

# CHAPTER

# 2



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## 2.1 PURPOSE

The purpose of this chapter is to establish zoning districts that reflect community priorities established in the *Future Land Use Element of the Missoula County Growth Policy*, where compatible uses and development densities are assigned to create, protect, and maintain quality of life for all Missoula County residents.

## 2.2 DISTRICT CLASSIFICATIONS

The following zoning districts are established and applied to property as set forth on the Official Zoning Map.

### A) Open Land and Agricultural Districts

**Table 1 Open Land and Agricultural Districts**

SYMBOL	DISTRICT NAME
RO	Resource and Open Lands
AGR	Agriculture, Reserve
AGW	Agriculture, Working
AGRR	Agriculture, Rural Residential
RRS	Rural Residential, Small Agriculture

### B) Residential Districts

**Table 2 Residential Districts**

SYMBOL	DISTRICT NAME
R	Residential
RM	Residential, Medium
LM	Live/Make Neighborhood
NR	Neighborhood Residential

### C) Mixed-Use Districts

**Table 3 Mixed-Use Districts**

SYMBOL	DISTRICT NAME
NC	Neighborhood Center
CC	Commercial Center
CEC	Civic Employment Center

D) Industrial and Manufacturing Districts

**Table 4 Industrial and Manufacturing Districts**

SYMBOL	DISTRICT NAME
ICL	Industrial Center, Light
ICH	Industrial Center, Heavy

- E) **Legacy Districts.** Legacy districts are zoning districts adopted prior to the effective date of these regulations that are not being amended, superseded, or rescinded by these regulations. A list of these districts and the number of the resolution establishing the district can be found in Appendix A. As of the effective date of these regulations no new legacy district may be added to the Official Zoning Map, nor may any boundary of an existing legacy district be modified except to come into conformity with a general district as classified above.





## 2.3 ZONING DISTRICTS ESTABLISHED

### SECTION 2.3.A RESOURCE AND OPEN LANDS (RO)

#### 1. PURPOSE

The purpose of this district is to protect natural landscapes, waterways, and fish and wildlife habitat and minimize risks to public health and safety. This is accomplished by restricting development in natural and/or hazardous areas except for the purposes of agricultural and silvicultural activities and for access to recreation. Permitted land uses are limited to undeveloped open space, agriculture, silviculture, and passive recreation. Buildings, utilities, and impervious surfaces are limited, and all development should be sited to protect natural and environmentally sensitive areas. Mobility and access to and through this zone is generally by unimproved local roadways served by regional arterials and highways with limited formal, non-motorized facilities; however, trail network connectivity and developed access points are encouraged to guide use away from sensitive areas and support recreational amenities meeting required site design elements.

#### 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Resource and Open Lands (RO) district are found in Section 3.2. "Building Types Allowed by District."

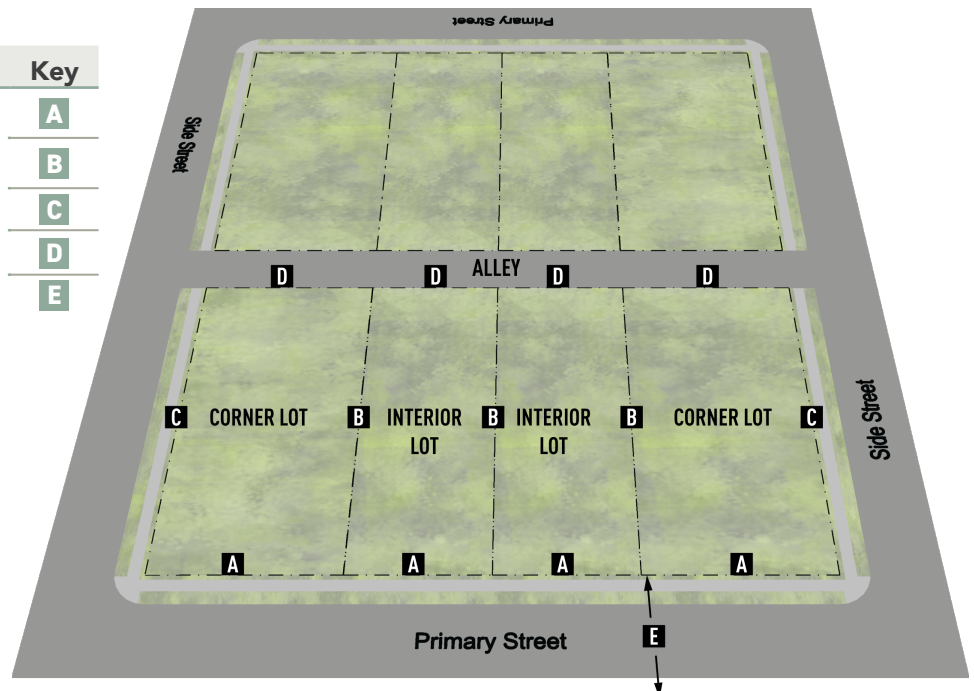
#### 3. PERMITTED USES

Uses permitted in the Resource and Open Lands (RO) district are found in Table 5, Section 2.4.G. "Table of Uses."

Only one principal use is permitted per lot in this district; multiple principal uses per lot may be approved as a special exception. This does not include agriculture, open space, parks, passive recreation, and minor utilities.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E



**Fig. A-1 General Lot Components**

4. SITE DESIGN STANDARDS

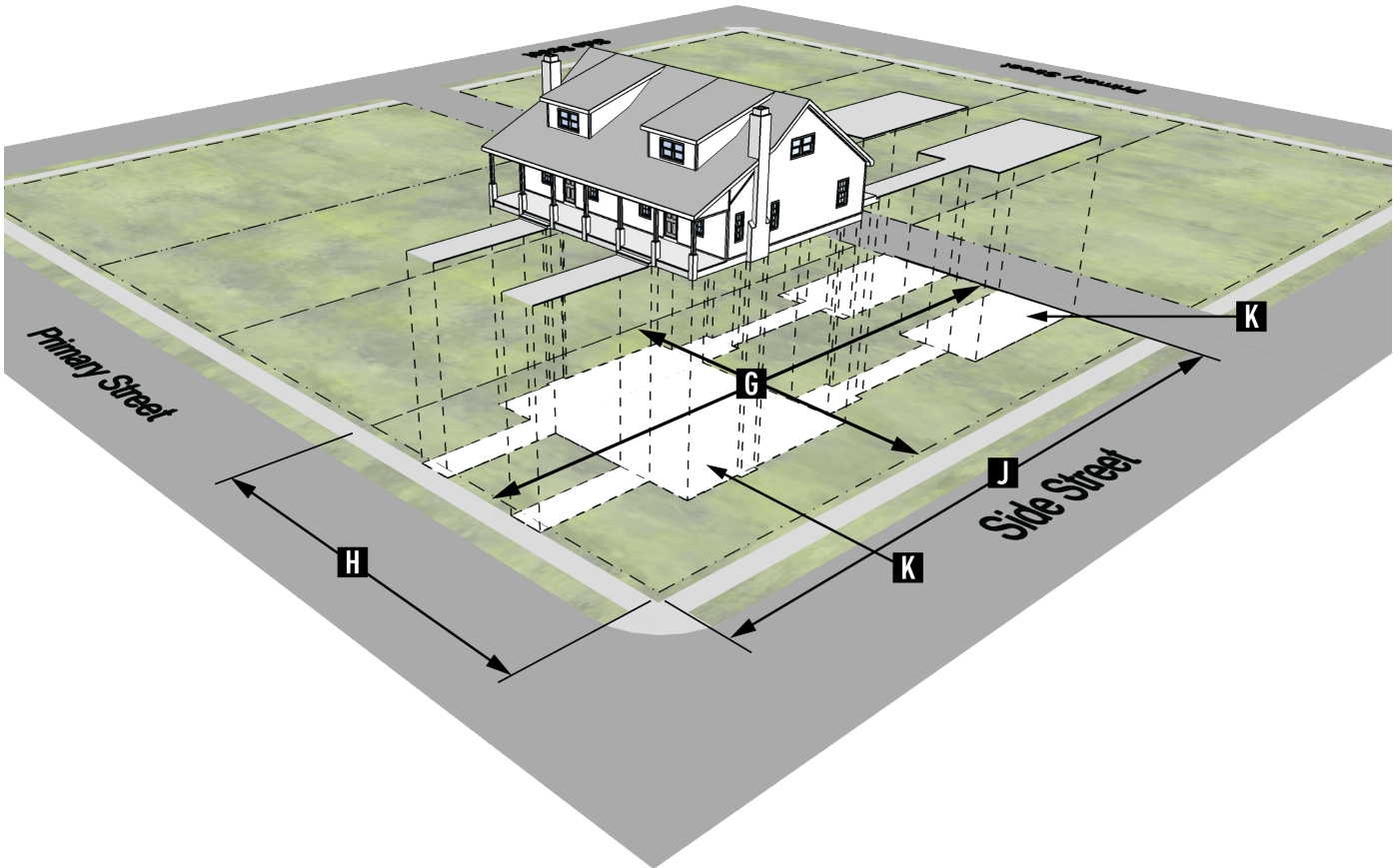


Fig. A-2 Lot Dimensions

a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes Per Acre	
	Min. Area (acre)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
All types as permitted	n/a	n/a	n/a	25%	n/a	n/a
Diagram Key	G	H	J	K		



