

CHAPTER

14



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14.1 APPENDIX A: LEGACY DISTRICTS

Legacy districts are those zoning districts adopted prior to the effective date of these regulations that have not been amended, superseded, or rescinded by the adoption these updated regulations. Legacy districts are listed in Table 1 below. This table may be revised administratively from time to time as legacy districts are approved for rezoning and removed from their legacy district.

- A)** Legacy zoning districts land use regulations are governed by the regulations established for each legacy district, as evidenced by the adopted regulations in the resolutions shown in Table 1 or other official record.
- B)** All references to the Missoula County Zoning Regulations in legacy districts refer to the Missoula County Zoning Regulations, originally adopted by Resolution #1976-113, and last amended April 11, 2017, through Resolution #2017-039, recorded at Book 977 Page 320 Micro.

Table 1 Legacy District List

| TYPE | LEGACY ZONING DISTRICT | DATE OF ADOPTION | RESOLUTION NUMBER | BOOK & PAGE (MICRO) | NOTES |
|----------------------------------|--------------------------------|------------------|-------------------|---------------------|---|
| Planned Unit Developments | | | | | |
| PUD | Grantland PUD | 10-17-1972 | | | Original rezoning resolution of Grantland Ranch to PUD. |
| | | 07-01-1987 | 1987-072 | 263-159 | Amended Grantland PUD zoning. |
| PUD | Gleneagle at Grantland PUD | 03-25-1987 | 1987-040 | 258-681 | Amended Grantland PUD for Gleneagle PUD |
| PUD | Grizzly Dens PUD | 03-09-2005 | 2005-029 | 749-160 | - |
| PUD | Hidden Heights PUD | 1979 | | | Density Transfer adopted through subdivision approval (see also Hidden Heights PUD) |
| PUD | Miller Creek View Addition PUD | 01-24-2000 | 2000-011 | 607-0475 | - |
| PUD | Taylor Acres PUD | 11-07-1996 | 1996-091 | 490-261 | - |
| PUD | Osprey Heights PUD | 08-10-1995 | 1995-078 | 451-571 | - |

Table 1 Legacy District List

| TYPE | LEGACY ZONING DISTRICT | DATE OF ADOPTION | RESOLUTION NUMBER | BOOK & PAGE (MICRO) | NOTES |
|---------------------------------|--|------------------|-------------------|---------------------|---|
| Special Zoning Districts | | | | | |
| SD | Water's Edge Special Zoning District | 04-02-2008 | 2008-052 | 816-0429 | - |
| SD | JTL-Allen (Mullan Road) Special Zoning District | 06-04-2004 | 2004-080 | 733-1324 | Original rezoning resolution |
| | | 09-21-2004 | 2004-106 | 740-531 | Corrected Resolution |
| SD | Grove Street (Home Harvest Loop) Special Zoning District | 05-25-2004 | 2004-076 | 733-3 | - |
| SD | Miller Creek Land Sensitive Zone Special District | 03-08-1993 | 1993-015 | 375-358 | Included a "voluntary" conservation easement with FVLT. A portion of this special district also includes the Evans Ridge Planned Variation. |
| Rural Zoning Districts | | | | | |
| RZD | Valley West (6.02) | 06-04-1980 | 1980-081 | 153-1014 | Includes Mobile Home Overlay as part of RZD. |
| RZD | East Butler Creek Foothills (6.05) | 02-09-1995 | 1995-012 | 435-119 | Creation of E. Butler Creek Foothills Districts, Modified (Areas A & B - Circle H) |
| | | 08-15-2001 | 2001-073 | 666-888 | E. Butler Creek Foothills Districts, Modified (Area C -West Point) |
| | | 04-06-2005 | 2005-041 | 750-388 | |
| RZD | Fort Missoula Historic District (6.06) | 08-24-1994 | 1994-092 | 423-036 | - |
| RZD | Sawmill Meadows (6.07) | 06-12-1996 | 1996-050 | 477-425 | - |



