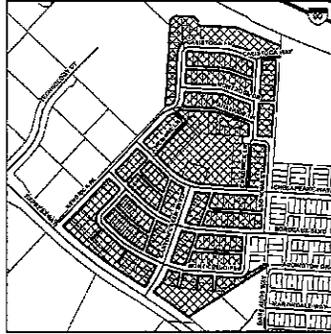


RESOLUTION NUMBER 2015-056

A RESOLUTION TO amend the zoning district standards for the property legally described as:

CANYON CREEK VILLAGE SUBDIVISION PHASES 1-12 AND COS 5176, PARCEL B, REMAINDER IN NE ¼ LESS CANYON CREEK VILLAGE PHASE 1-12 (TO BE PLATTED AS CANYON CREEK VILLAGE PHASES 13-15) S01, T13 N, R20 W. (SEE ATTACHED MAP).



WHEREAS, 76-2-201 M.C.A. authorizes the Board of County Commissioners to adopt zoning regulations; and,

WHEREAS, the Board of County Commissioners did adopt zoning regulations for Missoula County through the passage of County Resolution 76-113, as amended; and,

WHEREAS, 76-2-202 M.C.A. provides for the establishment and revision of zoning districts; and,

WHEREAS, a notice of public hearing was advertised in the *Missoulian* on April 5th and April 12th, 2015; and,

WHEREAS, an amendment to the standards of the Canyon Creek Village Planned Unit Development Zoning District to clarify language, define allowable parking locations, and modify the off-street parking requirements was reviewed by the Missoula Consolidated Planning Board as required by 76-2-204 M.C.A; and,

WHEREAS, a hearing was held by the County Commissioners of Missoula County on March 25, 2015, in order to give the public an opportunity to be heard regarding such proposed zoning district revisions as required by 76-2-205 M.C.A. and,

WHEREAS, the County Commissioners resolve to make a clear record of their intent to rezone the subject property, subject to the conditions shown in Attachment A;

WHEREAS, the Missoula Board of County Commissioners adopted Resolution 2015-037 on March 25, 2015, stating its intention to amend the zoning district standards of the Canyon Creek Village Planned Unit Development Zoning District as shown in Attachment A; and

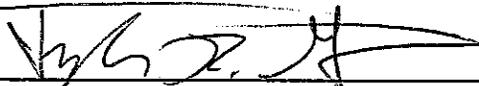
WHEREAS, a protest period was held for thirty (30) days after the first publication of Resolution 2015-037 on April 5, 2015; and,

WHEREAS, no protest petitions were filed by persons who own real property within the area proposed for the zoning request.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that a Resolution has been adopted to amend the zoning district standards of the Canyon Creek Village Planned Unit Development Zoning District as shown in Attachment B.

PASSED AND ADOPTED THIS 14th DAY OF MAY, 2015

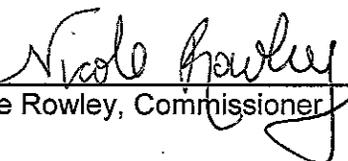
ATTEST:


Tyler Gernant, Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY


Bill Carey, Chair


Jean Curtiss, Commissioner


Nicole Rowley, Commissioner

CONDITIONS OF APPROVAL

1. Adopt the following language as Section G (4) (b) “Multi-family buildings that are constructed to a height of 33’ or less shall provide one parking space for each one or two bedroom dwelling unit. Multi-family buildings exceeding a height of 33’ shall provide off-street parking based on the Missoula County Zoning Resolution (or City Zoning Ordinance upon annexation of the property) for each dwelling unit. Three or more bedroom dwelling units, regardless of the height of the building, shall provide off-street parking based on the Missoula County Zoning Resolution (or City Zoning Ordinance upon annexation of the property) for each three or more bedroom dwelling unit.”
2. Adopt the following definition for multi-family building in Section I. “Multi-family buildings - a building designed for occupancy by three (3) or more families living independently of each other, which may have a common building entrances and hallways to each dwelling unit and/or individual building entrances to each dwelling unit. The term includes townhouse, rowhouse, condos, apartment buildings, highrise, and garden apartments.”
3. Add ‘detached accessory structures’ as a permitted use within sub district #4.
4. Strike the following language in Sub-district #4, Section 4 (b) “All multi-family buildings shall provide one parking space for each multi-family dwelling.”

