

**County Zoning Amendments  
"Part 1 - Capital Changes"**

# #1 - PYRAMIDAL SHIFT TABLE

## C-A1

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
None	None	1. Day Care Center	None	None	None

## C-A2

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
None	None	1. Day Care Center	None	1. Guest Ranch	None

## C-A3

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
None	None	1. Day Care Center	None	1. Guest Ranch 2. Commercial recreation use, not related to the harvesting of wild game, including golf courses, country clubs, ski areas, and riding stables	None

## C-RR1

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
None	None	None	None	1. Community Residential Facility, 9 or more	None

## C-RR2

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
None	None	None	None	1. Community Residential Facility, 9 or more	None

## C-RR3\*

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
None	None	1. <b>Two-family dwelling</b>	None	1. Community Residential Facility, 9 or more	1. <b>Two-family dwelling</b>

\*Also revise intent statement to include "and two-family" in first sentence

Red text indicates a move; black text is an added new use

**Capital Change #1: Pyramidal Shift Table**

Board of County Commissioners – Draft #4A

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## C-R1\*

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
None	None	1. <b>Two-family dwelling</b>	None	1. Community Residential Facility, 9 or more 2. Long-term care facility	1. <b>Two-family dwelling</b>

\*Also revise intent statement to include "and two-family" in first sentence

## C-R2

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
None	None	None	None	1. Community Residential Facility, 9 or more 2. Long-term care facility	None

## C-R3

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
1. Single-family dwelling <sup>[1]</sup> 2. Two-family dwelling 3. <b>Community Residential Facility, 8 or fewer</b>	None	1. Community Residential Facility, 9 or more 2. <b>Day care center</b>	1. <b>Community Residential Facility, 8 or fewer</b>	None	1. <b>Day care center</b>

[1] mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks.

## C-C1

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
1. <b>Single-family dwelling<sup>[1]</sup></b> 2. Two-family dwelling 3. Community Residential Facility, 8 or fewer 4. Day care home 5. Boarding house 6. Private lodge or fraternal organization 7. <u>Retail food store trade and service, no outdoor storage or display, with a max. floor area 3,500 s.f.</u>	1. <b>Single-family dwelling in same building as other allowed uses</b> 2. General merchandising 3. Hardware store 4. Clothing shop (Delete 2 – 4 – These are permitted uses under "retail trade & service.") 5. Tailoring service (Delete #5 – This is a permitted use under "personal services.")	1. Community Residential Facility, 9 or more 2. Day care center 3. Long-term care facility 4. Home occupation 5. Residential mini-warehouse 6. (Eating and) drinking establishment 7. <b>Multiple-family dwelling</b>	None	1. <b>Retail trade and service with outdoor display or storage, (with a max. floor area of 2,500 s.f.)</b>	1. <b>Multiple-family dwelling</b> 2. <b>Retail trade and service with no outdoor storage</b>

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## C-C3

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
<ol style="list-style-type: none"> <li>1. <b>Single-family dwelling<sup>[1]</sup></b></li> <li>2. Two-family dwelling</li> <li>3. Community Residential Facility, 8 or fewer</li> <li>4. Day care home</li> <li>5. Boarding house</li> <li>6. Personal services</li> <li>7. Indoor <u>and</u> outdoor recreation, amusement, &amp; cultural facility</li> </ol>		<ol style="list-style-type: none"> <li>1. Community Residential Facility, 9 or more</li> <li>2. Day care center</li> <li>3. Long-term care facility</li> <li>4. Home occupation</li> <li>5. Residential mini-warehouse</li> <li>6. Repair services, except automotive repair</li> <li>7. Eating and drinking establishments</li> <li>8. Recreational vehicle park</li> <li>9. <b>Multiple-family dwellings</b></li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Single-family dwelling in same building as other allowed uses</b></li> </ol>	None	<ol style="list-style-type: none"> <li>1. <b>Multi-family housing</b></li> </ol>

[1] mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks.

