

SECTION 2.18 - C-II 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 yard - front	Setbacks for buildings fronting on industrial districts shall not be 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

Any industrial building or related accessory building shall not be permitted within one hundred (100) feet of residential, public or agricultural zones.

Maximum building height	Forty-five (45) feet; except for pollution equipment in compliance with Federal Air Regulations, Part 77.
-------------------------------	---

C. General Standards

See Supplementary Regulations - Chapter III

D. Permitted Uses

1. Industrial uses which do not require an operational permit from the Missoula County Health Department as described in Section X of the Missoula City-County Air Pollution Control Program and which do not require a construction permit as described in M.A.C. 16.8.1102.
2. Retail and service facilities, buildings or uses which are accessory to the principal uses.
3. Public utility offices and installations.
4. Veterinary services, animal hospitals, and kennels.
5. Research laboratories.
6. Accessory buildings and uses.
7. Industrial mini-warehouse.
8. Natural resource management office.

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. Automobile, marine, trailer, and mobile home sale, rental, and service.
3. Building material, hardware, and farm equipment sale, storage, and service.
4. Distribution and transportation facility, excluding railroad facility.

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.

SECTION 2.19 - C-I2 HEAVY INDUSTRY

A. Intent

This zone accommodates 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 yard - front.....	Setbacks for buildings fronting on industrial district streets shall not be less than twenty-five (25) feet. Where buildings front a major highway or designated arterial and collectors, setbacks shall not be less than fifty (50) feet.
- side.....	Fifteen (15) feet
- rear.....	Fifteen (15) feet

Any industrial building or related accessory building shall not be permitted within one hundred (100) feet of residential, public, or agricultural zones.

Maximum building height	Forty-five (45) feet; except for pollution abatement equipment or in compliance with Federal Air Regulations, Part 77.
-------------------------------	--

C. General Standards

See Supplementary Regulations - Chapter III

D. Permitted Uses

1. Industrial use which does not require an operational permit from the Missoula City-County Health Department as described in Section X of the Missoula City-County Air Pollution Control Program and which does not require a construction permit as described in M.A.C. 16-2.14(1)- S1400(2).
2. Retail and service facilities, buildings or uses which are accessory to the principal use.
3. Public utility offices and installations.
4. Veterinary services, animal hospitals, and kennels.
5. Research laboratories.
6. Accessory buildings and uses.
7. Industrial mini-warehouse.
8. Natural resource management office.

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, switch yard,

F. Special Exception

1. None.

Chapter 20.15 Industrial and Manufacturing Districts

20.15.010 General20.15-1
20.15.020 Allowed Uses20.15-1
20.15.030 Residential Building Types.....20.15-1
20.15.040 Parcel and Building Standards.....20.15-4
20.15.050 Site, Design and Operational Standards20.15-4
20.15.060 Other Regulations20.15-6

20.15.010 General

A. Districts

1. List

The city’s industrial and manufacturing zoning districts are listed below. Except as otherwise expressly stated, when this zoning ordinance refers to “industrial” or “manufacturing” zoning districts or “M” districts, it is referring to these districts.

Map Symbol	District Name
M1R	Limited Industrial-Residential
M1	Limited Industrial
M2	Heavy Industrial

2. Deciphering the District Names and Map Symbols

The M district names and map symbols are intended to provide only a general, relative indication of what is allowed in the district. On the zoning map these districts include at least one other essential information component; an intensity designator, which is identified by a dash (-) and a numeral following the initial letter-number combination, as in M1-2 (M1 dash 2). The intensity designator establishes the allowable intensity of development and applicable parcel and building standards.

B. Purposes

Missoula’s industrial (M) zoning districts are primarily intended to accommodate manufacturing, warehousing, wholesale and industrial uses. The regulations are intended to promote the economic viability of manufacturing and industrial uses, encourage employment growth, allow residential uses in the M1R district, and limit the encroachment of unplanned residential and other non-industrial development into M1- and M2-zoned areas.

(Ord. 3439, 2010; Ord. 3410, 2009)

20.15.020 Allowed Uses

A. Use Table

Uses are allowed in M zoning districts in accordance with Table 20.15-1, below.

B. Use Classification System

For the purpose of this zoning ordinance, uses are classified into “use groups,” “use categories,” and “specific use types.” These are described and defined in Chapter 20.105. Uses are identified in the first column of Table 20.15-1.

C. Permitted Uses

Uses identified with a "P" in [Table 20.15-1](#) are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

- D. **Conditional Uses**
 Uses identified with a "C" in [Table 20.15-1](#) may be allowed if reviewed and approved in accordance with the conditional use procedures of [20.85.070](#) Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.
- E. **Prohibited Uses**
 Uses identified with a "-" are expressly prohibited.
- F. **Use Standards**
 The "use standards" column of [Table 20.15-1](#) identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.