CANYON CREEK VILLAGE
PLANNED UNIT DEVELOPMENT ZONING DISTRICT

A. INTENT

The intent of this district is to allow for residential mixed-uses in a transitional area between residentially zoned land and land zoned as Community Commercial within the Missoula Development Park. This Planned Unit Development seeks to preserve the value of land adjoining this district while providing for residential and mixed uses as a transition between a developing employment center at the Missoula Development Park and potential residential development to the east. This district provides performance standards for traditional neighborhood design within the Primary Urban Growth Area. The development of the site shall be consistent with the development plan approved by the governing body.

B. GENERAL STANDARDS

1. Bicycle parking facilities:

a. Bicycle parking facilities shall be provided for all Multiple-Family Units according to the following:

- (1) Each rental unit shall have Class II facilities to accommodate residents and guests at a ratio of one (1) space per dwelling unit. (Class II bicycle parking facilities are defined as stationary racks to which the user can lock the bicycle frame and both wheels with a U-shaped or cable lock.)

b. Bicycle parking facilities shall be provided for all Live-Work Units according to the following:

- (1) The individual owner shall provide, install and maintain Class II facilities for customers at a minimum rate of two (2) bicycle spaces per business (see definition of Class II facilities above).

c. Bicycle parking facilities shall be clearly designated, safe, and convenient locations and shall not impede pedestrian access. The bicycle parking facilities shall be no more than fifty feet (50') from an entrance to the building for which the bicycle parking spaces are intended.

2. Lighting standards

The following lighting standards shall apply to each business establishment and multi-family building within the Canyon Creek Village PUD:

a. Exterior lighting shall be limited to external lighting of signs and safety and security lighting only. Lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the property.

b. Lighting fixtures shall be a maximum of twenty feet (20') in height and shall be directed downward and away from adjoining properties and public rights-of-way.

c. No lighting shall blink, flash, or be of unusually high intensity in order to avoid excessive lighting.

d. The owner shall provide a lighting plan at time of building permit submittal.

3. Landscaping

a. Boulevard Landscaping

- (1) The boulevard(s), less the pedestrian walkway(s), shall be landscaped with 100% living material, consisting of grass and one and one-half inch (1.5") caliper (at time of planting) boulevard deciduous street trees, placed every thirty feet (30').
- (2) All vegetation shall be kept alive and maintained. If the vegetation dies, it shall be replaced within one (1) year.

b. Highway Buffer

- (1) Along the frontage of Interstate 90, a combination of building setback, building construction, building orientation, landscaping, or the option of walls or fencing shall be used to mitigate potential noise impacts from the Interstate Highway. Landscaping shall include planting groupings of conifers and deciduous trees (minimum 1.5 inch caliper). Plantings may occur, with proper approvals in public rights-of-way or in park or common area. HUD noise guidelines may be used to demonstrate sufficient mitigation.
- (2) Landscaping shall be maintained, and those plantings which fail to survive shall be replaced within one year.

c. Common Area/Live-Work Parking Lot

- (1) The off-street parking lot shall be buffered with a visual screen no less than three feet (3') in height consisting of a fence, wall, or landscaping, or a combination thereof along its entire south and east parking area boundaries. Should landscaping be used to meet this requirement, it shall be provided at seventy-five percent (75%) year round opacity at time of planting.

4. Additional standards

- a. Except as provided in this chapter, all applicable portions of the County Zoning Resolution No. 76-113 as amended (or in the City of Missoula Zoning Ordinance upon annexation of the property) shall apply.
- b. Every structure, except for multi-family structures and bungalow dwellings that do not adjoin a public street or park, shall have its main entry facing a street frontage, or a walkway or park, if the lot fronts on a walkway or park. The main entry shall be determined by the presence of a front door and entry area, including a walkway to the entry, and the presence of windows on the front building wall facade.
- c. Any garage with access to a public street shall have a minimum twenty foot (20') setback from the property line.

C. PARKS AND OPEN SPACE

1. Dedicated parks, and landscaped boulevards within the public right-of-way, shall be maintained by a perpetual RSID or SID.
2. Structures shall be limited to accessory buildings for the parks and open spaces.