## C-C2

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
<ol style="list-style-type: none"> <li>1. <b>Single-family dwelling<sup>[1]</sup></b></li> <li>2. Two-family dwelling</li> <li>3. Community Residential Facility, 8 or fewer</li> <li>4. Day care home</li> <li>5. Boarding house</li> <li>6. Personal services</li> <li>7. Repair service</li> <li>8. Civic, social, and fraternal organization</li> <li>9. Printing and publishing establishments</li> <li>10. Indoor <u>and</u> outdoor recreation, amusement, and cultural facility</li> <li>11. Retail trades and service, with no outdoor storage or display, with a gross building floor area of less than 100,000 s.f.</li> </ol>		<ol style="list-style-type: none"> <li>1. Community Residential Facility, 9 or more</li> <li>2. Day care center</li> <li>3. Long-term care facility</li> <li>4. Home occupation</li> <li>5. Residential mini-warehouse</li> <li>6. Multiple-family dwellings</li> <li>7. <b>Retail trades and services with a gross building floor area of less than 100,000 s.f.</b></li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Single-family dwelling in same building as other allowed uses</b></li> </ol>	None	<ol style="list-style-type: none"> <li>1. <b>Other retail trades and services with a gross building floor area of less than 100,000 s.f.</b></li> </ol>

[1] mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks.

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## C-I1

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
<ol style="list-style-type: none"> <li>1. Commercial mini-warehouse</li> <li>2. Personal services</li> <li>3. Civic, social, and fraternal organization</li> <li>4. Transient lodging</li> <li>5. Eating and drinking establishment</li> <li>6. Repair service</li> <li>7. Printing and publishing establishments</li> <li>8. Farm and garden supply</li> <li>9. Wholesale trade</li> <li>10. Contractor / construction service</li> <li>11. Commercial recreation, amusement, and cultural facility</li> <li>12. Retail trades and service, with no outdoor storage or display, with a gross building floor area of less than 100,000 s.f.</li> <li>13. One single-dwelling for exclusive use by owners, caretakers, or other managerial personnel and their immediate families<sup>[2]</sup></li> </ol>	<ol style="list-style-type: none"> <li>1. Retail and service facilities, buildings or uses which are accessory to the principal use</li> </ol>	<ol style="list-style-type: none"> <li>1. Recreational vehicle park</li> <li>2. Service station</li> <li>3. Retail trade and service with gross building floor area of less than one hundred thousand (100,000) square feet</li> </ol>	None	None	None

[2] This is already a permitted use pursuant to Section 4.05B.1. If this is adopted as proposed – permitted in the specific industrial districts, delete Section 4.05B.1.

## C-I2

PERMITTED		CONDITIONAL		SPECIAL	
Add	Delete	Add	Delete	Add	Delete
<ol style="list-style-type: none"> <li>1. Commercial mini-warehouse</li> <li>2. Personal services</li> <li>3. Civic, social, and fraternal organization</li> <li>4. Transient lodging</li> <li>5. Eating and drinking establishment</li> <li>6. Repair service</li> <li>7. Printing and publishing establishments</li> <li>8. Farm and garden supply</li> <li>9. Wholesale trade</li> <li>10. Contractor / construction service</li> <li>11. Commercial recreation, amusement, and cultural facility</li> <li>12. Retail trades and service, with no outdoor storage or display, with a gross building floor area of less than 100,000 s.f.</li> <li>13. One single-dwelling for exclusive use by owners, caretakers, or other managerial personnel and their immediate families<sup>[2]</sup></li> </ol>	<ol style="list-style-type: none"> <li>1. Retail and service facilities, buildings or uses which are accessory to the principal use</li> </ol>	<ol style="list-style-type: none"> <li>1. Recreational vehicle park</li> <li>2. Service station</li> <li>3. Retail trade and service with gross building floor area of less than one hundred thousand (100,000) square feet</li> <li>4. Automotive, marine, trailer, mobile home, recreational vehicle, and accessories sale, rental, and service</li> <li>5. Distribution and transportation facility</li> <li>6. Building materials, hardware, and farm equipment sale and service</li> </ol>	None	None	None

[2] This is already a permitted use pursuant to Section 4.05B.1. If this is adopted as proposed – permitted in the specific industrial districts, delete Section 4.05B.1.

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# #1 – Pyramidal Shift

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## Chapter 2 Zoning Districts

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**This is what the  
Pyramidal Shift  
will look like  
if uses are  
added and deleted  
in accordance with the  
Pyramidal Shift table.**

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# CHAPTER 2 – ZONING DISTRICTS

## **SECTION 2.01 PURPOSES**

The purposes of this chapter are to:

1. Establish districts wherein compatible uses of land may be located and grouped to create, protect, or maintain a quality environment for the citizens of the County of Missoula.
2. Stabilize and protect land uses and allow a maximum degree of latitude within the regulations to promote residential harmony, conduct gainful business, and contribute to the development of a sound economic base for the community.
3. Promote development that is compatible with the physiographic restraints.
4. More efficiently and economically design and install all physical public service facilities in terms of size and capacity.
5. Adequately meet needs resulting from a defined intensity of land use.
6. Provide for the health, safety, and general welfare of the community at large.

