



# 2017 Missoula County Zoning Amendments



## Why Now?

Missoula County staff and elected officials have heard frustrations from developers as well as advocates for agriculture and conservation. Missoula County listened. Now Community and Planning Services (CAPS) staff are working to streamline regulations and remove red tape by adding common sense updates to benefit our economy and protect our quality of life.

Less than 6% of Missoula County is zoned, making it unique among Montana counties of similar populations. Many residents don't realize that County zoning has not been significantly updated in over 40 years, which has led to inconsistent and time-consuming permit reviews.



## 2017 Missoula County Zoning Amendments



### Contact CAPS:

Email

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Stop by CAPS office

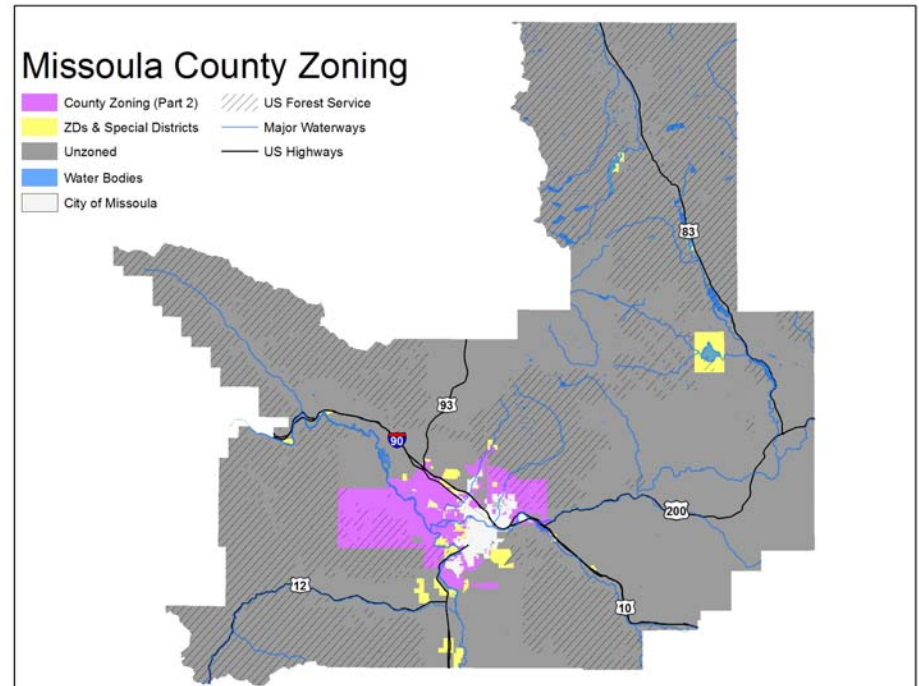
323 W. Alder, Missoula, MT 59802

Mail

200 W. Broadway, Missoula, MT 59802

Call

406.258.4657



*\*The maps in this brochure were created by Missoula County Community and Planning Services staff in January 2017. All property lines and boundaries are approximate. The information on these maps are for reference only.*

*Please see map disclaimer on back of brochure.\**

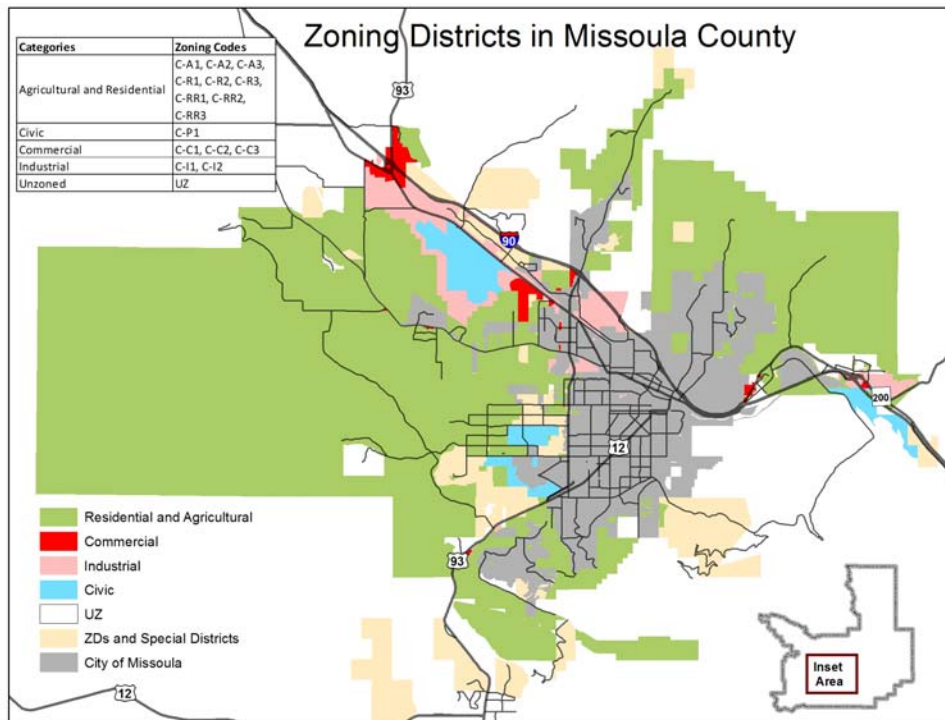
## What Are the Changes?

The proposed amendments will affect only the 6% of the county that is currently zoned; no new areas are proposed for zoning. The revisions include “Housekeeping Amendments” and “Capital Changes.” The intent of the “Capital Changes” amendments is to provide more flexibility to land use regulations and greater opportunities for housing and economic growth while protecting quality of life in our community.

## What the Regulations Propose?

### More Predictability

Proposed “Housekeeping Amendments” would address much-needed updates to our county zoning by ensuring the County complies with adopted laws and policies and aligning zoning regulations with other departmental regulations. The goal is that any county resident, developer or not, can easily read and understand these regulations and rely on them to be accurate and complete. The proposed “Capital Changes” are intended to have the greatest beneficial impact on the greatest number of people.



Please see map disclaimer on back of brochure.\*



### Promoting Greater Flexibility

- ◆ **Pyramidal Zoning**—Many industrial areas of the county are ripe for redevelopment. Residents increasingly want to be close to shopping, dining, and entertainment. Pyramidal zoning will allow the flexibility to build residential projects in commercial districts and commercial projects in industrial districts, increasing innovation and quality of life in our community.
- ◆ **Accessory Structures**—Building a detached shed or garage shouldn't give you a headache or require hiring professionals. The proposed changes will allow more flexibility in size and placement of accessory structures, and even exempt certain accessory structures from needing a permit at all.
- ◆ **Hillside Design Standards**—This change removes a 40-foot setback requirement from “non-buildable areas,” which has been difficult to apply consistently over the years. The proposed update would make it possible to build daylight basements on hillside lots, so long as the slope doesn't exceed 25%, increasing design flexibility.

**Current Missoula County Zoning Regulations:**

[tinyurl.com/MissoulaCountyZoningRegulation](https://tinyurl.com/MissoulaCountyZoningRegulation)

**Proposed Zoning Regulation Amendments:**

[tinyurl.com/CountyZoningAmendments](https://tinyurl.com/CountyZoningAmendments)