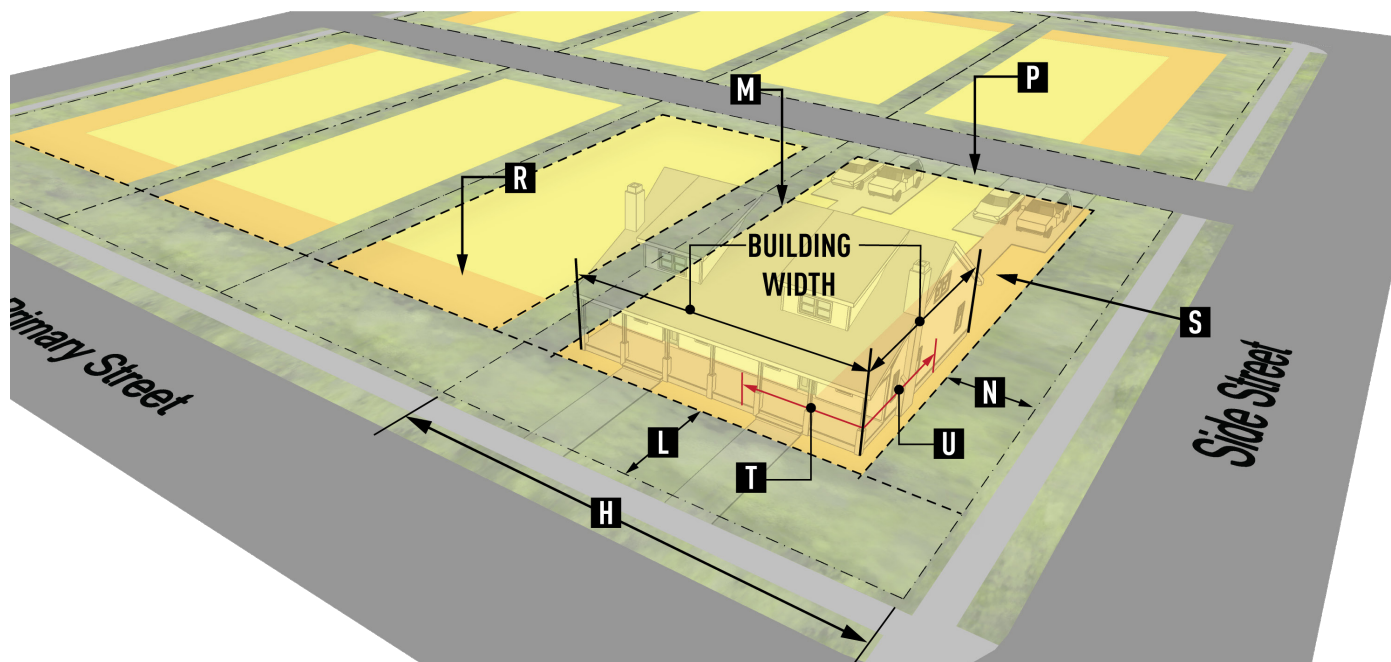


Fig. A-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	25'	50'	<b>L</b>	
Side (interior)	25'	15'	<b>M</b>	
Side (street)	25'	50'	<b>N</b>	
Rear	25'	15'	<b>P</b>	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	<b>R</b>	n/a	<b>T</b>
Side (street)	n/a	<b>S</b>	n/a	<b>U</b>



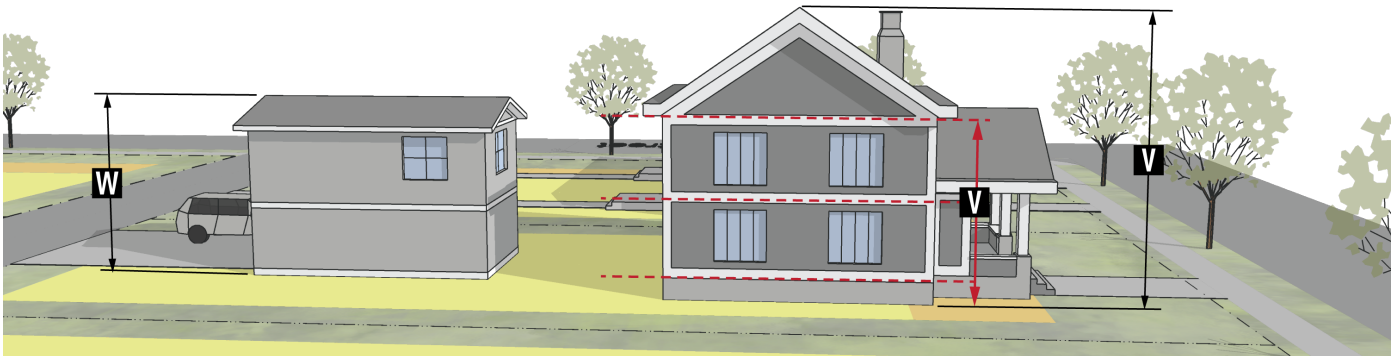


Fig. A-4 Building Height

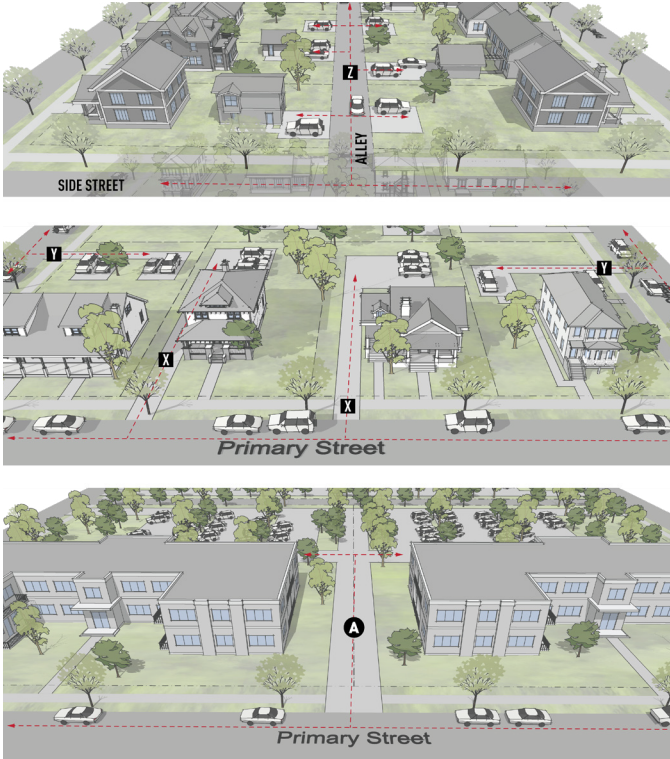
c. Building Scale

Building / Structure	Max. Height	Key	Max. Stories	Key
Principal building	n/a	V	n/a	V
Accessory structure, detached	n/a	W	n/a	n/a



## 5. MOBILITY

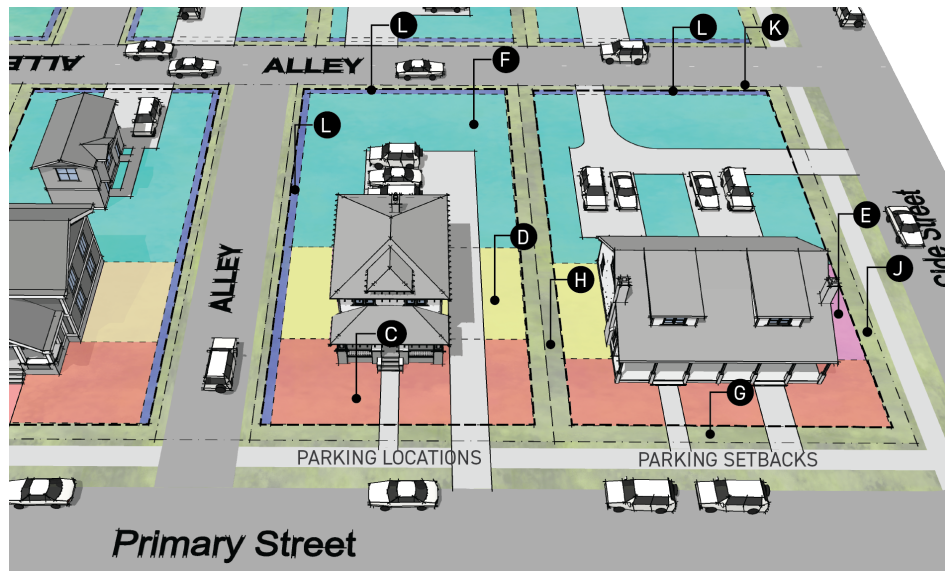
The following standards apply to all development in the RO district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



### a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	20'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

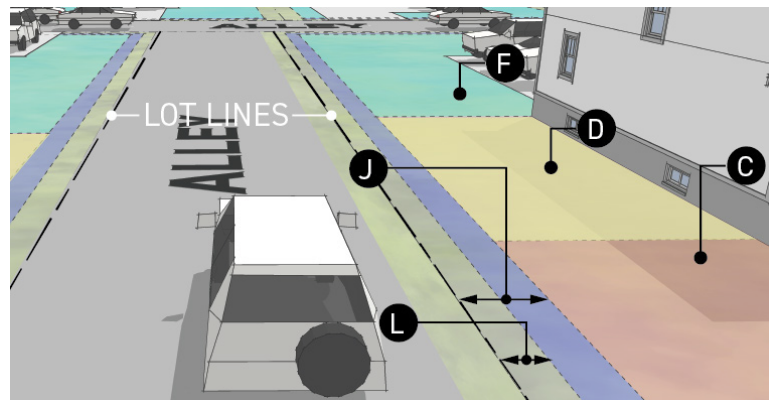
**Fig. A-5 Vehicular Access**



**Fig. A-6 Parking Locations and Setbacks**

**b. Parking Locations and Setbacks**

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard	P	C
Side yard (interior)	P	D
Side yard (street)	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front	n/a	G
Side (interior)	n/a	H
Side (street)	n/a	J
Rear	n/a	K
Alley setback	n/a	L



**Fig. A-7 Measuring Alley Setbacks**

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.





## SECTION 2.3.B AGRICULTURE, RESERVE (AGR)

## 1. PURPOSE

The purpose of this district is to protect prime agricultural soils that support a diverse local and regional agricultural economy. This zone is characterized by large farm tracts and intact agricultural landscapes, mediated by the availability of irrigation. Land use and development is limited to agriculture and associated activities incidental to and supportive of agricultural use that are designed and managed in a way that protects natural resources, public health, and critical fish and wildlife habitat. Mobility and access to and through this zone is generally by private vehicle on unimproved local roads. Non-motorized facilities may be required along arterial and collector roads, and trail connectivity and access to recreational amenities may be required during the development process.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Agriculture, Reserve (AGR) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

Uses permitted in the Agriculture, Reserve (AGR) district are found in Table 5, Section 2.4.G. "Table of Uses."