Five (5) broad categories of uses have been established: public, agricultural, residential, commercial, and industrial.

## **SECTION 2.02 ESTABLISHMENT OF DISTRICTS**

The following use districts are established:

C-P1 .....	Public Lands and Institutions
C-A1 .....	Agricultural / Open and Resources
C-A2 .....	Agricultural / Residential
C-A3 .....	Agricultural / Residential
C-RR1 .....	Residential
C-RR2 .....	Residential
C-RR3 .....	Residential
C-R1 .....	Residential
C-R2 .....	Residential
C-R3 .....	Residential
C-C1 .....	Neighborhood Commercial
C-C2 .....	General Commercial
C-C3 .....	Community Commercial
C-I1 .....	Light Industry
C-I2 .....	Heavy Industry

## **SECTION 2.03 ESTABLISHMENT OF DISTRICTS**

The official zoning map shall be displayed at all times in the office of the Zoning Officer. Zoning resolutions shall bear the signature of the governing body and the date of the adoption, attested by the County Clerk and Recorder.

The Missoula County Zoning Regulations, with amendments, original applications for action, and records of action by the Zoning Officer, the Board of Adjustment, the Missoula Consolidated Planning Board and the governing body shall be retained at the Planning Office or the Clerk and Recorder's Office.

## **SECTION 2.04 INTERPRETATION**

### **A. Interpretation of Boundaries**

1. Unless otherwise indicated, district boundary lines shall be the center lines of streets, highways, railroads, alleys, water courses, or the right-of-way of public utilities and railroads, or the plotted lines or such lines extended.
2. In other circumstances not covered above, it shall be the duty of the Zoning Officer to ascertain all pertinent facts and to provide the interpretation. Thereafter, such interpretation shall govern.

### **B. Interpretation of Uses**

If ambiguity arises concerning the appropriate classification of a particular use within the meaning and purpose of these regulations, or if a specific use is not listed, it shall be the duty of the Zoning Officer, on request of any citizen, to ascertain all pertinent facts and provide the interpretation. Thereafter, such interpretation shall govern.

## **Chapter 2 – Zoning Districts**

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**SECTION 2.05 C-P1 PUBLIC LANDS AND INSTITUTIONS**

A. Intent

This classification provides for public lands and public and quasi-public buildings and uses, including existing land reserves for future public and institutional use to serve the neighborhood, community and region.

B. Space and Bulk Requirements

Minimum lot area	None	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	Ten (10) feet or not less than one-third (1/3) of the building height, whichever is greater
	rear	Ten (10) feet or not less than one-third (1/3) of the building height, whichever is greater
Maximum building height .....		One hundred (100) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Airport and landing field
2. Open space land
3. Agriculture, including any and all structures or buildings needed to pursue such activities
4. Public and quasi-public buildings and uses
5. Accessory buildings and uses

E. Conditional Uses

1. Temporary uses

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F. Special Exception

1. Commercial recreation, amusement and cultural activity
2. Seasonal commercial uses
3. Public utility

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**SECTION 2.06 C-A1 AGRICULTURAL / OPEN AND RESOURCE LANDS**

A. Intent

This classification encourages the continuing use of land for recreation and natural resource production; protects open lands not capable of supporting urbanized development due to biologic, physiographic, or hydrologic constraints; protects open lands from untimely urbanized development which tends to hamper sound resource production and to increase expenditures of public funds for supplying public services. Planned unit developments and planned variations are encouraged to preserve agricultural land and enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements

Maximum residential density	One (1) dwelling per forty (40) acres
Minimum lot width	One-third (1/3) of its average depth
Minimum required setback	front            Fifty (50) feet
	side             Fifty (50) feet
	rear             Fifty (50) feet

Maximum building height.....None

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Guest ranch
4. Agriculture, including any and all structures or buildings needed to pursue such activities
5. Intensive agricultural operation, including commercial feed lots and poultry farms on lots of forty (40) acres or more

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6. Open space land
7. Public utility
8. Accessory buildings and uses

