

## **SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION**

### **ZONING DISTRICT NO. 35 ESTABLISHED JUNE 4, 1973**

Being that portion of the NW ¼ of Section 17 lying north of the Burlington Northern Railroad and the SW ¼ of Section 8, all in T12N, R17W.

#### **INTENT**

It is the intent of this district to be exclusively a single family residential district with acreage tract areas required and including the customary and secondary uses and some agriculture and/or livestock permitted. To provide for an activity level and open space transition between suburban living and agricultural areas.

#### **SECTION I – USES**

##### **Prohibited Uses**

1. Commercial or industrial uses are expressly prohibited.
2. Prohibited uses shall include any use not listed as a permitted use.

##### **Permitted Uses**

1. Agricultural and horticultural uses, except commercial livestock raising.
2. One single family dwelling, including prefabricated, modular homes, and mobile homes.
3. Structures housing animals and livestock in conjunction with residential use only.
4. Schools and colleges.
5. Churches and temples.
6. Parks and playgrounds.
7. Any public fire station, telephone exchange where no public business or office and no repair or storage facilities are maintained or any necessary public utility buildings.

#### **SECTION II – SPACE AND BULK REQUIREMENTS**

##### **Lot minimums and coverage:**

1. Area . . . . . one half (½) acre
2. Width . . . . . one hundred (100) feet
3. Coverage . . . . . to twenty-five (25%) percent

##### **Yard Minimums:**

1. Front yard . . . . . twenty-five (25) feet
2. Side yard . . . . . fifteen (15) feet
3. Rear yard . . . . . twenty (20) feet

Height limitations:

1. Accessory Uses . . . . . thirty-five (35) feet
  2. Residential Uses . . . . . thirty (30) feet
- One (1) foot of additional height for each three (3) feet of additional side or rear or front yard.

### SECTION III – GENERAL REGULATIONS AND VARIANCES

1. That agricultural uses of this area shall conform with the Montana State Board of Health requirements concerning pollution of ground and/or surface water.
2. The Board of County Commissioners may authorize variances, not being contrary to the public interest where, owing to special conditions, literal enforcement would result in unnecessary hardship.
3. Single-family residence shall conform to the requirements of the Montana State Board of Health for a permit for the construction and the location of sewage disposal facilities and water systems.
4. The following are specifically ordered not to be deemed one-family dwellings: basements, tents, garages, and out buildings.
5. Any building presently located within the boundaries of the above described parcel of land may be maintained and any lawful use presently being made of the lands in the said district may be continued whether the same be in conformity with the provisions of the regulations or not; provided, however, that if any nonconforming use is discontinued for a period of one (1) year, any future use, thereafter, shall be in conformity with the provisions of this resolution. Nonconforming buildings may not be altered or enlarged; they may be maintained.

### SECTION IV – HISTORY

#### **Resolution 81-132:**

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