Table 1 Legacy District List

| TYPE | LEGACY ZONING DISTRICT | DATE OF ADOPTION | RESOLUTION NUMBER | BOOK & PAGE (MICRO) | NOTES |
|------|--|------------------|-------------------|---------------------|---|
| RZD | Missoula Development Park (6.08) | 10-31-1996 | 1996-086 | 489-1167 | Original Rezoning to Missoula Development Park (MDP) (6.08) |
| | | 08-11-1999 | 1999-053 | 593-0471 | Amendment of MDP Zoning Regulations |
| | | 03-08-2001 | 2001-022 | 643-0673 | This the Resolution of Intent to zone Reserve Parcel "B". This area is now in the City. |
| | | 11-15-2002 | 2002-111 | 693-306 | Amendment of MDP Zoning Regulations |
| | | 12-01-2005 | 2005-121 | 765-942 | Established Technology Subdistrict. |
| | | 03-13-2008 | 2008-046 | 815-159 | Amendment of MDP Zoning Regulations |
| | | 11-05-2009 | 2009-161 | 850-503 | Amendment of MDP Zoning Regulations, portion of Reserve "B" |
| | | 01-18-2011 | 2011-004 | 872-1019 | Amendment of MDP Zoning Regulations |
| | | 04-26-2011 | 2011-054 | 876-1159 | Rezone Neighborhood Commercial Subdistrict to Light Industrial Subdistrict |
| | | 02-21-2017 | 2017-021 | 975-162 | Rezone 6170 Butler Cr. Rd. from Light Industrial to Community Commercial Subdistrict |
| RZD | JTL Wheeler Natural Resource Recovery and Processing District (6.09) | 10-06-1998 | 1998-078 | 557-1264 | Original Rezoning Resolution |
| | | 02-14-2012 | 2012-005 | 889-1184 | Revision to hours of operation |
| RZD | Primrose Heights (6.10) | 04-13-1999 | 1999-019 | 579-0172 | - |
| RZD | Target Range West End (6.12) | 08-18-2005 | 2005-079 | 758-979 | - |
| RZD | North Lolo (6.13) | 05-26-2010 | 2010-066 | 860-514 | - |
| RZD | Olde Dairy (6.14) | 02-23-2016 | 2016-020 | - | Resolution of Intent is recorded at Book 956 Page 477 Micro (#2016-003) |
| RZD | MT Suds (6.15) | 11-12-2019 | 2019-159 | 1021-921 | |
| RZD | O'Keefe Ranch (6.16) | 03-17-2021 | 2021-026 | 1051-921 | - |

Table 1 Legacy District List

| TYPE | LEGACY ZONING DISTRICT | DATE OF ADOPTION | RESOLUTION NUMBER | BOOK & PAGE (MICRO) | NOTES |
|---------------------------|---|------------------|-------------------|---------------------|--|
| RZD | Waldo-George Cates (6.17) | 04-22-2021 | 2021-064 | 1054-401 | - |
| Planned Variations | | | | | |
| PV | Cheyenne Lane Planned Variation | 06-13-2007 | 2007-091 | 799-518 | - |
| PV | Evan's Ridge PV | 04-24-1996 | | | Planned Variation allowed lots in this subdivision to exceed length-to-width ratio (see also Milller Creek Land Sensitive Zone SD) |
| PV | Grantland PV | 07-12-1978 | 1978-104 | 123-88 | Planned Variation to setbacks in the Grantland-Rankin Subdivision/PUD |
| | | 1978 | - | - | Transferred density (56 dwellings) from 282 acres zoned C-A3 to Grantland-Rankin subdivision. (Also recorded as Special Condition #14) |
| PV | The Grove (formerly McAfee) Planned Variation | 05-18-2000 | 2000-040 | 616-1321 | - |
| PV | Hidden Heights PV | 08-09-1978 | 78-122 | 123-1359 | Planned Variation reduced side yard setbacks to 15' (See also Hidden Heights PUD) |
| PV | Stillwaters on the Clark Fork No. 3 Planned Variation | 2005 | Not Recorded | None | - |