Only one principal use is permitted per lot in this district; multiple principal uses per lot may be approved as a special exception. This does not include agriculture, open space, parks, passive recreation, and minor utilities.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures"

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

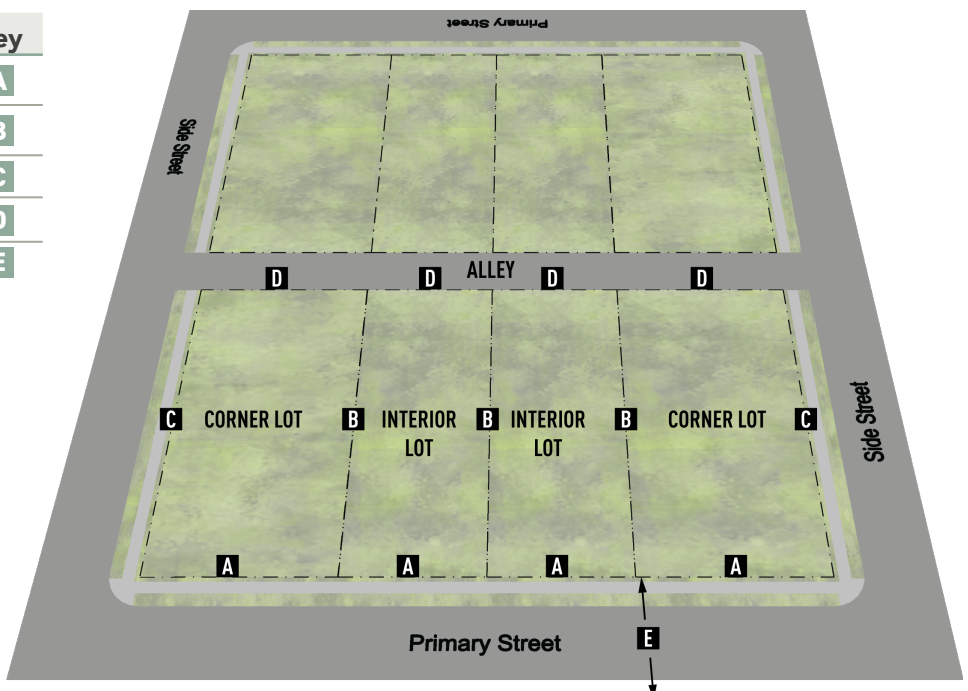


Fig. B-1 General Lot Components

## 4. SITE DESIGN STANDARDS

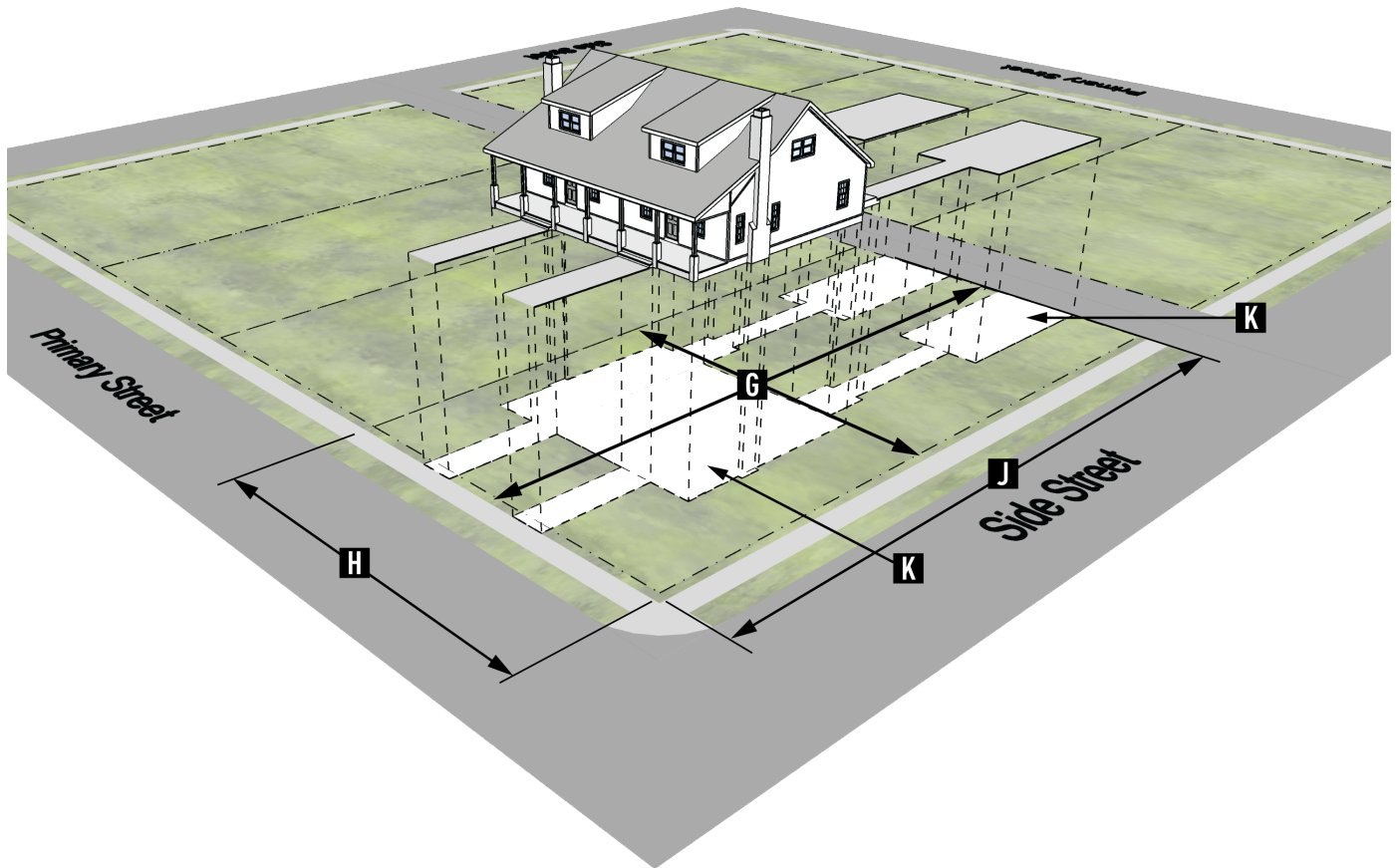
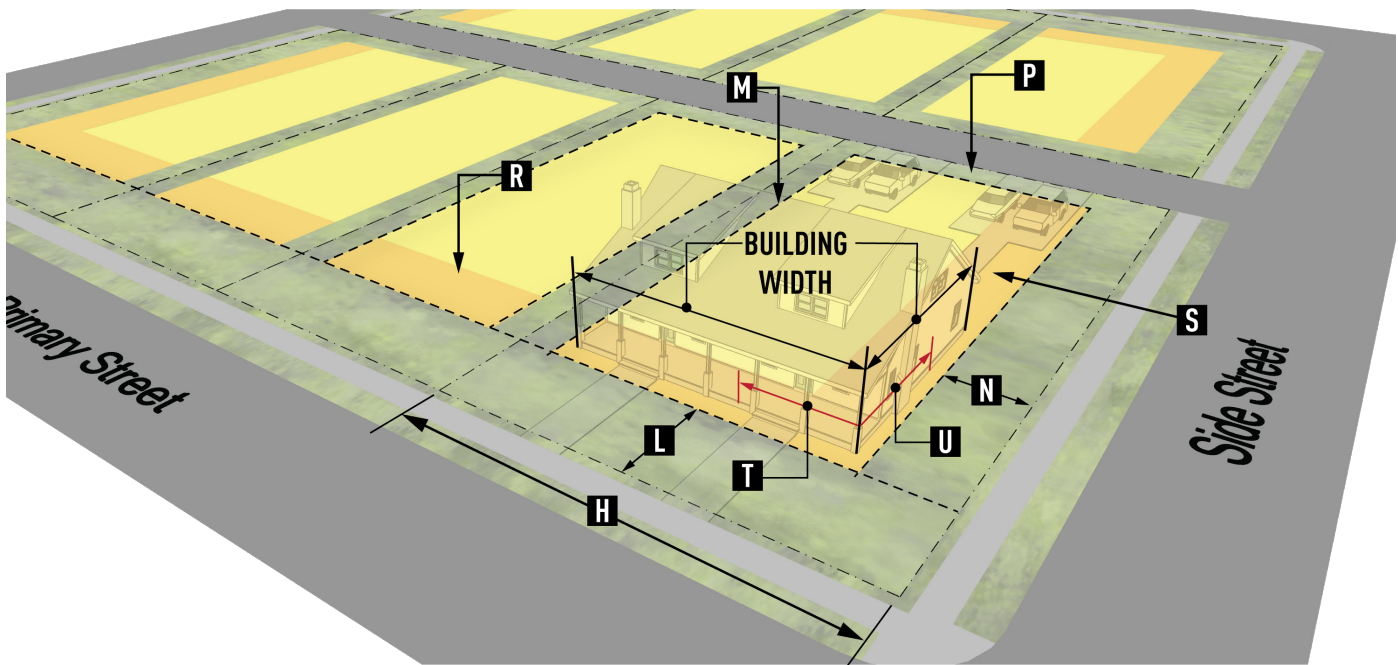


Fig. B-2 Lot Dimensions

### a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes Per Acre	
	Min. Area (acre)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Duplex, twinhouse	80	150'	150'	35%	n/a	1 home/40 ac
All other types as permitted	40	150'	150'	35%	n/a	1 home/40 ac
Diagram Key	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		





**Fig. B-3 Building Placement**

**b. Building Placement**

Building Setbacks	Principal	Accessory	Diagram Key	
Front	25'	25'	L	
Side (interior)	25'	10'	M	
Side (street)	25'	25'	N	
Rear	15'	10'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U