D. SUBDISTRICT NO. 1

Subdistrict No. 1 shall include lots for Single-Family Homes, Center Boulevard Homes, Park Frontage Homes, Private Lane Single Family Homes and Garage Front Load Homes as designated on the attached Lot Layout plan. (See definitions section of the Zoning document.)

1. Space and bulk requirements:

Minimum lot area		2,880 square feet
Minimum lot width		Thirty-two feet (32')
Minimum required yard	front	There shall be a front yard having a depth of not less than seven feet (7') and not more than ten feet (10'). Open porches, decks, or their stairs may project into the front yard up to a maximum of three feet (3')
	side	Not less than three feet (3')
	rear	There shall be a rear yard having a depth of not less than three feet (3') for primary and accessory structures
Maximum building height		Thirty-six feet (36')

2. Permitted uses

- a. Single-Family Dwellings
- b. Accessory Buildings
- c. Accessory Dwelling Units (ADU's), as defined in the adopted zoning, will only be allowed upon complete build out of Canyon Creek Village, with written approval of the Homeowners' Association and with written permission from the Governing Body and verification of sewer capacity for said Accessory Dwelling Units.
- d. Day Care Home
- e. Community Residential Facility for nine (9) or fewer persons
- f. Home Occupations

3. Architectural building design standards

- a. Finished Floor Elevation: The ground floor elevation (first finished floor above grade) shall be a minimum of twenty-six inches (26") above the gutter line grade of the street fronting the lot, unless the site plan or building plans are specifically designed for handicapped accessibility.
- b. Maximum Building Coverage: The maximum building coverage (exclusive of decks, porches and patios) of a lot or parcel shall not exceed sixty percent (60%).
- c. Single-family dwellings shall have a roof pitch from 5:12 to 14:12 (rise over run) for the major roof mass of the dwelling. Shed roofs, porches, and bay windows may have roof pitches no flatter than 3.5:12, unless the roof is also an upper balcony.

- d. Every single-family detached dwelling shall have a main entry porch that is visible from the primary street frontage or park. The porch shall be at least seven feet (7') deep, open on at least fifty percent of its perimeter, and shall be at least 60 square feet in floor area.

4. Off-Street Parking

- a. All Single-Family Homes, Center Boulevard Homes, Park Frontage Homes, and Private Lane Single Family Homes shall provide a minimum of two (2) off-street parking spaces that shall be accessed from the alley.
- b. All Garage Front Load Homes shall provide a minimum of two (2) off-street parking spaces that may be accessed from a public street.

5. Landscaping

- a. Trees shall be planted on each lot at the minimum ratio of one (1) tree per lot.

E. SUBDISTRICT NO. 2

Subdistrict No. 2 shall include lots for Bungalow Homes as designated on the attached Lot Layout plan.

1. Space and bulk requirements:

Minimum lot area		1,520 square feet
Minimum lot width		None
Minimum required yard	front	There shall be a front yard having a depth of not less than seven feet (7'). Open porches, decks, or their stairs may project into the front yard up to a maximum of three feet (3')
	side	None
	rear	Three feet (3') for primary and accessory structures.
Maximum building height		Thirty feet (30').

2. Permitted uses

- a. Any use permitted in Subdistrict No. 1, except Accessory Dwelling Units.

3. Architectural building design standards

- a. Finished Floor Elevation: The ground floor elevation (first finished floor above grade) shall be a minimum of twenty-six inches (26") above the gutter line grade of the street fronting the lot, unless the site plan or building plans are specifically designed for handicapped accessibility or elderly housing.
- b. Maximum Building Coverage: None
- c. Twenty-five (25) square feet of floor area storage shall be provided for each dwelling unit, exclusive of living space within the dwelling. These storage areas shall be attached to the dwelling or carport.

- d. Bungalow homes shall have a roof pitch from 5:12 to 14:12 (rise over run) for the major roof mass of the dwelling. Shed roofs, porches, and bay windows may have roof pitches no flatter than 3.5:12, unless the roof is also an upper balcony.

4. Off-Street Parking

- a. All Bungalow Homes shall provide a minimum of one and one-half (1½) off-street parking spaces per unit when parking is located on an adjacent common area, or a minimum of two (2) parking spaces when provided on-site. All parking shall be accessed from a public street or alley.

