

SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION

ZONING DISTRICT NO. 41A ESTABLISHED MAY 23, 1984 RESOLUTION #84-078

Portions of Sections 25 & 26, T12N, R20W.

SECTION I – PERMITTED USES

1. No use shall be permitted except single-family residential uses, grazing, horticulture, agriculture, and timber growing activities.
2. Single-family residential uses shall be restricted to one single-family dwelling per lot.
3. Public and private golf courses, subject to all applicable regulation including, but not limited to, floodplain regulation and air pollution control regulations.

SECTION II – PROHIBITED USES

1. Any use other than the permitted uses.

SECTION III – GENERAL REGULATIONS AND VARIANCES

1. Mobile homes shall not be interpreted to be single-family dwellings. A mobile home is defined as any residential structure larger than two hundred fifty-six (256) square feet in area which is either wholly or in substantial part manufactured at an off-site location, over thirty-two (32) feet in length and over eight (8) feet wide, constructed to be towed on its own chassis and designed with out a permanent foundation for year-round occupancy, which includes one (1) or more components that can be retracted for towing purposes and subsequently expanded for additional capacity, or of two (2) or more units separately towable, but designed to be joined into one (1) integral unit, as well as a portable residential structure composed of a single unit.
2. A legal non-conforming use shall be defined as a use of the land which was an actual and lawful use at the time of adoption of the current Zoning District 41A development regulations, but which use because of such adoption or subsequent changes in district boundaries or regulations, does not conform to the existing regulations.

3. A legal non-conforming use shall not be enlarged, increased, or extended to occupy a greater area of land than was occupied at the effective date of adoption of the Zoning District 41A Regulations.
4. No such non-conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of the Zoning District 41A Regulations.
5. If any such non-conforming use of land or structures ceases for any reason for a period of five (5) years, any subsequent use of the land shall conform to the standards specified by the Zoning District 41A Regulations.
6. The minimum size of lots shall be ten thousand (10,000) square feet.
7. Lots 40 and 41 of Lakewood Estates – Phase II may be developed as four-plex lots, as per the final plat approval of the Lakewood Estates – Phase II subdivision.
8. The Board of the County Commissioners may authorize variances which will not be contrary to the public interest where, owing to special conditions, literal enforcement would result in unnecessary hardship.

RECORDS

Reference is made to the descriptive matter contained in the petition filed in connection with this district and to its map which is on file with the secretary of the Planning and Zoning Commission. (Contact the Office of Planning and Grants)

HISTORY

1. Zoning District 41 was created on January 24, 1984, following a public hearing before the Missoula County Planning and Zoning Commission and the Missoula County Commissioners on January 18, 1984.
2. District 41 was amended to allow mobile home to be interpreted as single-family dwellings on March 28, 1984.
3. District 41 was divided into District 41A and 41B on May 23, 1984.
4. District 41A was amended to allow public and private golf courses, subject to all applicable regulations including, but not limited to, floodplain regulations and air pollution control regulations on May 1, 1995.