E. Conditional Uses

1. Community residential facility serving eight (8) or fewer persons
2. Day care center
3. Home occupation

F. Special Exceptions

1. Facility for the processing and storage of agricultural products, such as packing plants, canneries, milk plants, and warehouses accessory to agricultural uses
2. Commercial lumber and wood products manufacturing, including sawmills, pole plants, and chippers
3. Commercial recreation, amusement, and cultural facility, including golf courses, country clubs, ski areas, campgrounds, and riding stables
4. Mining, sand and gravel extraction and accessory service structures
5. Dog kennels
6. Public and quasi-public buildings and uses
7. Temporary uses
8. Community residential facility serving nine (9) or more persons
9. Long-term care facility

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## **SECTION 2.07 C-A2 RESIDENTIAL**

### A. Intent

This district conserves the integrity and natural qualities of the rural environment; assures the continuation of the open and rural character of the district; provides for agricultural, recreational, and residential uses in areas best suited for such purposes; and provides for environmental protection of the areas that are fragile in nature and cannot support more intense activities due to physiographic, hydrologic, biologic, and economic conditions. Planned unit developments and planned variations are encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

### B. Space and Bulk Requirements

Maximum residential density	One (1) dwelling per ten (10) acres	
Minimum lot width	One-third (1/3) of its average depth	
Minimum required setback	front	Fifty (50) feet
	side	Fifty (50) feet
	rear	None

Maximum building height.....None

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

### C. General Standards

See Supplementary Regulations - Chapter 3

### D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Public utility
4. Agriculture, including any and all structures or buildings needed to pursue such activities
5. Open space land
6. Accessory buildings and uses

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E. Conditional Uses

1. Community residential facility serving eight (8) or fewer persons
2. Day care center
3. Home occupation

F. Special Exceptions

1. Intensive agricultural operation, including commercial feed lots and poultry farms, on lots of forty (40) acres or more
2. Guest ranch
3. Commercial recreation, amusement, and cultural facility, including golf courses, country clubs, ski areas, and riding stables
4. Dog kennels
5. Public and quasi-public buildings and uses
6. Temporary uses
7. Community residential facility serving nine (9) or more persons
8. Long-term care facility

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## **SECTION 2.08 C-A3 RESIDENTIAL**

### 1. Intent

This district provides for low density residential development of an open and rural character in areas best suited for such purposes, and provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities due to physiographic, hydrologic, biologic, and economic conditions. Planned unit developments and planned variations are encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

### 2. Space and Bulk Requirements

Maximum residential density	One (1) dwelling per five (5) acres
Minimum lot width	One-third (1/3) of its average depth
Minimum required setback	front            Fifty (50) feet
	side             Fifty (50) feet
	rear             Fifty (50) feet

Maximum building height.....None

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse

### C. General Standards

See Supplementary Regulations - Chapter 3

### D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Agriculture, including any and all structures or buildings needed to pursue such activities
4. Open space land
5. Accessory buildings and uses

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E. Conditional Uses

1. Community residential facility serving eight (8) or fewer persons
2. Day care center
3. Home occupation

F. Special Exceptions

1. Guest ranch
2. Commercial recreation, amusement, and cultural facility, including golf courses, country clubs, ski areas, and riding stables
3. Dog kennels
4. Community residential facility serving nine (9) or more persons
5. Long-term care facility
6. Public and quasi-public buildings and uses
7. Temporary uses
8. Public utility

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## **SECTION 2.09 C-RR1 RESIDENTIAL**

### A. Intent

This district recognizes the existence of rural areas that will come under pressure for residential development. This zone provides for a transitional low density residential district between urbanized areas and agricultural uses, as well as provides a zone that may be used to meet residential needs while limiting density to recognize environmental concerns. Planned unit developments and planned variations are encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

### B. Space and Bulk Requirements

Maximum residential density	One (1) dwelling per one (1) acre
Minimum lot width	One third (1/3) its average depth
Minimum required setback	front            Twenty-five (25) feet
	side             Fifteen (15) feet
	rear             Twenty-five (25) feet

Maximum building height ..... Thirty (30) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

### C. General Standards

See Supplementary Regulations - Chapter 3

### D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Agriculture, including any and all structures or buildings needed to pursue such activities
4. Open space land
5. Accessory buildings and uses

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E. Conditional Uses

1. Community residential facility serving eight (8) or fewer persons
2. Home occupation

F. Special Exceptions

1. Community residential facility serving nine (9) or more persons
2. Long-term care facility
3. Day care center
4. Residential mini-warehouse
5. Public and quasi-public uses and buildings
6. Temporary uses
7. Public utility

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**SECTION 2.10 C-RR2 RESIDENTIAL**

A. Intent

This zone promotes a single-family residential environment in areas served by an adequate public water or sewer system, and promotes a residential density consistent with the availability of public facilities and with the physical limitations of the land. Planned unit developments and planned variations are encouraged to further the intent of this district.