Table 1 Legacy District List

| TYPE | LEGACY ZONING DISTRICT | DATE OF ADOPTION | RESOLUTION NUMBER | BOOK & PAGE (MICRO) | NOTES |
|---------------------------------------|--|------------------|-------------------|---------------------|--|
| PV | Susan Lane (Renae Court) Planned Variation | 02-07-2002 | 2002-014 | 676-1240 | - |
| Miscellaneous Legacy Districts | | | | | |
| Misc | Nuclear Free Zone | 08-01-1978 | 1978-117 | 128-825 | This resolution placed the nuclear initiative on ballot and set the stage for establishing the nuclear free zoning regulations (including language such as creating zoning to ban the construction of nuclear facilities). This will remain intact in the unzoned parts of the county; the updated zoning code incorporates these standards in zoned portions of the County. |
| Misc | Corridor Advertising Zone | 08-03-1995 | 1995-071 | 448-902 | Zoning regulating off-premise signs county-wide in otherwise unzoned areas. This will remain intact in the unzoned parts of the county; the updated zoning code incorporates these standards in zoned portions of the County. |
| Misc | Fireworks Stands | 06-04-1981 | 1981-85 | 164-561 | This resolution contains fireworks stands regulations that apply countywide and will continue to do so after the adoption of new zoning regulations. |
| Misc | Cryptocurrency Zoning | 03-30-2021 | 2021-033 | 1052-894 | Permanent county-wide zoning that will apply to the otherwise unzoned parts of the county; the updated zoning code incorporates standards for cryptocurrency mining to replace these regulations on zoned land. |

Table 1 Legacy District List

| TYPE | LEGACY ZONING DISTRICT | DATE OF ADOPTION | RESOLUTION NUMBER | BOOK & PAGE (MICRO) | NOTES |
|------|------------------------|------------------|-------------------|---------------------|--|
| Misc | Airport Influence Area | 07-05-1978 | 1978-96 | 121-1219 | A resolution adopting the Missoula County Johnson-Bell Field Influence Area concerning land use regulations in the vicinity of the airport. |
| | | 12-06-1978 | 1978-187 | 135-474 | Amending prior resolution #78-96 |
| | | 07-05-1978 | 1978-96 | 121-1219 | This resolution limits the height of structures and trees and requires soundproofing features in residential structures. (Also recorded as Special Condition #4) |

PUD = Planned Unit Development Overlay, adopted through Missoula County Zoning Regulations (MCZR, Resolution #76-113, as amended) Chapter 5

SD = Special Zoning District, stand-alone district

MH = Mobile Home Park Overlay, adopted through MCZR Chapter 5

RZD = Rural Zoning District, adopted through MCZR Chapter 6

PV = Planned Variation, adopted through MCZR Chapter 8

14.2 APPENDIX B: SPECIAL CONDITIONS

The following resolutions rezoned properties with conditions of approval attached. While these properties have been rezoned pursuant to these zoning regulations, the conditions of approval contained in each of these resolutions still apply to the subject properties.

Table 2 Special Conditions

| ZONING/ REZONING | DATE OF ADOPTION | RESOLUTION NUMBER | BOOK & PAGE | NOTES |
|---------------------------------------|------------------|-------------------|-------------|---|
| Town Pump – Bonner | 07-11-1995 | 1995-063 | 446-602 | This is a rezoning to C-C2 that included five conditions of rezoning. |
| Waldo & Highway 93_ Denbleyker, Lot 1 | 03-11-2020 | 2020-024 | 1027-492 | This is a zoning that included a condition recorded as Special Condition #35 |
| Waldo & Highway 93_ Manley, Lot 1 | 08-26-2021 | 2021-095 | 1062-897 | This is a rezoning that included a condition recorded as Special Condition #36. |

