

CHAPTER 3 – SUPPLEMENTARY REGULATIONS

SECTION 3.01 PURPOSES

It is the purpose of this chapter to establish provisions for off-street parking and loading, landscaping, buffer zones, signs and other such performance standards as may be necessary to promote public health and safety and to ensure orderly community development.

SECTION 3.02 OFF-STREET PARKING

A. Standards

1. Off-street parking shall be provided either by means of open air spaces, carports, or enclosed garages, each having an area nine (9) feet wide and eighteen and one-half (18½) feet long.
2. Off-street parking requirements shall be provided on-premise of the building served or off-premise on a lot within five hundred (500) feet especially reserved for such uses. Off-street parking facilities for separate uses may be provided collectively on a separate lot, if the spaces are not less than the total requirements are met. For further requirements on mixed uses of off-street parking, see subsection C. below.
3. Maintenance shall be provided for all areas of off-street parking including maintenance of landscaped areas, repair of traffic control devices, signs, light standards, fences, walls, surfacing material, curbs, and railing.
4. Lighting used to illuminate a parking area or its signs shall not glare onto any abutting property or street in excess of five (5) foot-candles.
5. Whenever any building is enlarged or expanded in height or ground coverage, or a change in land use occurs, off-street parking shall be provided for said expansion, change in land use, or enlargement in accordance with the requirements of this chapter. No parking space need be provided for change of land use, enlargement, or expansion when the number of parking spaces required for such change in land use, enlargement, or expansion is less than ten percent (10%) of the parking spaces specified in the below schedule for the building. Nothing herein shall be construed to require off-street parking spaces for the portion of such building existing at the time of passage of these regulations.
6. Except for parking spaces serving single-family and two-family dwellings, where tandem parking spaces may be permitted, each off-street parking space shall be independently accessible and shall not be blocked or encumbered by any other parking space.

B. Minimum Number of Spaces Required

If varying standards apply, the greater shall prevail. Where two (2) or more uses (mixed occupancy) occur, the total of the activities computed separately shall prevail, except as provided for under subsection C below. In the case of a use not specified herein or when ambiguity arises, the Zoning Officer shall determine the requirements for off-street parking spaces on the basis of requirements for the most comparable use.

USE

NUMBER OF PARKING SPACES REQUIRED

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| 1. Residential | If the required parking spaces for one or two-family dwellings are not provided in a covered garage, such spaces shall be located or constructed that they may later be covered by a garage structure. |
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<ul style="list-style-type: none"> a. Single-family and two-family b. Multiple-family <ul style="list-style-type: none"> Efficiency units..... One (1) or two (2) bedrooms Three (3) or more bedrooms Elderly housing..... c. Lodging, rooming and boarding houses..... 	<ul style="list-style-type: none"> Two (2) per dwelling unit One (1) per dwelling unit One and one-half (1½) per dwelling unit Two (2) per dwelling unit One (1) per three (3) dwelling units
<ul style="list-style-type: none"> 2. Hotels and motels 	<ul style="list-style-type: none"> One (1) per rentable unit, plus one (1) per four (4) employees
<ul style="list-style-type: none"> 3. Fraternities and sororities 	<ul style="list-style-type: none"> One (1) per three (3) residents, plus one (1) per manager.
<ul style="list-style-type: none"> 4. Hospitals 	<ul style="list-style-type: none"> One (1) per four (4) beds, plus one (1) per staff doctor and one (1) per two (2) employees
<ul style="list-style-type: none"> 5. Medical and dental..... 	<ul style="list-style-type: none"> One (1) per two hundred (200) square feet gross floor area
<ul style="list-style-type: none"> 6. Long-term care facilities 	<ul style="list-style-type: none"> One (1) per five (5) beds
<ul style="list-style-type: none"> 7. Mortuaries..... 	<ul style="list-style-type: none"> One (1) per seventy-five (75) square feet gross floor area used for assembly
<ul style="list-style-type: none"> 8. Theaters 	<ul style="list-style-type: none"> One (1) per four (4) seats
<ul style="list-style-type: none"> 9. Churches, auditoriums and similar enclosed places of assembly..... 	<ul style="list-style-type: none"> One (1) per four (4) seats or sixty (60) lineal inches of pew, or forty (40) square feet gross floor area used for assembly purposes
<ul style="list-style-type: none"> 10. Stadiums, sports arenas open assembly 	<ul style="list-style-type: none"> One (1) per eight (8) seats or one (1) per one and hundred (100) square feet of assembly space without fixed seats
<ul style="list-style-type: none"> 11. Bowling alleys 	<ul style="list-style-type: none"> Four (4) per alley
<ul style="list-style-type: none"> 12. Elementary and junior high schools ... 	<ul style="list-style-type: none"> Ten (10) plus one (1) per employee / faculty member
<ul style="list-style-type: none"> 13. High schools 	<ul style="list-style-type: none"> One (1) per employee / faculty member, plus one (1) per five (5) students
<ul style="list-style-type: none"> 14. Colleges and universities..... 	<ul style="list-style-type: none"> One (1) per three (3) daytime students
<ul style="list-style-type: none"> 15. Public utility and public service use..... 	<ul style="list-style-type: none"> One (1) per two (2) employees, plus five (5) for public use
<ul style="list-style-type: none"> 16. Libraries, museums, art galleries, and historic sites..... 	<ul style="list-style-type: none"> One (1) per three hundred (300) square feet gross floor area
<ul style="list-style-type: none"> 17. Private clubs and lodges 	<ul style="list-style-type: none"> One (1) per two hundred (200) square feet floor area, plus one (1) per four (4) employees
<ul style="list-style-type: none"> 18. Service stations..... 	<ul style="list-style-type: none"> One (1) per each employee and two (2) per car repair stall