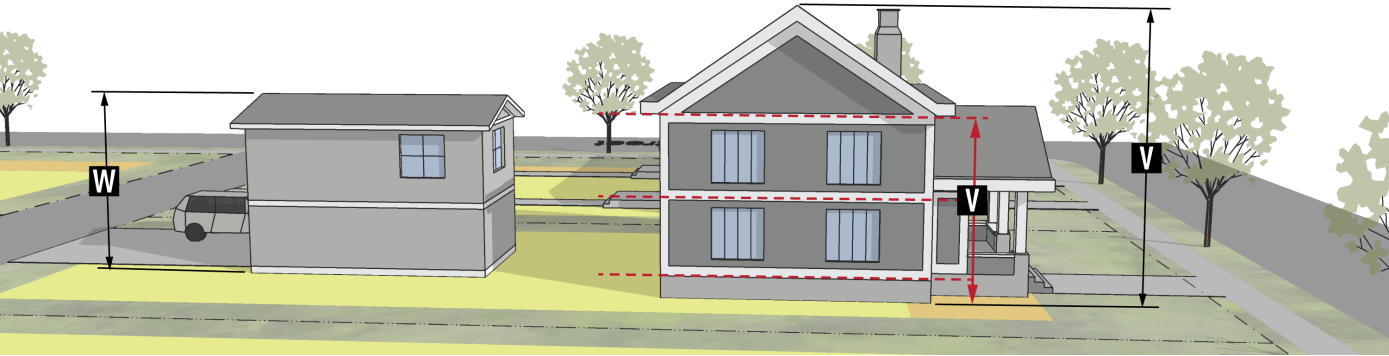


Fig. B-4 Building Height

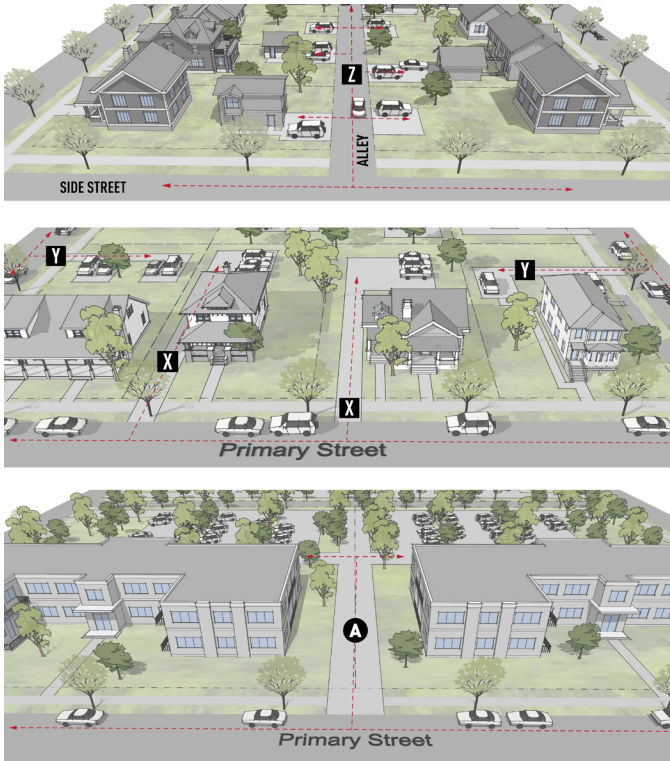
c. Building Scale

Building / Structure	Max. Height	Key	Max. Stories	Key
Principal building	n/a	V	n/a	V
Accessory structure, detached	n/a	W	n/a	n/a



## 5. MOBILITY

The following standards apply to all development in the AGR district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



### a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street .....	20'	X
Secondary street .....	16'	Y
Alley .....	12'	Z
Shared drive .....	20'	A

**Fig. B-5 Vehicular Access**

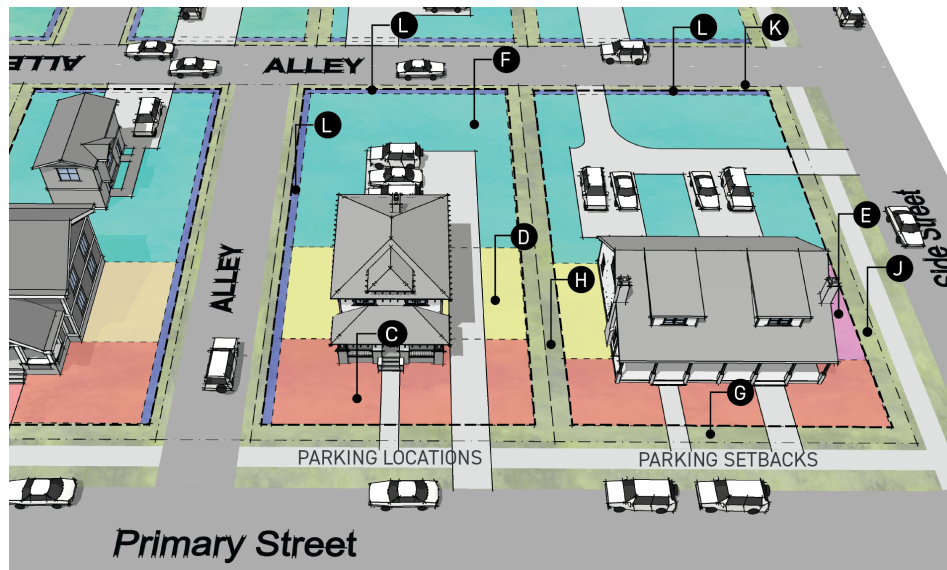
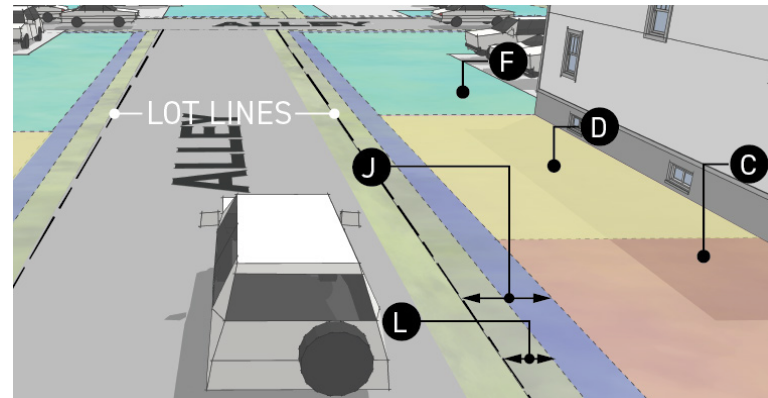


Fig. B-6 Parking Locations and Setbacks

**b. Parking Locations and Setbacks**

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard	P	C
Side yard (interior)	P	D
Side yard (street)	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front	n/a	G
Side (interior)	n/a	H
Side (street)	n/a	J
Rear	n/a	K
Alley setback	n/a	L



**Fig. B-7 Measuring Alley Setbacks**

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.





## SECTION 2.3.C AGRICULTURE, WORKING (AGW)

## 1. PURPOSE

The purpose of this district is to conserve the integrity and quality of the rural character. This district provides opportunities for a rural residential lifestyle that may include income generation from agriculture and natural resource-based industries. There is limited infrastructure and few services as the emphasis in this zone remains focused on protecting the functionality of the natural environment as well as promoting public health and safety through site design and conservation development measures. Development intensity in this district is governed by site-specific conditions including the availability of adequate infrastructure and water resources, proximity to services and the presence of environmental constraints. Mobility and access are characterized by auto-centric design paired with non-motorized facilities required along arterial and collector roads. Local roads are typically unimproved unless serving more intense lifestyle-supportive development such as home occupations or clustered conservation neighborhoods. Trail connectivity and access to recreational amenities may be required during the development process.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Agriculture, Working (AGW) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

Uses permitted in the Agriculture, Working (AGW) district are found in Table 5, Section 2.4.G. "Table of Uses."

Only one principal use is permitted per lot in this district; multiple principal uses per lot may be permitted if approved as a special exception. This does not include agriculture, open space, parks, passive recreation, and minor utilities.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