Table 20.15-1
Uses Allowed in Industrial Districts

Use Category ↳specific use type	M1R	M1	M2	Standards
RESIDENTIAL				
Household Living				
↳In Vertical Mixed-use Building	P	-	-	
↳In Single-purpose Residential Building	P	-	-	
↳In Mixed-use Building	P	-	-	
Group Living	P	-	-	20.40.070
PUBLIC/CIVIC				
Fraternal Organization	C	-	-	
College/University	P	-	-	
Day Care	P	-	-	
Detention and Correctional Facilities	-	C	C	
Hospital	P	-	-	
Library/Cultural Exhibit	P	-	-	
Park/Recreation	P	-	-	
Religious Assembly	P	-	-	
Safety Services	P	P	P	
School	P	-	-	
Utilities and Services				
↳Minor	P	P	P	
↳Major	C	C	P	
COMMERCIAL				
Animal Services				
↳Sales and Grooming	P	P	P	
↳Shelter or Boarding Kennel	C	P	P	
↳Veterinary	P	P	P	

Use Category ↳specific use type	M1R	M1	M2	Standards
↳Stable	-	-	P	
Artist Work or Sales Space	P	P	P	
Building Maintenance Service	P	P	P	
Business Equipment Sales and Service	P	P	P	
Business Support Service	P	P	P	
Communication Service Establishments	P	P	P	
Construction Sales and Service	C	P	P	
Day Labor Employment Agency	P	P	P	
Eating and Drinking Establishments				
↳Restaurant	P	P	P	
↳Tavern or Nightclub	C	C	C	20.40.040
Enterprise Commercial Use	C	C	C	20.40.050
Entertainment and Spectator Sports	P	P	P	
Financial Services (except as noted below)	P	P	P	
↳Check Cashing/Loan Service	C	C	C	
↳Pawn Shop	P	P	P	
Food and Beverage Retail Sales	P	P	P	
Funeral and Interment Services				
↳Cemetery/Columbarium/Mausoleum	-	-	-	
↳Cremating	P	P	P	
↳Undertaking	P	P	P	
Gasoline and Fuel Sales (except as noted below)	P	P	P	20.40.060
↳Truck Stop/Travel Plaza	-	P	P	20.40.150
Lodging	P	P	P	
Office	P	P	P	
Parking, Non-accessory	P	P	P	
Personal Improvement Service	P	P	P	
Repair or Laundry Service, Consumer	P	P	P	
Research Service	P	P	P	
Retail Sales	P	P	P	
Sports and Recreation, Participant (except as noted below)	P	P	P	
↳Casino	C	C	C	20.40.040
Vehicle Sales and Service				
↳Car Wash/Cleaning Service	C	P	P	
↳Heavy Equipment Sales/Rentals	C	P	P	
↳Light Equipment Sales/Rentals	P	P	P	
↳Motor Vehicle Repair, Limited	P	P	P	
↳Motor Vehicle Repair, General	P	P	P	
↳Vehicle Storage and Towing	C	P	P	
INDUSTRIAL				
Junk/Salvage Yard	-	C	P	
Auto Wrecking	-	C	P	
Manufacturing, Production and Industrial Service				
↳Artisan	P	P	P	

Use Category ↳specific use type	M1R	M1	M2	Standards
↳Limited	P	P	P	
↳General	-	P	P	
↳Intensive	-	-	P	
Microbrewery/Microdistillery	P	P	P	
Mining/Quarrying	-	-	P	
Recycling Service				
↳Limited	P	P	P	
↳General	-	C	P	
Residential Storage Warehouse	P	P	P	
Warehousing, Wholesaling and Freight Movement	P	P	P	
Waste-Related Use (except as noted below)	-	C	P	
↳Demolition Debris Landfill	-	P	P	
↳Sanitary Landfill	-	P	P	
↳Solid Waste Separation Facility	-	P	P	
↳Transfer Station	-	P	P	
Winery	P	P	P	
OTHER				
Agriculture, Crop	P	P	P	
Community Garden	P	P	P	
Wireless Communication Facility				
↳ Ground mounted support structure	P	P	P	20.40.160
↳ Roof-mounted & Structure mounted support structures	P	P	P	20.40.160

(Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.15.030 Residential Building Types

In the M1R district, mixed-use buildings, vertical mixed-use buildings and the types of residential buildings permitted in the RM1 district (see 20.05.030) are permitted as-of-right. (Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.15.040 Parcel and Building Standards

A. General

This section establishes basic parcel and building standards for all development in M districts. The standards that apply vary according to the intensity designator that is attached to the zoning map symbol. These intensity designators are identified by the numeral following the dash (-) in the district name, as in "M1-2" (M1 dash 2).

B. Basic Standards

All development in M districts must comply with the parcel and building standards of Table 20.15-2, except as otherwise expressly provided. General exceptions to parcel and building standards and rules for measuring compliance can be found in Chapter 20.110.