A. Space and Bulk Requirements

Maximum residential density                      Two (2) dwellings per one (1) acre

Minimum lot width                                      One hundred (100) feet

Minimum required setback	front	Twenty-five (25) feet
	side	Fifteen (15) feet
	rear	Twenty-five (25) feet

Maximum building height .....Thirty (30) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

B. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Agriculture, including any and all structures or buildings needed to pursue such activities
4. Open space land
5. Accessory buildings and uses

E. Conditional Uses

1. Community residential facility serving eight (8) or fewer persons

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2. Home occupation

F. Special Exceptions

1. Two-family dwelling
2. Community residential facility serving nine (9) or more persons
3. Long-term care facility
4. Day care center
5. Residential mini-warehouse
6. Public and quasi-public buildings and uses
7. Temporary uses
8. Public utility

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**SECTION 2.11 C-RR3 RESIDENTIAL**

A. Intent

This zone provides for moderate density, single-family and two-family housing in areas served by an adequate public water and sewer system, and promotes a residential density consistent with availability of public facilities and with the physical limitations of the land. Planned unit developments and planned variations are encouraged to further the intent of this district.

B. Space and Bulk Requirements

Maximum residential density	Four (4) dwellings per one (1) acre
Minimum lot area	Ten thousand (10,000) square feet for a single-family dwelling and fifteen thousand (15,000) square feet for a two (2) family dwelling
Minimum lot width	Seventy-five (75) feet
Minimum required setback	front            Twenty-five (25) feet side             Seven and one-half (7½) feet rear              Twenty-five (25) feet
Maximum building height .....	Thirty (30) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Agriculture, including any and all structures or buildings needed to pursue such activities
4. Open space land
5. Accessory buildings and uses

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E. Conditional Uses

1. Two-family dwelling
2. Community residential facility serving eight (8) or fewer persons
3. Home occupation

F. Special Exceptions

1. Community residential facility serving nine (9) or more persons
2. Long-term care facility
3. Day care center
4. Residential mini-warehouse
5. Public and quasi-public buildings and uses
6. Temporary uses
7. Public utility

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**SECTION 2.12 C-R1 RESIDENTIAL**

A. Intent

This district provides for single-family and two-family residential areas served by adequate public services. Planned unit developments and planned variations are encouraged to promote innovative approaches to housing and environmental design.

B. Space and Bulk Requirements

Maximum residential density	Eight (8) dwellings per one (1) acre	
Minimum lot area	Five thousand four hundred (5,400) square feet for single-family dwellings and eight thousand (8,000) square feet for two-family dwellings	
Minimum lot width	Seventy-five (75) feet	
Minimum required setback	front	Twenty-five (25) feet
	side	Seven and one-half (7½) feet
	rear	Twenty-five (25) feet

Maximum building height.....Thirty (30) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks.
2. Accessory buildings and uses
3. Day care home
4. Agriculture, including any and all structures or buildings needed to pursue such activities
5. Open space land

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E. Conditional Uses

1. Two-family dwelling
2. Community residential facility serving eight (8) or fewer persons
3. Home occupation

F. Special Exceptions

1. Community residential facility serving nine (9) or more persons
2. Day care center
3. Fraternity and sorority
4. Residential mini-warehouse
5. Public and quasi-public buildings and uses
6. Temporary uses
7. Public utility

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**SECTION 2.13 C-R2 RESIDENTIAL**

A. Intent

This district provides for multiple-family development capable of being adequately served by public services. Planned unit developments and planned variations are encouraged to promote innovative approaches to housing and environmental design.

B. Space and Bulk Requirements

Maximum residential density	Sixteen (16) dwellings per one (1) acre
Minimum lot area	Five thousand four hundred (5,400) square feet
Minimum lot width	Fifty (50) feet
Minimum required setback	front            Twenty-five (25) feet
	side             Five (5) feet or not less than one-third (1/3) of the building height, whichever is greater
	rear             Twenty-five (25) feet

Maximum building height ..... Seventy-two (72) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

C. General Standards

See Supplementary Regulations – Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Two-family dwelling
3. Boarding house
4. Day care home
5. Agriculture, including any and all structures or buildings needed to pursue such activities
6. Open space land

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7. Accessory buildings and uses

