

SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION

ZONING DISTRICT NO. 32 ESTABLISHED JULY 17, 1972 AMENDED OCTOBER 22, 2009, Resolution #2009-135

Being the NE ¼ of the NE ¼ of Section 9, and the NW ¼ and the NE ¼ and the SE ¼ of Section 10, and all of Section 11, excluding the Fort Missoula Timber Reserve, all in T12N, R19W.

SECTION I – SPACE AND BULK REQUIREMENTS

1. Minimum lot size Two (2) acres
2. Minimum dwelling size in Section 9, T12, R19W
 - a. One bedroom 1,500 sq ft
 - b. Two bedroom 2,000 sq ft

SECTION II – USES

Permitted Uses

1. Single family dwelling
2. Two family dwelling
3. Accessory buildings
4. Trailers, mobile homes, or basements may be lived in during the construction of the main residence, but not for more than one year.
5. Home Occupations (per Resolution #2009-135 subject to standards included in Resolution #2009-131)

Prohibited Uses

1. Basement home for longer than one year
2. Business uses
3. Commercial uses
4. Industrial uses
5. Mobile homes and trailer for longer than one year
6. Noxious or offensive activities
7. Refuse or discard dumping
8. Sawmills, planing mills or the processing of timber
9. Timber harvesting

SECTION III – GENERAL REGULATIONS AND VARIANCES

1. Nonconforming buildings may be maintained and the lawful uses may be continued, provided that if any nonconforming use is discontinued, any further use shall be in conformity with the provisions of this resolution.
2. These provisions may be altered upon a petition of sixty percent of the free landowners, after due notice to all owners and hearing as provided by the statutes of Montana.
3. The Board of County Commissioners may authorize variances, not being contrary to public interest where, owing to special conditions, literal enforcement would result in unnecessary hardship.
4. The removal and thinning of trees may be permitted for the purpose of erecting homes and accessory buildings and to obtain space for yards, gardens, and fire protection.
5. All utilities shall be underground, where economically feasible.
6. Wells for domestic use must be a minimum of 100 feet any cesspool or septic tank and shall comply with all applicable State and County health standards.