5. Landscaping

- a. Trees shall be planted on each lot at the minimum ratio of one (1) tree per lot .

F. SUBDISTRICT NO. 3

Subdistrict No. 3 shall include Flexible Multiple-Family lots as designated on the attached Lot Layout plan.

1. Space and bulk requirements:

Maximum number of dwelling units within Subdistrict No. 3:		Thirty-six (36)
Minimum lot width		Twenty feet (20').
Minimum required yard	front	Seven feet (7').
	side	None.
	rear	Three feet (3') for primary and accessory structures.
Maximum building height		Forty-three feet (43').

2. Permitted uses

- a. Any use permitted in Subdistrict No. 2
- b. Multi-family dwellings.
- c. Condominiums (subject to appropriate subdivision regulations).
- d. Townhomes.

3. Architectural building design standards

- a. Finished Floor Elevation: The ground floor elevation (first finished floor above grade) shall be a minimum of twenty-six inches (26") above the gutter line grade of the street fronting the lot, unless the site plan or building plans are specifically designed for handicapped accessibility or elderly housing.
- b. Maximum Building Coverage: None

- c. Twenty-five (25) square feet of floor area storage shall be provided for each dwelling unit, exclusive of living space within the dwelling. These storage areas shall be attached to the dwelling or carport.
- d. When primary structures are placed on the same lot, a minimum separation between the endwalls of structures shall be six feet (6').

4. Off-Street Parking

- a. All multi-family residential uses shall provide off-street parking at a ratio in accordance with the Missoula County Zoning Resolution (or the City of Missoula Zoning Ordinance upon annexation of the property).
- b. Multi-family parking shall not be placed between the street frontage and the building or buildings. No more than fifty percent of the multi-family required parking may be placed in a side yard that is visible from the street.

c. Parking Buffer Landscaping

- (1) A visual buffer is required to screen off-street parking from public rights-of-way. Landscape buffers shall not be less than four (4) feet in height, except when the zoning officer authorizes a reduction to improve sight distance along streets or highways. Visual buffers shall consist of plantings, and shall provide at least fifty (50) percent effective screening at the time of planting.
- (2) Landscaping may consist of a combination of deciduous or conifer shrubs and trees, natural ground cover, benches, fountains, decorative walls or other elements producing pleasing aesthetic landscaped areas. The trees and shrub sizes shall meet the following minimum sizes:

Tree (Shade)	Eight (8) feet high or 1.5 inch caliper
Tree (Ornamental)	Four (4) feet high or 1 inch caliper
Tree (Evergreen)	Three (3) feet high
Shrub (Dwarf)	Fifteen inches high
Shrub (Flowering)	Two (2) feet high
Shrub (Evergreen spreading)	Eighteen (18) inches wide
Shrub (Evergreen pyramid)	Three (3) feet high
Hedge	Fifteen (15) inches high

- (3) The landscaping shall be installed prior to the governing body or its designated agent issuing the certificate of occupancy. If completion of the project is too late in the year to install the landscaping, the certificate of occupancy may be issued on the condition that the landscaping be installed prior to May 1st. Failure to comply with such conditions shall constitute a violation of the zoning regulations.

G. SUBDISTRICT NO. 4

Subdistrict No. 4 shall include lots for Live-Work Units, multi-family buildings, condos, or townhomes .

1. Space and bulk requirements

Minimum lot area	3,180 square feet
Minimum lot width	Thirty-two feet (32')

Minimum required yard	front ¹	Seven feet (7') except porches and/or patios which have no setback. These porches and patios may be covered if allowed by Missoula County Building Code.
	side	None
	rear	Twenty feet (20') except covered parking shall have no setback. Covered parking shall adhere to Missoula County Building Code requirements and all parking must be consistent with approved drainage plans.
Maximum building height		Forty-three feet (43')

¹ For Lots G1 through G6, the front yard shall face Kendrick Place. The rear yard shall face Monticello Place. For Lots G7 through G11, the front yard shall be Kendrick Place and the rear shall face the alley. For Lots G12 through G18 the front shall face Kendrick Place and the rear shall face Cheshire Lane.