E. Conditional Uses

1. Multiple family dwelling not more than thirty-six (36) feet high
2. Community residential facility serving eight (8) or fewer persons
3. Home occupation

F. Special Exceptions

1. Multiple-family dwelling of more than thirty-six (36) feet high
2. Community residential facility serving nine (9) or more persons
3. Day care center
4. Long-term care facility
5. Residential mini-warehouse
6. Personal services
7. Professional business, and governmental office
8. Parking lots of more than four (4) spaces for off-premise parking of commercial and business use
9. Temporary uses
10. Public and quasi-public buildings and uses
11. Public utility

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**SECTION 2.14 C-R3 RESIDENTIAL**

A. Intent

This district provides for high density multiple-family development and limited commercial and professional office uses that would be compatible with adjoining residential uses in areas capable of being adequately served by public services. This zone could effectively be employed to form a smooth transition between lower density residential neighborhoods and major thoroughfares or commercial areas. Planned unit developments and planned variations are encouraged to promote innovative approaches to housing and environmental design.

B. Space and Bulk Requirements

Maximum residential density	Thirty-six (36) dwellings per one (1) acre
Minimum lot area	Five thousand four hundred (5,400) square feet
Minimum lot width	Fifty (50) feet
Minimum required setback	front            Twenty-five (25) feet
	side             Five (5) feet or not less than one-third (1/3) of the building height, whichever is greater
	rear             Twenty-five (25) feet
Maximum building height .....	One hundred twenty-five (125) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Two-family dwelling
3. Community residential facility serving eight (8) or fewer persons
4. Day care home

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5. Boarding house
6. Private lodge or fraternal organization
7. Multiple-family dwelling not more than thirty-six (36) feet high
8. Agriculture, including any and all structures or buildings needed to pursue such activities
9. Open space land
10. Accessory buildings and uses

E. Conditional Uses

1. Community residential facility serving nine (9) or more persons
2. Long-term care facility
3. Day care center
4. Home occupation
5. Multiple-family dwelling of more than thirty-six (36) feet high
6. Professional, business, and governmental office
7. Personal services

F. Special Exceptions

1. Residential mini-warehouse
2. Any of the permitted uses allowed in C-Cl districts
3. Eating establishments, except drive-in and drive-through restaurants establishments
4. Parking lots of six (6) or more spaces for off-premise parking of commercial or business uses
5. Public and quasi-public buildings and uses
6. Seasonal commercial and temporary uses
7. Public utility installation

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**SECTION 2.15 C-C1 NEIGHBORHOOD COMMERCIAL**

A. Intent

This district provides convenience shopping for a limited neighborhood market which involves retail enterprises dispensing commodities and providing personal or professional services to the individual. The uses should be both at the same intensity level and in the architectural scale of the neighborhood which they serve. Such developments should be clustered to provide centers of commercial activity which will effectively serve adjacent neighborhoods.

B. Space and Bulk Requirements

Minimum lot area	None	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	Ten (10) feet
	rear	Twenty-five (25) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

Maximum building height ..... Thirty (30) feet

Maximum floor area standards ..... Two thousand five hundred (2,500) square feet per establishment, except as indicated below

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Retail trade and service, with a maximum floor area of three thousand five hundred (3,500) square feet and no outdoor storage or display
2. Personal services
3. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
4. Two-family dwelling
5. Community residential facility serving eight (8) or fewer persons

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6. Day care home
7. Boarding house
8. Private lodge or fraternal organization
9. Agriculture, including any and all structures or buildings needed to pursue such activities
10. Open space land
11. Accessory buildings and uses

E. Conditional Uses

1. Seasonal commercial and temporary uses
2. Community residential facility serving nine (9) or more persons
3. Day care center
4. Long-term care facility
5. Home occupation
6. Multiple-family dwellings
7. Residential and commercial mini-warehouse
8. Professional, business, and governmental office
9. Repair services, except automotive repair
10. Eating establishments, except drive-in and drive-through restaurants establishments

F. Special Exceptions

1. Service station
2. Retail trades and services, with outdoor display or storage
3. Public and quasi-public buildings and uses
4. Public utility

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**SECTION 2.16 C-C2 GENERAL COMMERCIAL**

A. Intent

This district provides for the conduct of retail trades and services that are inherently automotive and highway oriented and for commercial uses of low intensity which may require large areas of land.

