

Chapter 1

1. Definition of Accessory Building or Structure: Revise for consistency with Building Code
2. Definition of Accessory Use: Revise for consistency with TIF/TED districts
3. Definition of Agriculture: Revise for consistency with subdivision regulations
4. Definition of Agricultural Building: Add new definition to match International Building Code
5. Definition of Dwelling Unit: Allow mobile home as a dwelling; disallow RV as a dwelling
6. Definition of Family: Remove blood relationship requirement
7. Definition of Floodplain: Revise to match County Floodplain Regulations
8. Definition of Guest Ranch: Revise to match MCA §50-51-102(5) by reference only
9. Definition of Industry: Include supplemental definitions of secondary, value-adding industry and commodities for purposes of TIF/TED districts
10. Definition of Lot Measurement and Setback: Propose to add measurement also from edge of road easement
11. Definition of Mobile Home: Revise definition to match County Subdivision Regulations and MCA §15-1-101
12. Definition of Public Utility: Revise to match MCA §76-3-101(13) and §69-3-101
13. Definition of Recreational Camping Vehicle and RV Park: Revise to match County Subdivision Regulations
14. Definitions of Setback and Yard: Clarify to distinguish one from the other
15. Definition of Solar Panel: Add new definition
16. Definition of Structure: Revise by deleting walls and fences as structures
17. Definition of TIF/TED District and Technology-based Operation: Add new definition
18. Definition of Urban Service Area: Revise to match County Growth Policy
19. Definition of Vested Right Exemption: deleted
20. Definition of Zoning Officer: Revised to include authorized agent designated by the Chief Planning Officer

Chapter 2

1. Added Agriculture to the names of the "A" districts
2. FAA Height restrictions in C-P1, C-I1 and C-I2 expanded to apply to all zones by placing height regulation in Chapter 3
3. Allow mobile homes as single family dwelling requiring five acres only when home older than June 15, 1976.
4. Open space land permitted in any district
5. Added temporary and seasonal commercial uses
6. Agriculture permitted on any size parcel in any district – minimum five acres not required

7. C-C2, C-I1, and C-I2: List Professional Office as a Permitted Use (since Natural Resource Management Office is listed as Permitted Use)
8. Add a residential density and lot size to commercial zoning districts.
9. Revised both industrial zones to clarify what permitted uses are allowed based on types of permits required
10. Incorporated Corridor Advertising Zone, adopted in 1995 by resolution.

Chapter 3

1. Delete a number of standards that are enforced by other departments such as Health, Public Works, Fire, etc...
2. Require parking for a change of land use
3. Remove regulations pertaining to driveways and driveway approaches
4. Revise Sign Regulations to follow legal opinion that entitles multiple businesses on a single parcel each to their own signage allowance
5. Revise Sign Regulations to continue to allow political posters as temporary signs not requiring a permit but not subject to limitations, such as duration of posting.
6. Incorporate requirement for building permit in Section 3.04 L. (Signs) ; Require signs over 8' to get a building permit and illuminated signs to get an electrical permit
7. Revise Section 3.04 N.1. to address replacement signs for non-conforming activities in residential districts. This section addresses signs in "other than" residential districts, and this appears to have been a typo.
8. Remove corner visibility standard since this is enforced by traffic safety agencies
9. Add additional height exceptions: open guard rails, roof-mounted solar panels, and clarify that the exception for wireless towers is for amateur radios, in compliance with MCA §76-2-340
10. Add setback exceptions for structures under 30", eaves, and accessibility construction.
11. Add separation requirement for multiple residences on the same parcel
12. Revise fence height allowance from six feet to four feet in front 25' of front yard. Add 6 foot maximum to all other fences, with exception for wildlife fencing.
13. Delete 6 month time restriction on temporary structures and continue to require their removal within 30 days of the end of construction.
14. Delete requirement to report non-conforming uses, setback adjustments to due floodplain, and lot line determinations to the County Board of Adjustment
15. Delete requirement for blocking and skirting structures not on a permanent foundation
16. Delete prohibition of storing freezers and refrigerators outdoors.
17. Added Zoning Officer as an agent equivalent to Historic Preservation Officer (in Section 3.06 M Density Bonus) since County doesn't have a designated Historic Preservation Officer
18. Revise Section 3.06 Grading, Drainage and Erosion Control to reference the County Public Works Manual, since standards are administered by Public Works.
19. Add regulations for seasonal commercial and temporary uses
20. Add standards and modified uses for TIF/TED Districts – affecting only C-I1 and C-I2

Chapter 4

1. Allow Home Occupations in primary *and accessory* structures
2. Delete a number of standards that are enforced by other departments such as Health, Public Works, Fire, etc...
3. Add requirement for flammable/combustible industrial uses to comply with International Building Code in Section 4.05 (Special Design Standards), in addition to compliance with fire codes already in this section.
4. Add conditions for seasonal commercial and temporary uses

Chapter 5 - None

Chapter 6

1. Revise Section 6.01 – deleted last sentence related to the “official citizen advisory group” since this section is redundant with the amendment procedures in Chapter 8 and such group does not exist nor is this current practice.
2. SD #2: Change Zoning Commission to Zoning Officer as reviewing agent of Special Uses
3. SD #2: Change Appeal of Reviewing Agent’s decision on Permitted and Conditional Uses to the Board of Adjustment instead of the Governing Body
4. Revise Kona East Residential District 6.04 to remove acreage requirement for agriculture
5. 6.08 Missoula Development Park: Clarify current policy for MDP Design Review Committee review of plans and permits
6. Revise 6.13 NLRSD – delete definitions that are newly proposed in Chapter 1 of the County Zoning Amendments (Agricultural Activity, Manufactured Home, Mobile Home)
7. Revise 6.13 NLRSD – add Community Residential Facility serving eight or fewer persons as a conditional use in the residential subdistricts

Chapter 7 – None

Chapter 8

1. **Authorize Zoning Officer to approve minor plan adjustments to BOA approvals.**
2. Include a requirement in Section 8.05 for a Zoning Compliance Permit (ZCP) for change of use.
3. Combine Sections 8.11 District Creation and Amendment and 8.12 Regulations and Amendments into one section, thereby clarifying that citizens are authorized to initiate the creation of zoning district regulations for Special Districts and Rural Zoning Districts
4. Revise the review criteria for Creating and Amending Zoning District Boundaries and Regulations to match state law
5. Clarify that ZCPs are valid for six months or until the expiration of a Building Permit
6. Delete the County BOA as the reviewing agent for covenants in Planned Variations, since Planning Board and BCC already review Planned Variations

7. Clarify in Section 8.05 that other permits, in addition to a ZCP, may be required to be obtained from other agencies.
8. Delete the Vested Right Exemption Section 8.16

Red text indicates changes to Housekeeping Amendments since release of Public Draft #2A in December 2016.