
Chapter 2

Zoning Districts

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 [RESERVED]

SECTION 2.03 ESTABLISHMENT OF DISTRICTS

The following use districts are established:

C-P1	Public Lands and Institutions
C-A1	Agricultural / Open and Resource
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

- A. 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.
- B. 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.

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

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

F. Special Exception

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

SECTION 2.06 C-A1 AGRICULTURAL / OPEN AND RESOURCE

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 unit 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

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height None

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

E. Conditional Uses

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

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. Community residential facility serving nine (9) or more persons
7. Long-term care facility
8. Public and quasi-public buildings and uses
9. Temporary uses

SECTION 2.07 C-A2 AGRICULTURAL / 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 unit 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

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height None

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

E. Conditional Uses

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

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. Community residential facility serving nine (9) or more persons

6. Long-term care facility
7. Public and quasi-public buildings and uses
8. Temporary uses

SECTION 2.08 C-A3 AGRICULTURAL / RESIDENTIAL

A. 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 enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements

Maximum residential density	One (1) dwelling unit 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

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height None

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

E. Conditional Uses

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

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. Public utility
8. Temporary uses

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 unit 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

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height Thirty (30) feet

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

E. Conditional Uses

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

F. Special Exceptions

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

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.

B. Space and Bulk Requirements

Maximum residential density	Two (2) dwelling units 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

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height Thirty (30) feet

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

E. Conditional Uses

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

F. Special Exceptions

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

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) dwelling units 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-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

See Section 3.06 C. for Accessory Structure setbacks
 Maximum building height Thirty (30) feet

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

E. Conditional Uses

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

F. Special Exceptions

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

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) dwelling units per one (1) acre	
Minimum lot area	Five thousand four hundred (5,400) square feet for a single-family dwelling and eight thousand (8,000) square feet for a two-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

See Section 3.06 C. for Accessory Structure setbacks
 Maximum building height Thirty (30) feet

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

E. Conditional Uses

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

F. Special Exceptions

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

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) dwelling units 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

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height Seventy-two (72) feet

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
7. Accessory buildings and uses

E. Conditional Uses

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

F. Special Exceptions

1. Residential mini-warehouse
2. Personal services
3. Professional business, and governmental office
4. Parking lots of more than four (4) spaces for off-premise parking of commercial and business use
5. Multiple-family dwelling of more than thirty-six (36) feet high
6. Day care center

7. Community residential facility serving nine (9) or more persons
8. Long-term care facility
9. Public and quasi-public buildings and uses
10. Public utility
11. Temporary uses

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) dwelling units 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

See Section 3.06 C. for Accessory Structure setbacks

Maximum building heightOne hundred twenty-five (125) feet

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. Multiple-family dwelling not more than thirty-six (36) feet high
4. Boarding house
5. Private lodge or fraternal organization
6. Day care home
7. Community residential facility serving eight (8) or fewer persons
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. Professional, business, and governmental office
2. Personal services
3. Multiple-family dwelling of more than thirty-six (36) feet high
4. Home occupation
5. Day care center
6. Community residential facility serving nine (9) or more persons

7. Long-term care facility

F. Special Exceptions

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

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 parcel area <i>per dwelling</i>	One thousand (1,000) square feet per dwelling	
Minimum lot area	None, except that minimum lot area for residential uses is 3,000 square feet.	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	Ten (10) feet
	rear	Twenty-five (25) feet

See Section 3.06 C. for Accessory Structure setbacks

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
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. Residential and commercial mini-warehouse
2. Professional, business, and governmental office
3. Repair services, except automotive repair

4. Eating establishments, except drive-in and drive-through restaurants establishments
5. Home occupation
6. Day care center
7. Community residential facility serving nine (9) or more persons
8. Long-term care facility
9. Multiple-family dwellings
10. Seasonal commercial and temporary uses

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

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 parcel area <i>per dwelling</i>	One thousand (1,000) square feet per dwelling	
Minimum lot area	None, except that minimum lot area for residential uses is 3,000 square feet.	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	None
	rear	Ten (10) feet

See Section 3.06 C. for Accessory Structure setbacks
 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
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. Day care home
17. Community residential facility serving eight (8) or fewer persons
18. Boarding 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. Retail trade and service with gross building floor area of less than one hundred thousand (100,000) square feet
2. Service station
3. Residential and commercial mini-warehouse
4. Recreational vehicle park
5. Multiple-family dwellings
6. Home occupation
7. Day care center
8. Community residential facility serving nine (9) or more persons
9. Long-term care facility
10. Seasonal commercial and temporary uses

F. Special Exceptions

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

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 parcel area <i>per dwelling</i>	One thousand (1,000) square feet per dwelling	
Minimum lot area	None, except that minimum lot area for residential uses is 3,000 square feet.	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	None
	rear	None

See Section 3.06 C. for Accessory Structure setbacks

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
9. Day care home
10. Community residential facility serving eight (8) or fewer persons
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. Repair services, except automotive repair
2. Eating and drinking establishments

3. Residential and commercial mini-warehouse
4. Recreational vehicle park
5. Multiple-family dwellings
6. Home occupation
7. Day care center
8. Community residential facility serving nine (9) or more persons
9. Long-term care facility
10. Seasonal commercial and temporary uses

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

SECTION 2.18 C-11 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

See Section 3.06 C. for Accessory Structure setbacks

No industrial building or related accessory structure shall be permitted within one hundred (100) feet of any public, agricultural, or residential zone.