B. Space and Bulk Requirements

Minimum lot area	None	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	None
	rear	Ten (10) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

Maximum building height ..... Forty-five (45) feet

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Automotive, marine, trailer, mobile home, recreational vehicle, and accessories sale, rental, and service
2. Building materials, hardware, and farm equipment sale and service
3. Contractor / construction service
4. Wholesale trade
5. Farm and garden supply
6. Retail trades and service, with no outdoor storage or display, with a gross building floor area of less than one hundred thousand (100,000) square feet
7. Transient lodging
8. Professional, business, and governmental office
9. Personal services

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10. Repair service
11. Eating and drinking establishment
12. Commercial recreation, amusement, and cultural facility
13. Printing and publishing establishment
14. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
15. Two-family dwelling
16. Community residential facility serving eight (8) or fewer persons
17. Day care home
18. Board house
19. Civic, social, and fraternal organization
20. Agriculture, including any and all structures or buildings needed to pursue such activities
21. Open space land
22. Accessory buildings and uses

E. Conditional Uses

1. Seasonal commercial and temporary uses
2. Retail trade and service with gross building floor area of less than one hundred thousand (100,000) square feet
3. Recreational vehicle park
4. Service station
5. Residential and commercial mini-warehouse
6. Multiple-family dwellings
7. Community residential facility serving nine (9) or more persons
8. Day care center
9. Long-term care facility
10. Home occupation

F. Special Exceptions

1. Public and quasi-public buildings and uses
2. Public utility

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**SECTION 2.17 - C-C3 COMMUNITY COMMERCIAL**

A. Intent

This district promotes a commercial zone for the conduct of retail and service enterprises which depend on a community size market area and which are adjacent to arterials and major streets. This zone encourages concentrations of commercial activity forming a point of reference to provide economy of services, transportation, land, and development.

B. Space and Bulk Requirements

Minimum lot area	None	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	None
	rear	None

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

Maximum building height ..... Forty-five (45) feet

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Retail trade and service, with no outdoor storage or display, with a gross building floor area of less than one hundred thousand (100,000) square feet
2. Professional, business, and governmental office
3. Personal services
4. Transient lodging
5. Commercial recreation, amusement, and cultural facilities
6. Printing and publishing establishments
7. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
8. Two-family dwelling

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9. Community residential facility serving eight (8) or fewer persons
10. Day care home
11. Boarding house
12. Civic, social, and fraternal organizations
13. Agriculture, including any and all structures or buildings needed to pursue such activities
14. Open space land
15. Accessory buildings and uses

E. Conditional Uses

1. Seasonal commercial and temporary uses
2. Community residential facility serving nine (9) or more persons
3. Day care center
4. Long-term care facility
5. Home occupation
6. Multiple-family dwellings
7. Recreational vehicle park
8. Residential and commercial mini-warehouse
9. Repair services, except automotive repair
10. Eating and drinking establishments

F. Special Exceptions

1. Service stations
2. Wholesale trades and services
3. Other retail trades and services with a gross building floor area of less than one hundred thousand (100,000) square feet
4. Public and quasi-public buildings and uses
5. Public utility

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**SECTION 2.18 C-I1 LIGHT INDUSTRY**

A. Intent

This zone accommodates light manufacturing, processing, fabrication, repairing, and assembly of products or materials, warehousing and storage, transportation facilities, and commercial uses with large land requirements.

B. Space and Bulk Requirements

Minimum lot area	None	
Minimum required setback	front	Setbacks for buildings fronting on industrial districts shall be not less than twenty-five (25) feet. Where buildings front on designated arterials and collectors, setbacks shall be not less than fifty (50) feet
	side	Fifteen (15) feet
	rear	Fifteen (15) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

Any industrial building or related accessory building shall not be permitted within one hundred (100) feet of residential, public, or agricultural zones.

Maximum building height .....Forty-five (45) feet

C. General Standards

See Supplementary Regulations - Chapter 3

All uses on properties within a TIF/TED district shall comply with Section 3.06 P, including the list of modified permitted and conditional uses and special exceptions. (Include only if Section 3.06P. TIF/TED District Standards is approved)

D. Permitted Uses

1. Industrial uses which do not require an industrial air quality permit from the Missoula City-County Health Department and which do not require a Montana Air Quality Permit as described in the Administrative Rules of Montana, Title 17, Chapter 8
2. Veterinary services, animal hospitals, and kennels
3. Research laboratories