2. Permitted uses

- a. Live-work units that contain, in conjunction with a residential dwelling or dwellings within the same structure, any of the following commercial uses on the main floor of a building and second floor of a building higher than two stories:
 - Retail Trade and Service (except automotive repair or service)
 - Personal Service
 - Professional or Business Office
 - Eating Establishments, except Drive-in Establishments

b. Multi-family structures, condos, and townhomes

c. Detached Accessory Structures

3. Architectural design standards

- a. Finished floor elevation shall be on grade with the sidewalk.
- b. Maximum Building Coverage: None
- c. Twenty-five (25) square feet of floor area storage shall be provided for each dwelling unit, exclusive of living space within the dwelling. These storage areas shall be attached to the dwelling or carport.
- d. Landscaping: There is no landscaping requirement except that the portion of the lot that is not used for the structure, sidewalks or parking shall be landscaped with living vegetation and ground cover. Sidewalks may be widened in front of Live-Work Units, multi-family structures, condos, and townhomes up to the building setback provided boulevard trees are planted in tree wells in the sidewalk along Kendrick Place, Bordeaux Boulevard and Chesapeake Way.
- e. Signage: The only signs permitted shall be wall signs or projecting signs no larger than twelve (12) square feet, mounted on a single frontage on the building between seven feet (7') and ten feet (10') above the elevation of the ground floor of the building.

- f. Trash receptacles must be screened on all four sides from public view and from view of residential lots by an enclosure such as a wall, fence or plantings which will effectively screen them from public view.

4. Off-Street Parking

- a. All Live-Work Units shall provide a minimum of fifty percent (50%) of required off-street parking spaces based on the Missoula County Zoning Resolution (or City Zoning Ordinance upon annexation of the property) for each use.
- b. Multi-family buildings that are constructed to a height of 33' or less shall provide one parking space for each one or two bedroom dwelling unit. Multi-family buildings exceeding a height of 33' shall provide off-street parking based on the Missoula County Zoning Resolution (or City Zoning Ordinance upon annexation of the property) for each dwelling unit. Three or more bedroom dwelling units, regardless of the height of the building, shall provide off-street parking based on the Missoula County Zoning Resolution (or City Zoning Ordinance upon annexation of the property) for each three or more bedroom dwelling unit.
- c. Parking shall not be placed in front of the buildings.
- d. No more than fifty percent of the multi-family required parking may be placed in a side yard that is visible from the street.
- e. If parking is located in a side yard that is visible from a street a visual buffer is required to screen the off-street parking from a public street right-of-way. Landscape buffers shall not be less than four (4) feet in height, except when the zoning officer authorizes a reduction to improve sight distance along streets or highways. Visual buffers shall consist of plantings, and shall provide at least fifty (50) percent effective screening at the time of planting.
- f. Required parking may be provided off-site on adjacent live-work lots within 500 feet (500') of the live-work unit, multi-family building, condo, or townhome it serves.

H. SUBDISTRICT NO. 5

Subdistrict No. 5 shall include a Community Facilities lot as designated on the attached lot layout plan.

1. Space and bulk requirements:

Maximum lot area		15,000 square feet
Maximum lot width		One Hundred and Forty Feet (140')
Minimum required yard	front	There shall be a front yard having a depth of not less than ten feet (10') and not more than twenty feet (20').
	side	None.
	rear	None
Maximum building height		Thirty-six feet (36') except for height exceptions allowed in Missoula County Zoning Resolution #76-113 as amended.

2. Permitted uses
 - a. Parks and Open Space
 - b. Community Gardens
 - c. Accessory buildings for parks, open space, or community gardens
3. Conditional Uses
 - a. Community center
 - b. Day Care Center
 - c. Library
4. Special Exceptions (or Special Uses upon annexation of the property)
 - a. Church
5. General regulations
 - a. All uses in this subdistrict shall comply with the standards contained in this section and are exempt from the special design standards in Chapter 4 of the Missoula County Zoning Resolution #76-113 as amended.
 - b. Day care centers must be properly licensed by the State of Montana.
6. Architectural design standards
 - a. A primary entrance shall be provided which is clearly defined and highly visible facing the street.
 - b. Trash receptacles must be screened on all four sides from public view and from view of residential lots by an enclosure such as a wall, fence or plantings which will effectively screen them from public view.
7. Off-Street Parking

The minimum off-street parking requirement in a. and b. below shall apply to structures with a gross floor area greater than 3,500 square feet. Structures with a gross floor area of 3,500 square feet or less shall not be subject to off-street parking requirements.