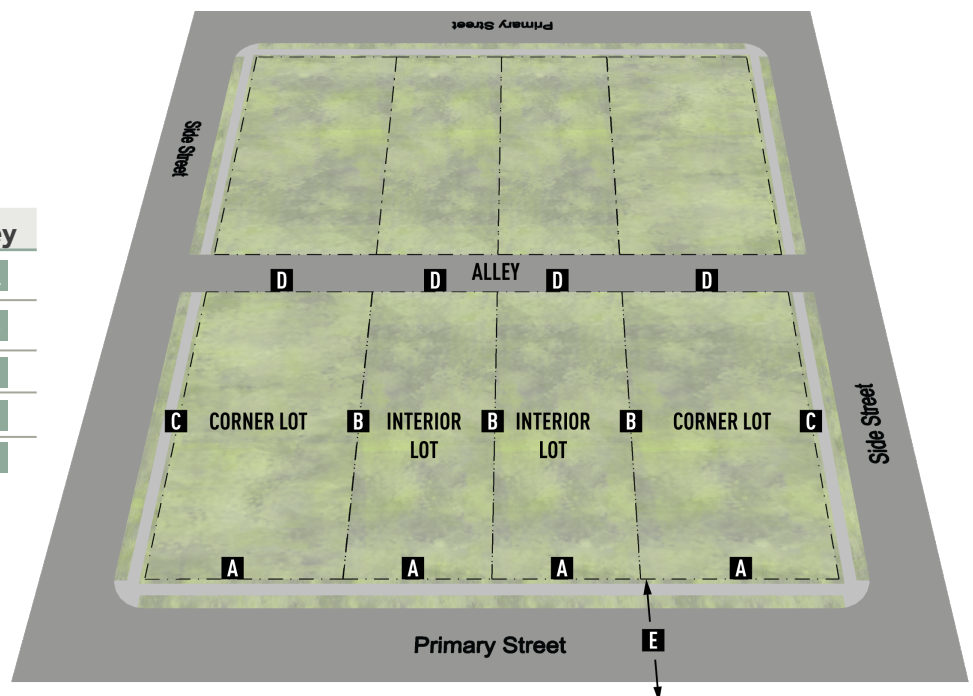
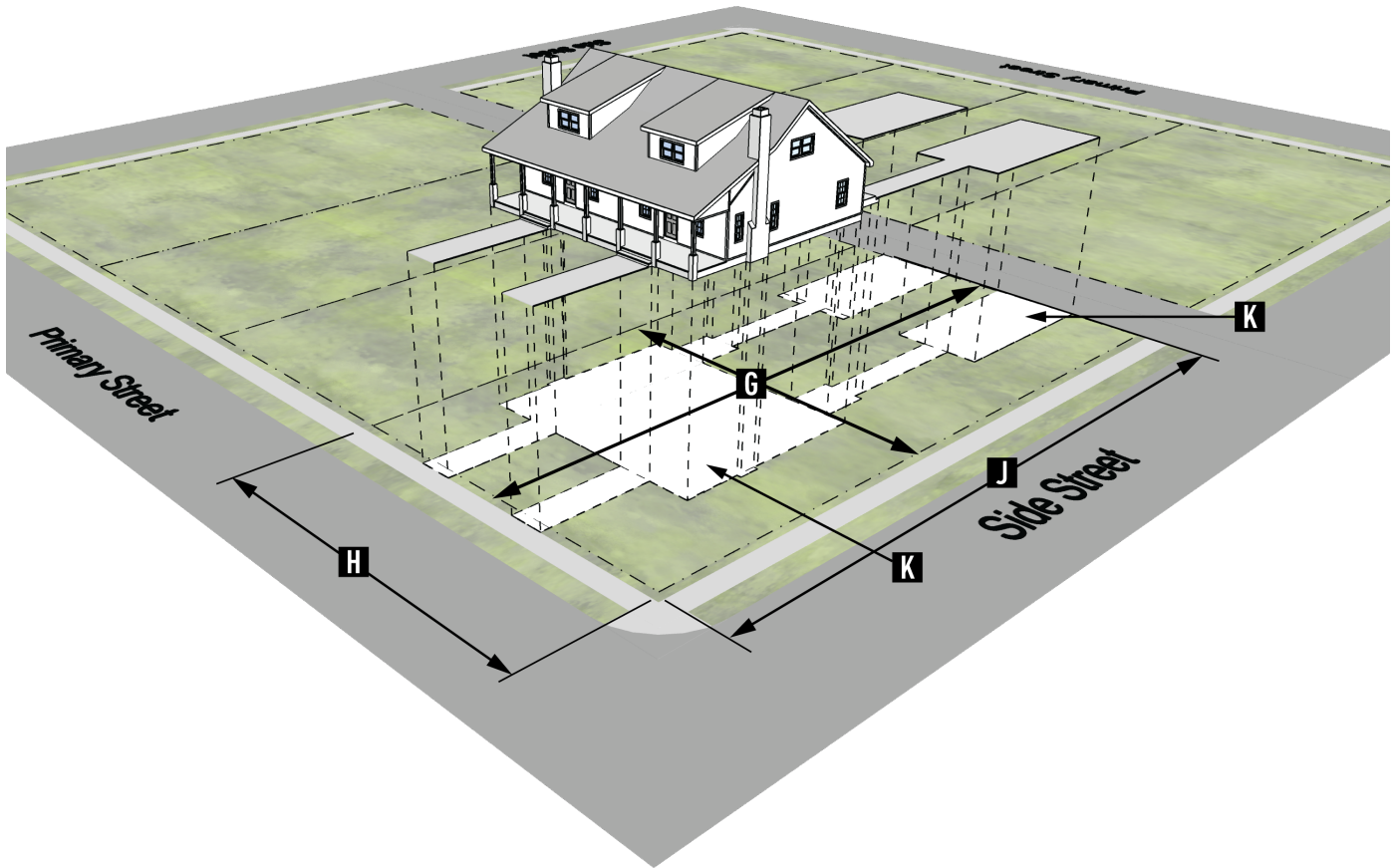


Fig. C-1 General Lot Components

## 4. SITE DESIGN STANDARDS

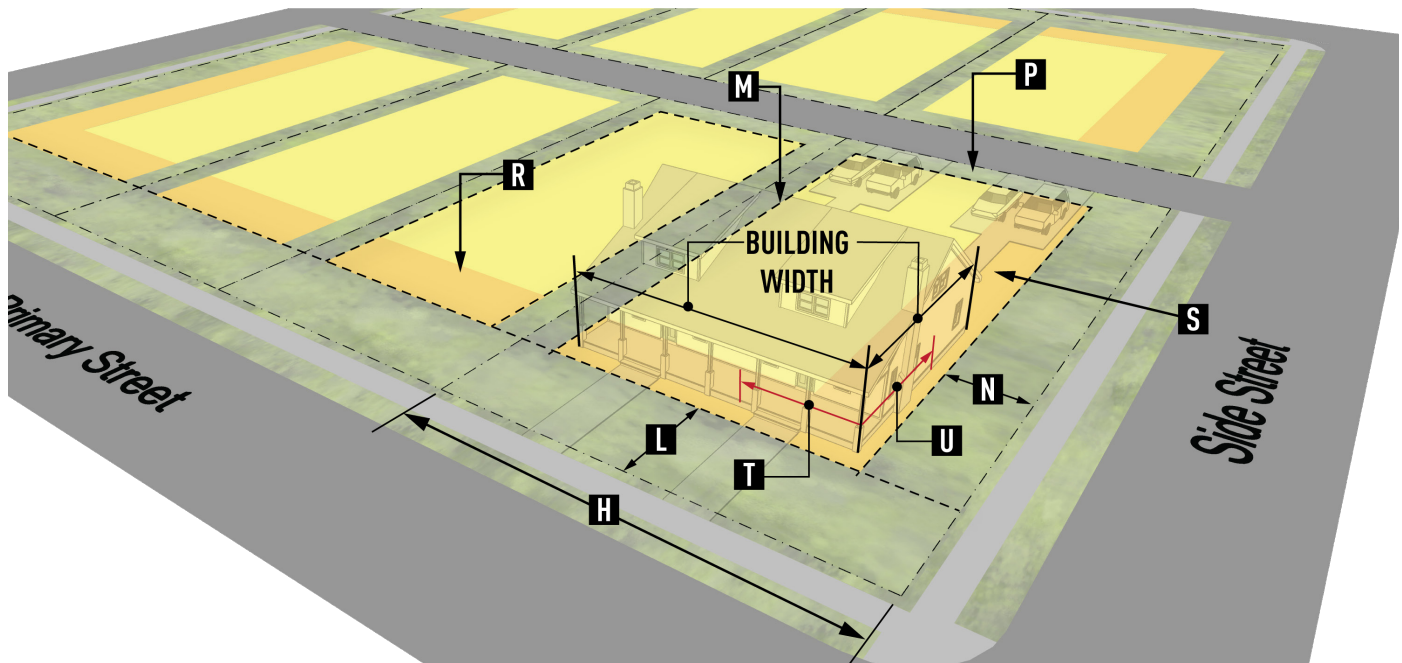


**Fig. C-2 Lot Dimensions**

### a. Lot Dimensions and Gross Density

Sub-District	Building Type	Lot Dimensions				Homes per acre	
		Min. Area (acre)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
AGW 160	Duplex, twinhouse	320				n/a	1 home/160 ac.
	All other types as permitted	160	150'	150'	40%		
AGW 80	Duplex, twinhouse	160				n/a	1 home/80 ac.
	All other types as permitted	80	150'	150'	40%		
AGW 40	Duplex, twinhouses	80				n/a	1 home/40 ac.
	All other types as permitted	40	150'	150'	40%		
Diagram Key		<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		





**Fig. C-3 Building Placement**

**b. Building Placement**

Building Setbacks	Principal	Accessory	Diagram Key	
Front	25'	25'	<b>L</b>	
Side (interior)	25'	10'	<b>M</b>	
Side (street)	25'	25'	<b>N</b>	
Rear	15'	10'	<b>P</b>	
Build-to Zone (BTZ)	BTZ depth (min.)	BTZ depth (max.)	BTZ Percentage	Diagram Key
Front	n/a	<b>R</b>	n/a	<b>T</b>
Side (street)	n/a	<b>S</b>	n/a	<b>U</b>

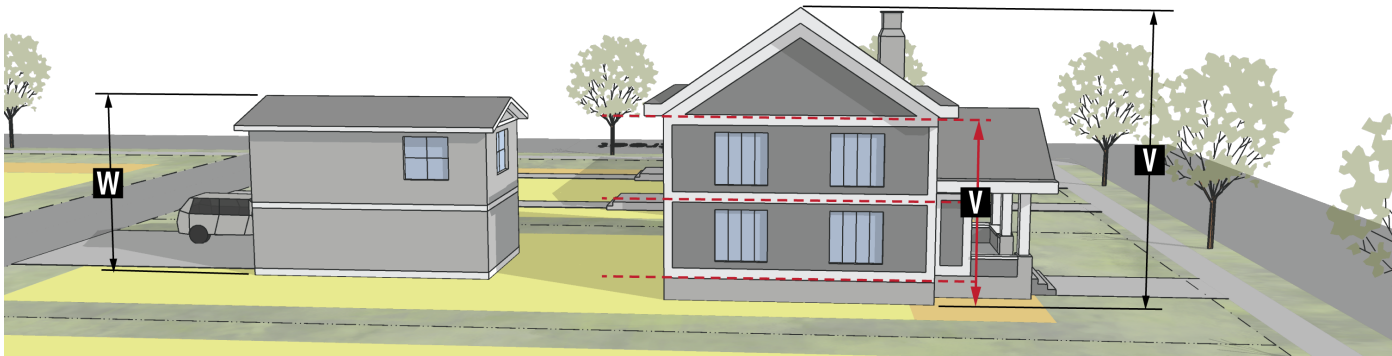


Fig. C-4 Building Height

c. Building Scale

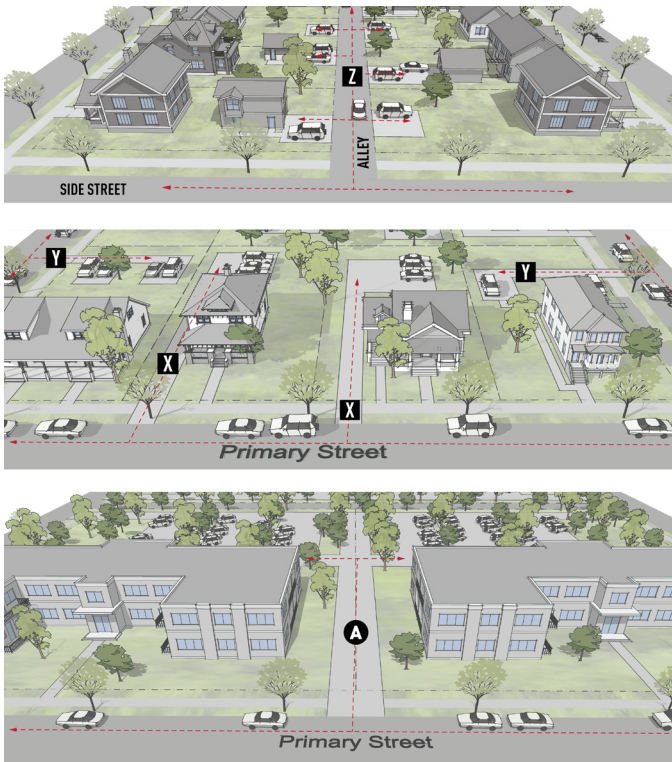
Building / Structure	Max. Height	Key	Max. Stories	Key
Principal building	n/a	V	n/a	V
Accessory structure, detached	n/a	W	n/a	n/a