Maximum building height Forty-five (45) feet

C. General Standards

1. See Supplementary Regulations - Chapter 3
2. All uses on properties within a TIF district shall comply with Section 3.06 P, including the list of modified permitted and conditional uses and special exceptions.

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
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. Commercial and industrial mini-warehouse
14. Professional, business, and governmental office

15. Transient lodging
16. Civic, social, and fraternal organizations
17. One single-dwelling for exclusive use by owners, caretakers, or other managerial personnel and their immediate families
18. Public utility
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. Retail trade and service with gross building floor area of less than one hundred thousand (100,000) square feet
7. Recreational vehicle park
8. Seasonal commercial and temporary uses

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

SECTION 2.19 C-I2 HEAVY INDUSTRY

A. Intent

This zone accommodates commercial and industrial uses, including 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

See Section 3.06 C. for Accessory Structure setbacks

No industrial building or related accessory structure shall be permitted within one hundred (100) feet of any public, agricultural, or residential zone.

Maximum building height Forty-five (45) feet

C. General Standards

1. See Supplementary Regulations - Chapter 3
2. All uses on properties within a TIF district shall comply with Section 3.06 P, including the list of modified permitted and conditional uses and special exceptions.

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
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. Commercial and industrial mini-warehouse
14. Professional, business, and governmental office
15. Transient lodging
16. Civic, social, and fraternal organizations
17. One single-dwelling for exclusive use by owners, caretakers, or other managerial personnel and their immediate families
18. Public utility
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. Retail trade and service with gross building floor area of less than one hundred thousand (100,000) square feet
9. Recreational vehicle park
10. Seasonal commercial and temporary uses

F. Special Exception

1. None

SECTION 2.20 NUCLEAR-FREE ZONE

A. Intent

1. This district establishes a "nuclear free" zoning district encompassing the whole of Missoula County in which the construction or operation of nuclear power plants or any other nuclear power facilities is prohibited. The people of Missoula County find that nuclear power facilities are incompatible with the stated purposes of zoning to: promote health, safety, and general welfare; secure safety from dangers; and stabilize and conserve the value of buildings and land within the county; for the following reasons:
2. The liability of nuclear power facilities to sudden, catastrophic accidents which could render the county uninhabitable for generations;
3. The generation of waste from nuclear facilities which remains a severe radiological hazard for many thousands of years and for which no means of containment assuring the protection of future generations exists;
4. The susceptibility of nuclear waste and materials to theft and the manufacture of nuclear weapons from those wastes and materials;
5. The probability that the need for security in a nuclear power economy would result in a large loss of our civil liberties and individual freedoms;
6. The large and wasteful use of our water resources by nuclear facilities;
7. The spending of scarce capital to pay the rapidly increasing costs of nuclear facilities, preventing the use of that capital to finance sustainable energy sources which hold more promise for supplying useful energy, providing jobs, and holding down energy costs; and,
8. The negative impact of nuclear facilities on property values and quality of life in the County.

B. Definition

1. Nuclear Facility or Nuclear Power Facility - Each plant, unit, or other facility and associated facilities designed for, or capable of:
 - a. generating electricity by means of nuclear fission;
 - b. mining, milling, converting, enriching, fabricating, or reprocessing uranium minerals or nuclear fuels for a nuclear facility as defined in (a) above; or,
 - c. storing or disposing of radioactive wastes or materials from a nuclear facility as defined in (a) and (b) above.
2. Nuclear Facility and Nuclear Power Facility do not mean any small-scale medical or research facility not connected in any way with the generation of energy.

C. Prohibition of Nuclear Facility

There is hereby established a zoning district whose boundaries are the boundaries of Missoula County in which a person may not construct or operate a nuclear facility.

D. Impact

1. The county-wide zoning district hereby established may not be used for any purpose other than the purpose stated in this section.
2. The restrictions of this section shall not affect any other zoning restriction except as noted in (3) below.
3. Pursuant to Section 1.03 of Chapter 1 of Missoula County Zoning Regulations, Resolution No. 76-113, as amended, the restrictions of this section supersede and control any less restrictive rule, resolution, regulation, or provision to the contrary.