 - a. Off-street parking for a day care center shall be provided at the rate of one space for every eight (8) persons for which the center is licensed, plus one (1) space for each two (2) employees. Regardless of the amount of off-street parking required, adequate drop-off and pick-up area areas shall be provided.
 - b. Off-street parking for a community center, church or library shall be provided at a minimum of fifty percent (50%) of required off-street parking spaces based on the Missoula County Zoning Resolution (or City Zoning Ordinance upon annexation of the property) for each use.
 - c. There shall be no off-street parking located any closer to the front property line than the building.

- d. Off-street parking shall be buffered with a visual screen no less than three feet (3') in height consisting of a fence, wall, or landscaping, or a combination thereof along the entire parking area perimeter visible from a public street or park. Should landscaping be used to meet this requirement, it shall be provided at seventy-five percent (75%) year round opacity at time of planting.

8. Landscaping

- a. At least ten percent (10%) of the total lot area to be developed shall be landscaped. The portion of the lot that is not used for the structure, sidewalks, outdoor plaza or courtyard, or parking shall be landscaped with living vegetation and ground cover.
- b. Landscaping, in an amount equal to ten percent (10%) of the paved area, shall be placed within the paved interior vehicular use area. Interior parking lot landscaping contributes to the total required on-site landscaping.

I. DEFINITIONS

1. Accessory Dwelling Unit (ADU)

- a. Accessory dwelling units are intended to increase the community's supply of affordable housing in areas already served by public infrastructure, without dramatically changing the character and stability of existing residential neighborhoods.
- b. An ADU shall only be approved on a parcel that contains one (1) single residential dwelling unit, and no more than one (1) ADU per parcel shall be permitted.
- c. An ADU may be created in one of the following ways:
 - (1) Within or added to the primary dwelling unit, or
 - (2) Within or added to a garage.
- d. The owner of the property on which the ADU is located shall maintain legal residency in either the primary dwelling unit or the ADU. For the purposes of this section, the property owner may be either the deed holder or a contract purchaser. A new Zoning Compliance Permit must be obtained for the ADU whenever the property changes ownership. Should the property owner cease to reside in either the ADU or the primary residence, the Zoning Compliance Permit for the ADU shall be revoked.
- e. No additional land area is required beyond the minimum lot size specified in the zoning district in which the ADU is located; however, the property on which the ADU is located shall not be subdivided so as to separate the ADU from the primary residence.
- f. Accessory Dwelling Units (ADU's), as defined in the adopted zoning, will only be allowed upon complete build out of Canyon Creek Village, with written approval of the Homeowners' Association and with written permission from the Governing Body and verification of sewer capacity for said Accessory Dwelling Units.
- g. An ADU shall be permitted only when both it and the primary dwelling unit are connected to the city sewer.
- h. The maximum building coverage of a lot or parcel containing an ADU shall not exceed sixty percent (60%). Included in the building coverage are carports, and all enclosed buildings. Not included in the building coverage are porches, patios, exterior stairs, decks, balconies or walkways.

- i. The ADU shall have one (1) paved off-street parking space provided, in addition to the required off-street parking for the primary dwelling unit. Access to the parking for the ADU shall be from the rear of the lot.
 - j. Any new construction or remodeling of an ADU shall be compatible with the primary dwelling unit by using the same siding material and color, roof pitch, door and window style and placement. Where a separate entrance for an ADU is incorporated into the primary dwelling unit, it shall be located on the side or rear of the primary structure.
 - k. An ADU shall provide separate bathroom and kitchen facilities, separate living space independent from the primary dwelling unit and have no more than one bedroom.
 - l. The maximum size of an ADU is six hundred (600) square feet; and, the minimum size of an ADU is two hundred and twenty (220) square feet. Further, an ADU shall not exceed one-half (½) the living space of the primary dwelling unit.
 - m. New construction of ADU's shall be approved by the Building Inspector and the Fire Department to meet the requirements of the Uniform Building Code and Uniform Fire Code. An application for an ADU within an existing structure shall be accompanied by a letter from a qualified real estate professional, including, but not limited to, licensed real estate agents, appraisers, engineers, architects, or certified property inspectors, certifying that the ADU meets the requirements set out in 24CFR Section 982.401 Housing Quality Standards (HQS).
2. Building coverage
- a. The measurement of percentage building coverage on a lot includes all enclosed buildings, including carports. Not included in building coverage are porches, patios, exterior stairs, decks, balconies or walkways.
3. Building types

