual quality. It is the purpose and intent of this section to ensure compatibility between RV parks and neighboring land uses.

2. Density

The density shall not exceed 15 recreational vehicle spaces per acre of net site area.

3. General Standards

Recreational vehicle parks shall comply with the provisions of *Section 1.8.3., Other Applicable Rules, Chapter 5, Procedures for Subdivision Review, Preliminary Plat, Variances, and Appeals*, and with the following sections of *Chapter 3, General Design Standards for All Subdivisions*:

~~3.7, Utilities; and,~~

~~3.11, Areas of Riparian Resource.~~

4.4.17 Streets and Roads

4.4.17.1 Design

The arrangement, type, width, grade, and location of all streets shall be considered in relation to existing and planned streets, topographical conditions, public convenience and safety, and the proposed uses of the land to be served by such streets.

4.4.17.2 Through Traffic

Streets and roads shall be arranged to discourage through traffic.

4.4.17.3 Sight Distance

Horizontal alignment of streets shall ensure adequate sight distance.

4.4.17.4 Surfaces

Streets in recreational vehicle parks shall have smooth, hard, and dense surfaces which shall be well drained and subject to the approval of the Public Works Director.

4.4.17.5 Widths

Streets shall be of adequate widths to accommodate the parking and traffic loads contemplated for the given type of street. In all cases, each two-way street

shall have at least a 24 foot width, and each one-way street shall have at least a 15 foot width.

4.4.17.6 Parking

In no case shall there be on-street parking. Adequate provisions for off-street parking spaces shall be provided.

4.4.17.7 AASHTO

Intersections of recreational vehicle park streets shall comply with AASHTO standards.

4.4.18.4.9 Standards for RV Spaces Specific Standards, RV Parks

4.4.18.1 Arrangement

Arrangement of recreational vehicle spaces shall allow for easy placement and removal of vehicles from individual spaces.

4.4.18.2 Separation

Recreational vehicles shall be separated from each other by at least 30 feet and from other structures by at least 50 feet. Any accessory structures such as an attached awning shall, for purposes of this separation requirement, be considered part of the recreational vehicle.

4.4.18.3 Access

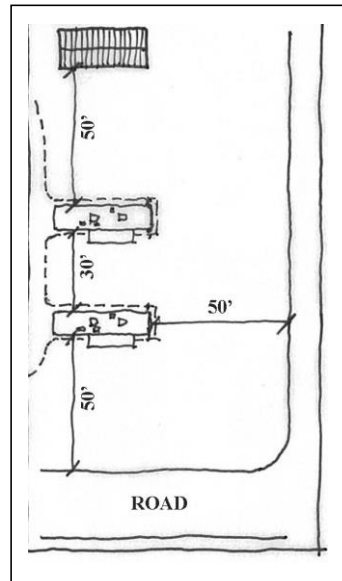
All recreational vehicle spaces shall be provided with safe and convenient vehicular access from abutting streets or roads; the access shall have a smooth, hard, and dense surface which provides adequate drainage.

4.4.18.4.9.1 Surface Coverage

Exposed ground surfaces in all parts of every recreational vehicle RV spaces shall be paved, covered with stone screening or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of reducing dust.

4.4.9.2 Double Frontage

Notwithstanding the prohibition of through lots in Section 3.3.2.4, No Through Lots, designated RV spaces may be pull-through or double frontage spaces.



1. Accessory Facilities

Accessory facilities shall be designed and located for safe and convenient use by occupants and to inhibit use of such facilities by non-occupants.

4. Water, Sewage Disposal, Solid Waste

1. DEQ

All water supply, sewage disposal, and solid waste systems shall meet the minimum standards of the Montana Department of Environmental Quality, as required by MCA, Title 76, Chapter 4, as amended, and all applicable state and local regulations.

4.4.18.5 Water Supply

The means for water supply shall be subject to approval by the health authority and the governing body.

5. Buffer, Screening, Landscape

1. Arterial Buffer

A buffering screen shall be placed along any perimeters of a recreational vehicle park which abut an arterial highway or access road.

2. Buffer, Adjacent Uses

Recreational vehicle parks located adjacent to industrial, commercial, or residential land uses shall be screened with fences and natural growth along the property boundary line separating the park from these adjacent uses.

3. Review

All recreational vehicle spaces shall be provided with safe and convenient vehicular access from abutting streets or roads; the access shall have a smooth, hard, and dense surface which provides adequate drainage.

4. Existing Trees

Existing trees and natural vegetation shall be preserved to the maximum extent possible.

6. Setbacks

All recreational vehicle spaces shall be located at least 50 feet from a public street or highway.

7. Parks, Recreation

At least one-ninth of the total recreational vehicle park area shall be reserved for park or recreational activity including any space intended or used for recreation buildings and facilities.

8. Grading, Drainage

1. DEQ

All drainage systems shall meet the minimum standards of the Montana Department of Environmental Quality, as required by MCA, Title 76, Chapter 4, as amended and all applicable state and local regulations.

2. Surface Run-Off

The recreational vehicle park developer shall provide suitable drainage facilities for any surface run-off affecting the park. These facilities are subject to the recommendation of the Public Works Director and approval by the governing body.

3. Up Stream

Each culvert or other drainage facility shall be large enough to accommodate potential run-off from upstream drainage areas.

4. Discharge

Drainage systems shall not discharge into sanitary sewer facilities.