## 5. MOBILITY

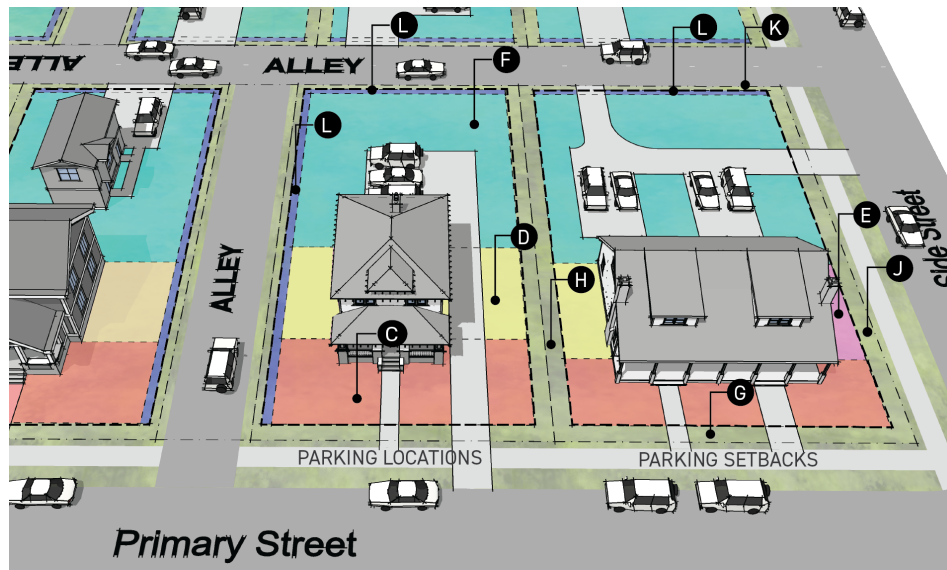
The following standards apply to all development in the AGW district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	20'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

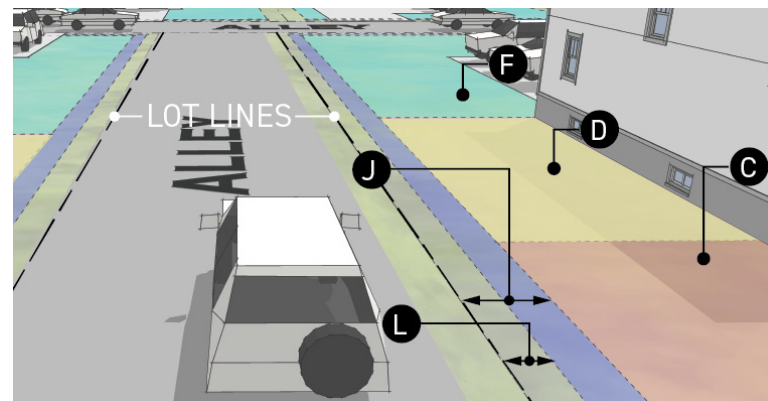
**Fig. C-5 Vehicular Access**



**Fig. C-6 Parking Locations and Setbacks**

**b. Parking Locations and Setbacks**

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard	P	C
Side yard (interior)	P	D
Side yard (street)	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front	n/a	G
Side (interior)	n/a	H
Side (street)	n/a	J
Rear	n/a	K
Alley setback	n/a	L



**Fig. C-7 Measuring Alley Setbacks**

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.



## SECTION 2.3.D AGRICULTURE, RURAL RESIDENTIAL (AGRR)

## 1. PURPOSE

The purpose of this district is to balance rural residential development with the preservation of natural landscapes in areas where infrastructure may exist and services are proximal. Agricultural land uses still abound but at a smaller scale and support a wide range of related uses including agritourism, farm stands, farm-to-table and home-based business operations, and limited agricultural products manufacturing and fabrication. Development character remains rural in nature even as low-density residential development mixes with larger tracts of land used for active agricultural production and supported uses. Development intensity is governed by site-specific conditions including the availability of adequate infrastructure, proximity to services, and the presence of environmental constraints. Mobility and access are characterized by a combination of auto-centric design in lower-intensity areas connected by non-motorized facilities required along most arterial and collector roads as well as those local roads that have been improved. Local roads may be unimproved unless serving higher-intensity residential development. Trail connectivity and access to recreational amenities continues to be an important requirement of development through site design.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Agriculture, Rural Residential (AGRR) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

Uses permitted in the Agriculture, Rural Residential (AGRR) district are found in Table 5, Section 2.4.G. "Table of Uses."

Only one principal use is permitted per lot in this district; multiple principal uses per lot may be permitted if approved as a special exception. This does not include agriculture, open space, parks, passive recreation, and minor utilities.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