“Single-Family Detached Homes.” These homes are located throughout Canyon Creek Village. The homes face the streets and have alley auto access. (Designated as “A” lots on the plat.)

“Bungalow Homes.” These homes are located in three areas of Canyon Creek Village, along the north park, along the central park and along the western boundary of the site. The homes are detached and attached, and feature bungalow designs reminiscent of the “Craft Homes” of a previous era. They feature common parking areas in the two cluster sites and street access parking for the bungalows along the western boundary. (Designated as “B” lots on the plat.)

“Center Boulevard Frontage Homes.” These dwellings consist of single-family detached homes that front onto Canyon Creek Boulevard. The homes face onto the street to create the setting for the neighborhood. Canyon Creek Boulevard is designed with a center landscaped boulevard and narrow one-way lanes to either side of the center boulevard. The street has “In-Set” parking lanes against the residential lots to provide parallel parking on the street. The homes have alley access. (Designated as “C” lots on the plat)

“Park Frontage Homes.” These single-family detached homes occur along the central park and face into the park. A walkway separates the front yard of the homes from the park. Auto access is from an alley. (Designated as “D” lots on the plat.)

“Private Lane Single-Family.” These detached residences occur just north of the park along Expressway. The design was chosen so the sides of homes rather than the backs of

homes would face Expressway. The homes have front yards facing each other with a central sidewalk located along the common front yard line. Private lanes provide rear access to the garages. These private lanes also act as “Woonerfs” in that they are narrow private access lanes that allow auto access of such low volume and speed that the residents use them for walks and recreation such as basketball. (Designated as “E” lots on the plat.)

“Garage Front Load.” The single-family detached lots designated as a “Garage Front Load” in Canyon Creek Village have garages that will be “Back-Set” on the lot meaning the front of the garage will set further back from the street than the front of the home. Design considerations prevented these lots from having alley access. (Designated as “F” lots on the plat.)

“Live-Work Units.” This style of mixed-use, attached or detached, structure provides for a residence above the first floor and a business on the main or second floor. These units are incorporated along portions of the western edge of Canyon Creek Village adjoining Missoula Development Park and along the southeastern edge adjoining land zoned Light Industrial. They are intended to serve both the residential neighborhood and the employees of the Missoula Development Park. They also provide a buffer between the non-residential uses and the residences of Canyon Creek Village. “Live-Work Units” face into the street to encourage the integration, rather than the separation, of the residential and non-residential areas. They are in easy walking and biking distance for residents and employees. It is hoped that the cost savings of incorporating a residence with a small commercial venture will make the commercial venture more viable and they will be introduced more quickly into the neighborhood. (Designated as “G” lots on the plat.)

“Flexible Multiple-Family.” These attached, or detached, dwellings are located along the northerly portion of Canyon Creek Village adjacent to the north park. This area has flexibility in design and build-out. The lots may be used for a variety of uses ranging from single-family detached dwellings such as bungalow or patio homes to single-family attached homes such as town homes or condominiums, as well as apartments. (Designated as “H” lots on the plat.)

“Multi-family buildings.” - a building designed for occupancy by three (3) or more families living independently of each other, which may have a common building entrances and hallways to each dwelling unit and/or individual building entrances to each dwelling unit. The term includes townhouse, rowhouse, condos, apartment buildings, highrise, and garden apartments. (Designated as “G” lots on the plat.)

“Community Facilities” A public or semi-public use including a meeting hall open to the community or for neighborhood membership, church, library or uses providing neighborhood benefit such as exercise room, community garden, tool library or the like. Residential uses are prohibited at this site. The site is located so that the structure will anchor the view at the end of the entrance boulevard. Structures are intended to be prominent buildings that employ additional mass and height, civic architectural design or other distinguishing features.