

SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION

**ZONING DISTRICT NO. 12
ESTABLISHED MARCH 2, 1959
AMENDED JULY 15, 1971**

Applicable:

The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), the Southeast Quarter (SE1/4), and the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Thirty (30), Township Thirteen (13) North, Range Nineteen (19) West, in Missoula County, Montana.
See HISTORY.

Section I – Uses:

Permitted Uses:

1. One and two family dwelling.
2. Accessory buildings, which do not involve any business, commercial or industrial enterprise.
3. Agriculture, horticulture or stock-raising.
4. Churches.
5. Colleges.
6. Libraries.
7. Parks and playgrounds.
8. Public fire station.
9. Schools
10. Telephone exchange.
11. Temples.
12. Timber growing and harvesting.
13. Trailer court on Lots 1 and 16 of Cobban & Orchard Homes #3, approved by FHA.

Special Exceptions:

The County Commissioners may grant permission to place a mobile home on permanent foundation, provided that it is comparable to other housing types, does not detract from the proper development of the district, property values, or sanitary conditions. (See 15JUL71, BK 31 PAGE 1479)

Prohibited Uses:

1. Any commercial use.
2. Any industrial use.
3. Sawmill, planning mill, or any processing or manufacturing.

Section II – General Regulations:

1. Nonconforming buildings may be maintained and the use of land may be continued provided that the use is not discontinued for a period of two years. Any future use thereafter will be in conformity with the zoning ordinance.
2. No building, structure or premises shall be used and no building shall be erected, altered or maintained except as provided herein.

Section III – Space and Bulk Requirements:

1. Minimum lot size for dwellings shall be 12,000 sq. ft.
2. One-family dwellings shall contain at least 1,000 sq. ft., excluding basements, garages and outbuildings.
3. Two-family dwellings shall contain at least 800 sq. ft., excluding basements, garages, and outbuildings.
4. Setbacks:
 - Front: Twenty (20) feet.
 - Side: Seven and one –half (7 ½) feet.

Section IV – Variances:

The Board of County Commissioners may authorize variances that are not contrary to the public interest where, owing to special conditions, literal enforcement would result in unnecessary hardship.

Section V – History:

Deleted mobile homes as a permitted use. (15 July, 1971)

Zoning District 12A was deleted from Zoning District 12 on 30 July 1974.

Two tri-plexes are allowed on Lot 6, U.S. Government Subdivision 2, Resolution 79-98. (5 June, 1979)

Resolution 81-132:

This resolution amended Section I of all County Zoning Districts excluding: 4, 10, 12A, 32, and 36; to all for **Home Occupations as Customary Uses and Special Exceptions**. For complete information please see the attached resolution or the County Zoning Officer.