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4. Commercial recreation, amusement, and cultural facility
5. Contractor / construction service
6. Wholesale trade
7. Farm and garden supply
8. Retail trades and service, with no outdoor storage or display, with a gross building floor area of less than one hundred thousand (100,000) square feet
9. Personal services
10. Repair service
11. Printing and publishing establishment
12. Eating and drinking establishment
13. Transient lodging
14. Civic, social, and fraternal organizations
15. Commercial and industrial mini-warehouse
16. Professional, business, and governmental office
17. Public utility
18. One single-dwelling for exclusive use by owners, caretakers, or other managerial personnel and their immediate families
19. Agriculture, including any and all structures or buildings needed to pursue such activities
20. Open space land
21. Accessory buildings and uses

E. Conditional Uses

1. Industrial use which conforms to all of the Light Industrial Standards of Section 4.05 C., excluding use whose principal activity is the processing, refining, transfer, distribution, or bulk storage of flammable liquids, solids, or gas
2. Automotive, marine, trailer, mobile home, recreational vehicle, and accessories sale, rental, and service
3. Building material, hardware, and farm equipment sale, storage, and service
4. Distribution and transportation facility, excluding railroad facility
5. Service station
6. Seasonal commercial and temporary uses
7. Recreational vehicle park

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8. Retail trade and service with gross building floor area of less than one hundred thousand (100,000) square feet

F. Special Exceptions

1. Industrial uses which conform to all the Heavy Industrial Standards of Section 4.05, D., except for the exclusions listed under Conditional Uses in Section 2.18.E. above

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**SECTION 2.19 C-I2 HEAVY INDUSTRY**

A. Intent

This zone accommodates heavy manufacturing, processing, fabrication, and assembly of products or materials, which can be employed in areas where the land is capable of sustaining such uses.

B. Space and Bulk Requirements

Minimum lot area	None	
Minimum required setback	front	Setbacks for buildings fronting on industrial districts shall be not less than twenty-five (25) feet. Where buildings front on designated arterials and collectors, setbacks shall be not less than fifty (50) feet
	side	Fifteen (15) feet
	rear	Fifteen (15) feet

Any accessory building used for raising and housing livestock shall meet the following setbacks:

1. Fifty (50) feet
2. One hundred (100) feet to any place of human habitation under separate ownership or on a separate lot.
3. One hundred (100) feet from any watercourse.

Any industrial building or related accessory building shall not be permitted within one hundred (100) feet of residential, public, or agricultural zones.

Maximum building height ..... Forty-five (45) feet

C. General Standards

See Supplementary Regulations - Chapter 3

All uses on properties within a TIF/TED district shall comply with Section 3.06 P, including the list of modified permitted and conditional uses and special exceptions. (Include only if Section 3.06P. TIF/TED District Standards is approved)

D. Permitted Uses

1. Industrial uses which do not require an industrial air quality permit from the Missoula City-County Health Department, and which do not require a Montana Air Quality Permit as described in the Administrative Rules of Montana, Title 17, Chapter 10, and which do not require a Montana Air Quality Permit as described in the Administrative Rules of Montana, Title 17, Chapter 12
2. Veterinary services, animal hospitals, and kennels

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3. Research laboratories
4. Commercial recreation, amusement, and cultural facility
5. Contractor / construction service
6. Wholesale trade
7. Farm and garden supply
8. Retail trades and service, with no outdoor storage or display, with a gross building floor area of less than one hundred thousand (100,000) square feet
9. Personal services
10. Repair service
11. Printing and publishing establishment
12. Eating and drinking establishment
13. Transient lodging
14. Civic, social, and fraternal organizations
15. Commercial and industrial mini-warehouse
16. Professional, business, and governmental office
17. Public utility
18. One single-dwelling for exclusive use by owners, caretakers, or other managerial personnel and their immediate families
19. Agriculture, including any and all structures or buildings needed to pursue such activities
20. Open space land
21. Accessory buildings and uses

E. Conditional Uses

1. Industrial uses which conform to all of the Heavy Industrial Standards of Section 4.05 D.
2. Uses whose principal activity is the processing, refining, transfer, distribution, or bulk storage of flammable liquids, solids, or gas
3. Railroad freight terminal and switch yard
4. Automotive, marine, trailer, mobile home, recreational vehicle, and accessories sale, rental, and service
5. Building material, hardware, and farm equipment sale, storage, and service
6. Distribution and transportation facility
7. Service station
8. Seasonal commercial and temporary uses

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9. Recreational vehicle park

10. Retail trade and service with gross building floor area of less than one hundred thousand (100,000) square feet

F. Special Exception - None

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