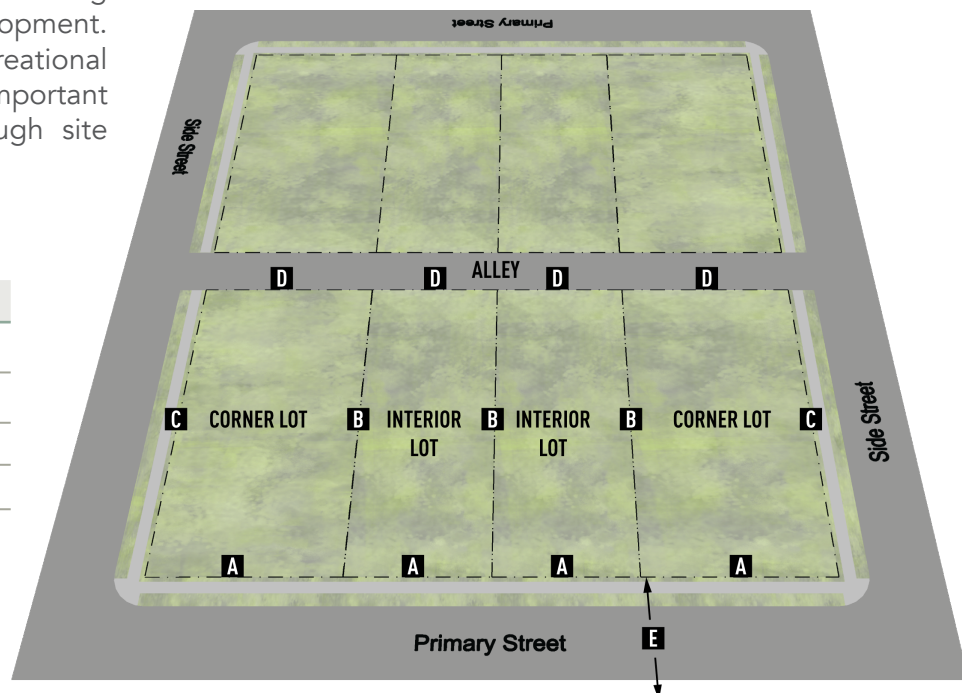


Fig. D-1 General Lot Components

## 4. SITE DESIGN STANDARDS

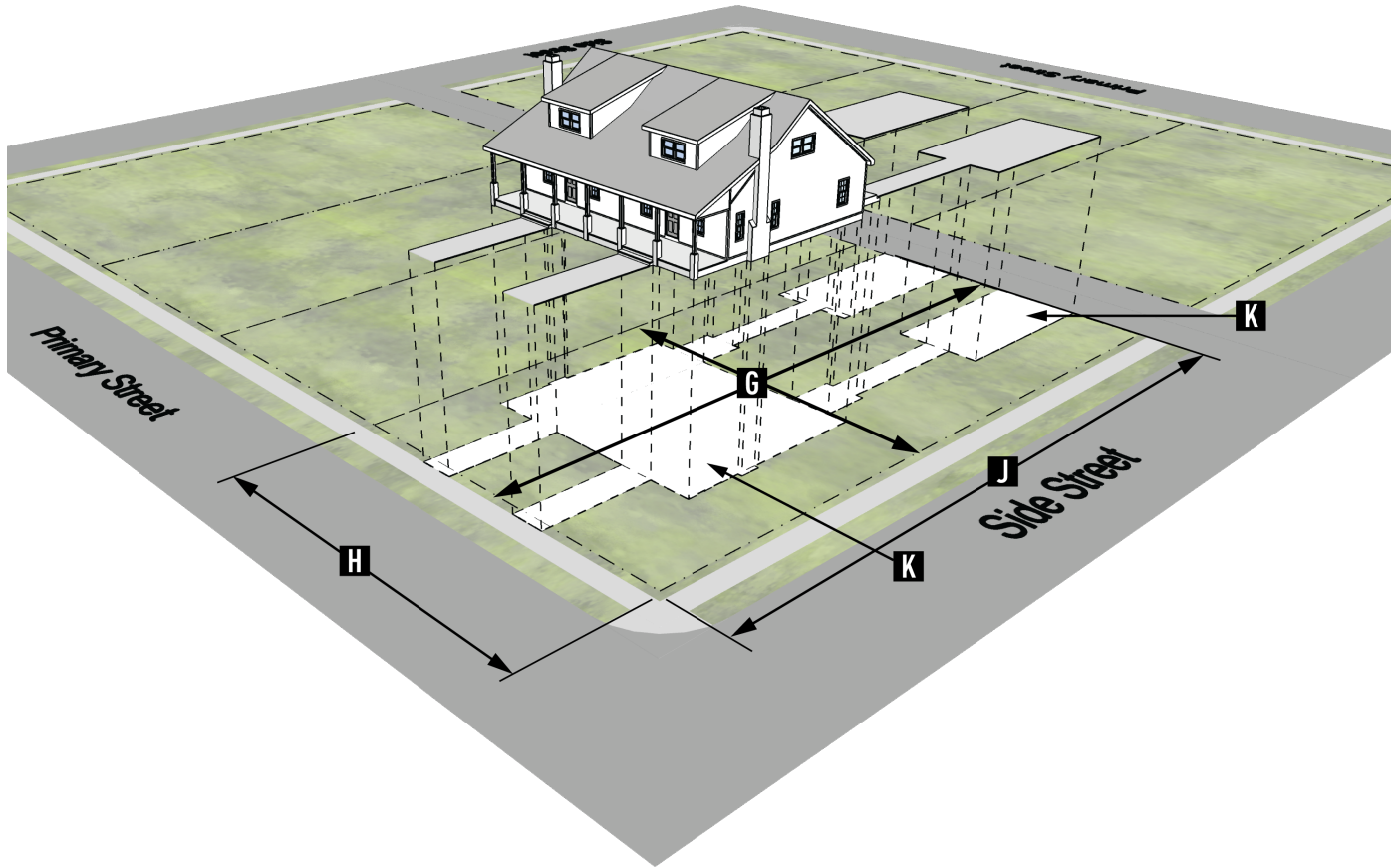


Fig. D-2 Lot Dimensions

### a. Lot Dimensions and Gross Density

Sub-District	Building Type	Lot Dimensions				Homes per acre	
		Min. Area (acre)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
AGRR 10	Duplex, twinhouse	20				n/a	1 home/10 ac
	All other types as permitted	10	100'	100'	40%		
AGRR 5	Duplex, twinhouse	10				n/a	1 home/5 ac
	All other types as permitted	5	100'	100'	40%		
AGRR 2	Duplex, twinhouse	4	75'	75'	50%	n/a	1 home/2 ac
	All other types as permitted	2	100'	100'			
Diagram Key		G	H	J	K		





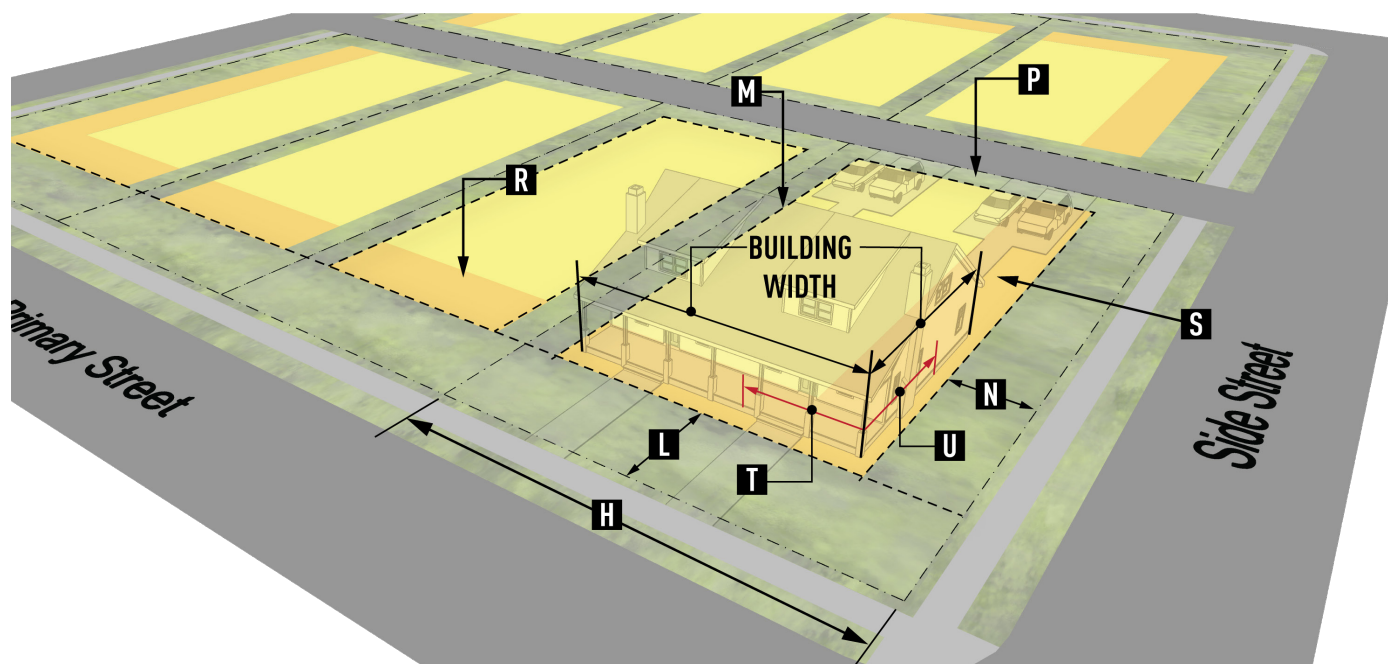


Fig. D-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	25'	25'	L	
Side (interior)	15'	3'	M	
Side (street)	15'	15'	N	
Rear	15'	3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U

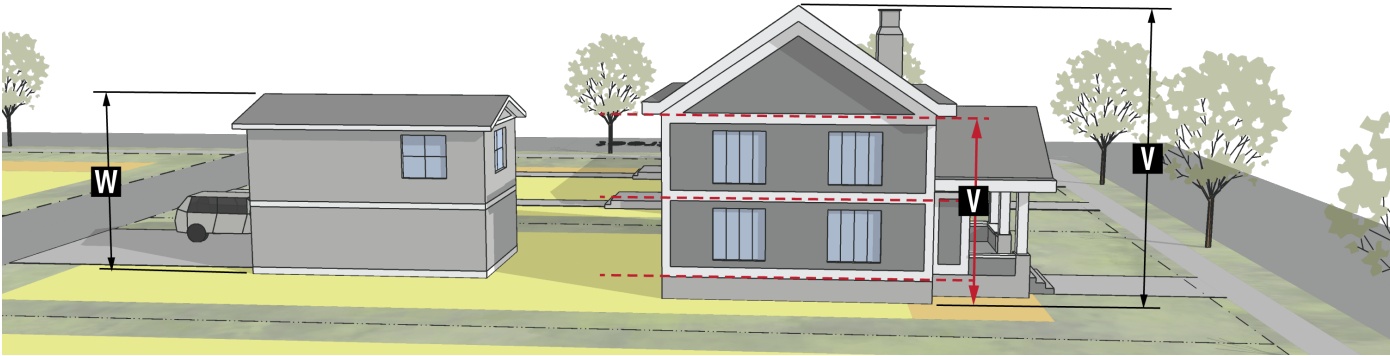


Fig. D-4 Building Height

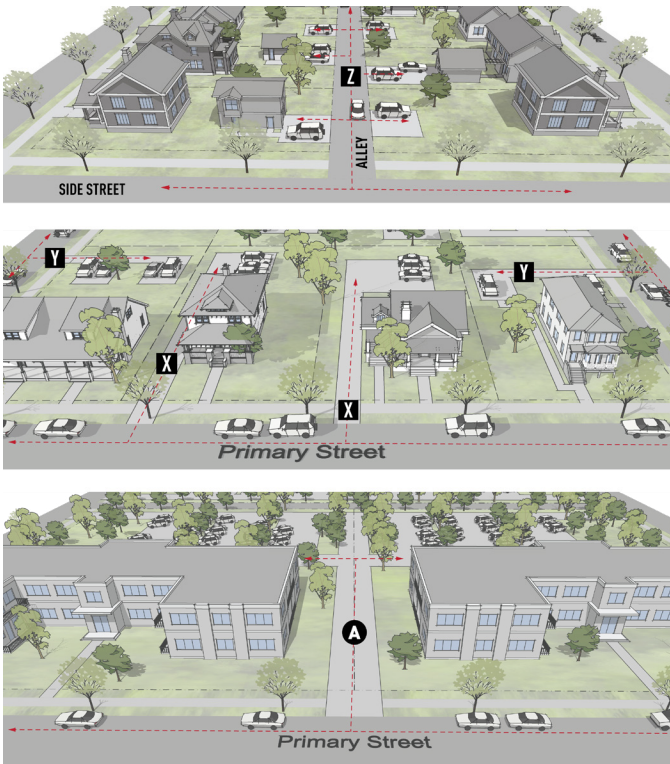
c. Building Scale

Building / Structure	Max. Height	Key	Max. Stories	Key
Principal building	36'	V	n/a	V
Accessory structure, detached	30'	W	n/a	n/a



## 5. MOBILITY

The following standards apply to all development in the AGRR district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



**Fig. D-5 Vehicular Access**

## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	20'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

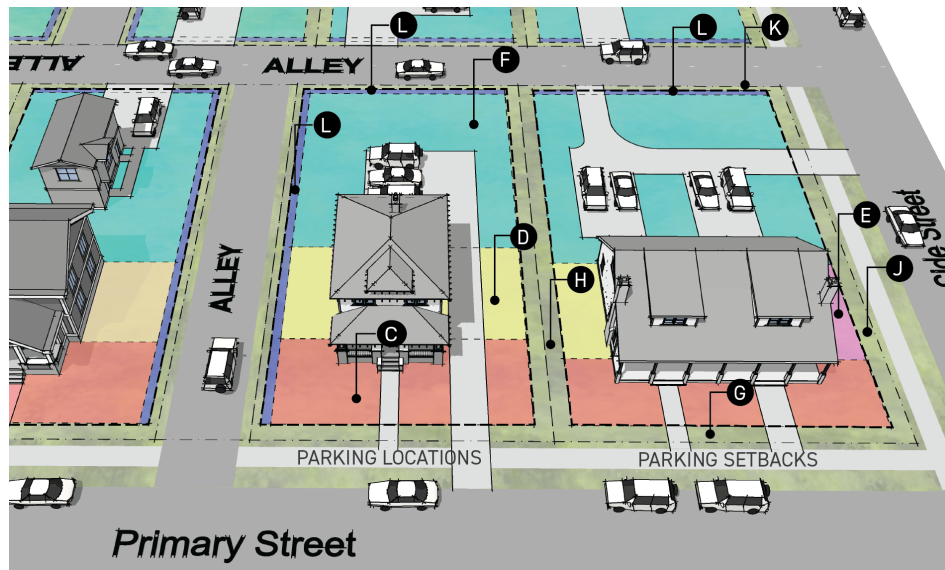


Fig. D-6 Parking Locations and Setbacks

**b. Parking Locations and Setbacks**

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard	P	C
Side yard (interior)	P	D
Side yard (street)	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front	n/a	G
Side (interior)	n/a	H
Side (street)	n/a	J
Rear	n/a	K
Alley setback	n/a	L