- 19. Banks, business /professional offices with on-site customer service..... One (1) per four hundred (400) square feet gross floor area
- 20. Banks, business / professional office not providing customer service One (1) per four (4) employees or one (1) per four hundred (400) square feet gross floor area.
- 21. Warehouse, storage and wholesale business..... One (1) per two (2) employees
- 22. Food and beverage places with sale and consumption on premises..... One (1) per four (4) seats, plus one (1) per two (2) employees
- 23. Furniture, appliances, hardware, clothing, shoe and personal service stores One (1) per one thousand (1,000) square feet gross floor area, plus one (1) per three (3) employees
- 24. Motor vehicles, machinery, plumbing, Ventilating, building supply and services One (1) per one thousand (1,000) square feet gross floor area, plus one (1) per three (3) employees
- 25. Shopping centers..... Five and one-half (5½) per one thousand (1,000) square feet gross leasable area
- 26. Other retail, less than five thousand (5000) square feet gross floor area ... One (1) per three hundred (300) square feet gross floor area
- 27. Other retail, if over five thousand (5,000) square feet of floor area Seventeen (17), plus one (1) per one hundred and fifty (150) square feet in excess of five thousand (5,000) square feet of floor area
- 28. Manufacturing uses, research, testing, processing, assembling, all industries One (1) per two (2) employees and not less than one (1) per each three thousand five hundred (3,500) square feet gross floor area.
- 29. Day-care center..... Two (2) spaces, plus one (1) space for every three (3) non-resident employees and one (1) space for every seven (7) children.
- 30. Community Residential Facility..... Two (2) spaces, plus one (1) space for every three (3) non-resident employees and one (1) space for every four (4) persons served by the facility.

C. Joint-Uses

- 1. The Missoula County Zoning Officer may authorize the joint use of parking facilities on the following basis:
 - a. Up to one hundred percent (100%) of the required parking spaces for primarily nighttime uses such as theaters, bowling alleys, bars, and related uses may be supplied by certain other types of buildings or uses herein referred to as daytime uses, such as banks, offices, furniture stores, manufacturing, or wholesale, and related uses.

- b. Up to one hundred percent (100%) of the required parking spaces for primarily daytime uses may be supplied by primarily nighttime uses.
- c. Up to one hundred percent (100%) of the required parking spaces for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking spaces provided by uses primarily of a daytime nature.
- d. The applicant shall show that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed.
- e. The applicant shall present an instrument approved as to form and manner of execution by the County Attorney executed by the parties concerned for joint use of off-street parking spaces, to be recorded with the County Clerk and Recorder.
- f. Up to ten percent (10%) of the required parking spaces for any use may be used by a seasonal commercial use.

SECTION 3.03 OFF-STREET LOADING

A. Minimum Number of Berths Required

If more than one use is combined in one structure or unit development, the combined number of berths shall be provided. Where uses are not specified herein or when ambiguity arises, the Zoning Officer shall determine the requirements for the most comparable use.

B. Standards

1. Off-street loading berths may be located within buildings, shall be provided on the same lot as the use they serve, and shall not occupy the required front yard of the lot, except within industrial districts. Off-street loading berths shall not be less than fourteen (14) feet wide and twenty-five (25) feet long.
2. No loading berth shall be located closer than fifty (50) feet to a residential district.
3. Each loading berth, inclusive of the area upon which unloading vehicles are parked, shall have access to a street or alley as does not interfere with existing or projected street traffic movement, pedestrian movement or ingress to or egress from parking areas or circulation within such parking areas.
4. Each loading berth shall have a well-drained surface made dust-free by use of approved dust inhibitors or pavement in accordance with the health authority regulations.