

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