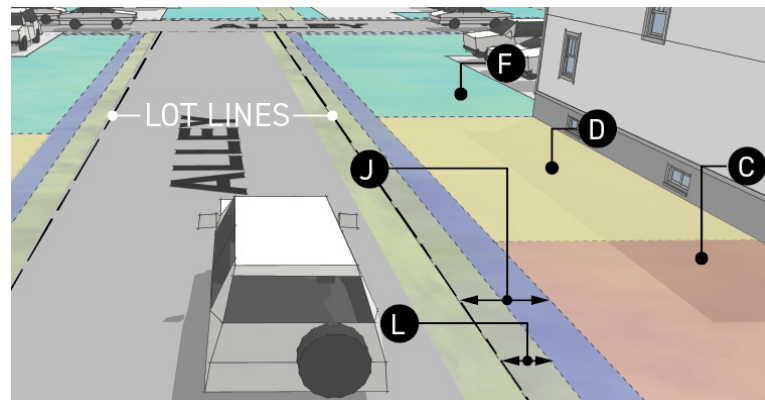


Fig. D-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.





## SECTION 2.3.E RURAL RESIDENTIAL, SMALL AGRICULTURE (RRS)

## 1. PURPOSE

The purpose of this district is to balance rural residential development with the preservation of natural landscapes in areas of the county where infrastructure may exist, and services are proximal. Agricultural land uses still abound but at a smaller scale, supporting a wide range of related uses including agritourism, farm stands, farm-to-table and home-based business operations, and limited manufacturing and fabrication. Development character remains rural in nature even as low-density residential development mixes with larger tracts of land used for active agricultural production and limited commercial services in locations with adequate infrastructure. Development intensity is governed by site-specific conditions including the availability of adequate infrastructure and water resources, proximity to services, and the presence of environmental constraints. Buildings may be situated closer to lot lines, in proximity to access points, and away from riparian areas, wetlands, and natural waterways. Mobility and access are characterized by a combination of auto-centric design in lower-intensity areas connected by non-motorized facilities required along most arterial and collector roads as well as those local roads that have been improved. Local roads may be unimproved unless serving higher-intensity residential development. Trail connectivity and access to recreational amenities continues to be important and a requirement of development through site design.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Rural Residential, Small Agriculture (RRS) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

Uses permitted in the Rural Residential, Small Agriculture (RRS) district are found in Table 5, Section 2.4.G. "Table of Uses."

Only one principal use is permitted per lot in this district; multiple principal uses per lot may be permitted if approved as a special exception. This does not include agriculture, open space, parks, passive recreation, and minor utilities.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

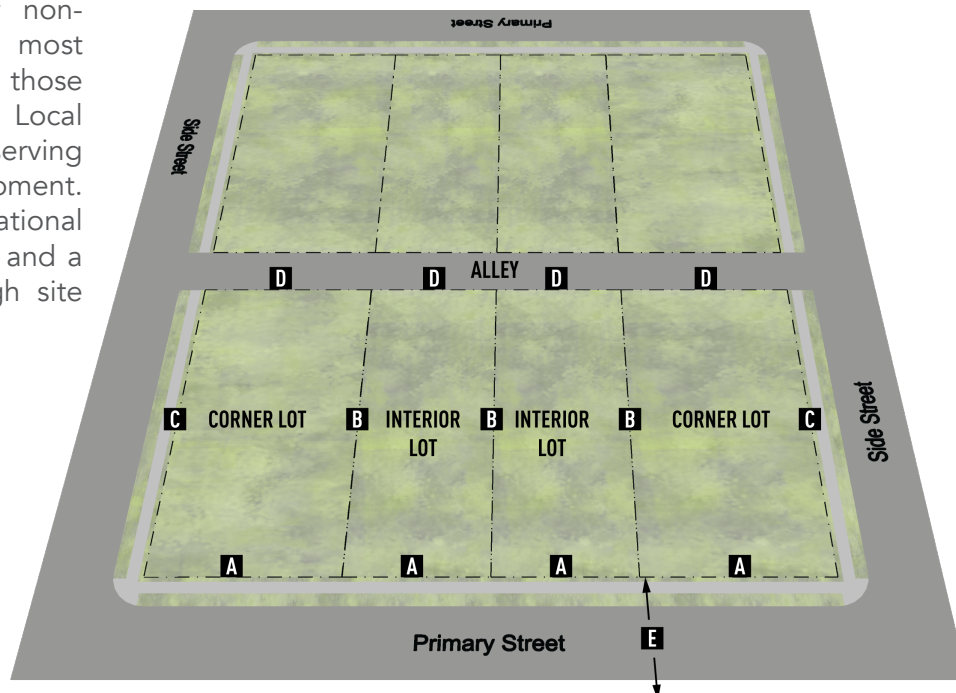


Fig. E-1 General Lot Components

## 4. SITE DESIGN STANDARDS

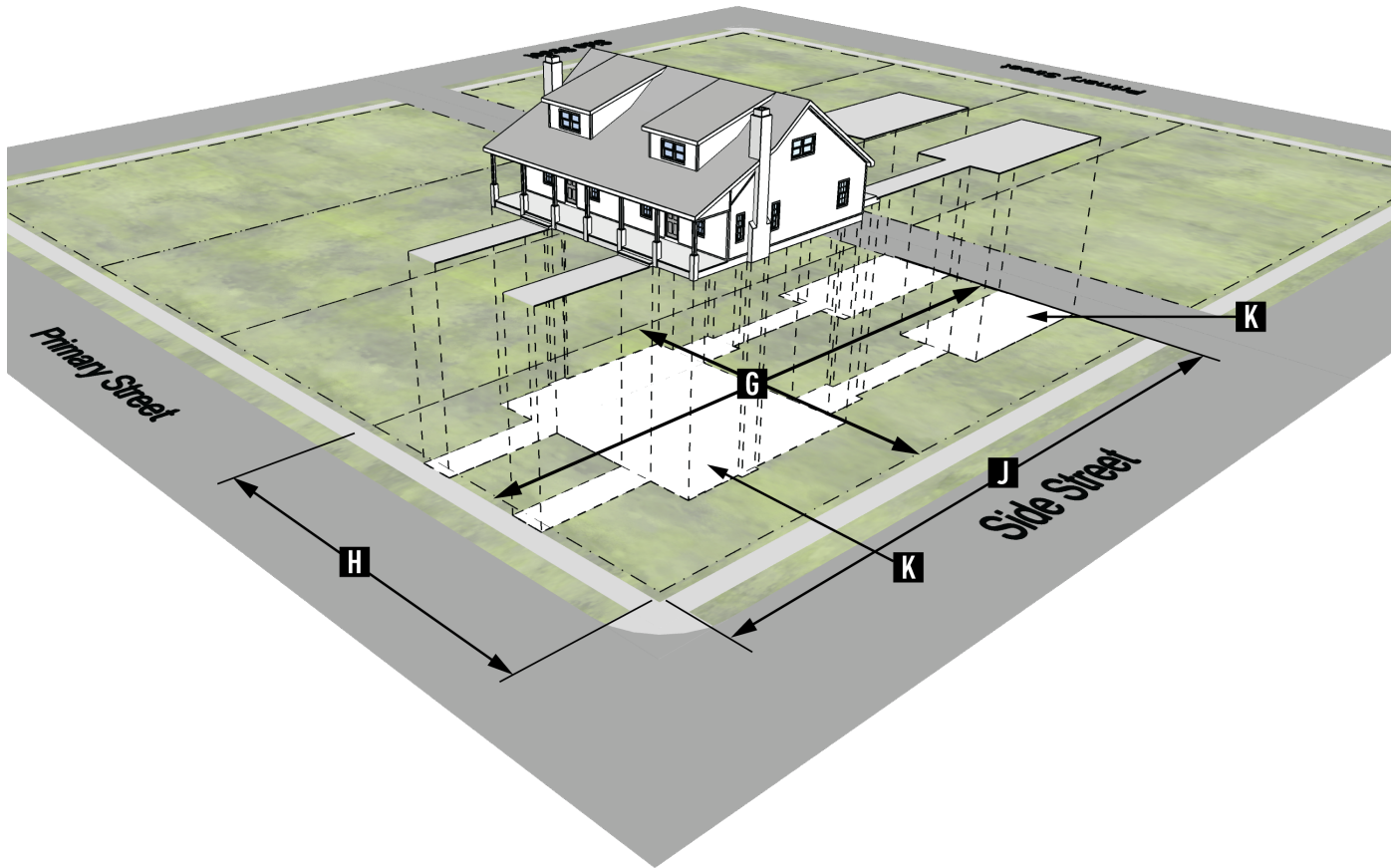


Fig. E-2 Lot Dimensions

## a. Lot Dimensions and Gross Density

Sub-District	Building Type	Lot Dimensions				Homes per acre	
		Min. Area (acre)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
RRS 1	Duplex, twinhouse	2	75'	75'	50%	n/a	1 home/ac
	All other types as permitted	1	75'	75'	40%		
RRS .5	Duplex, twinhouse	1	50'	50'	50%	n/a	2 home/ac
	All other types as permitted	0.5	50'	50'	40%		
	Diagram Key	G	H	J	K		



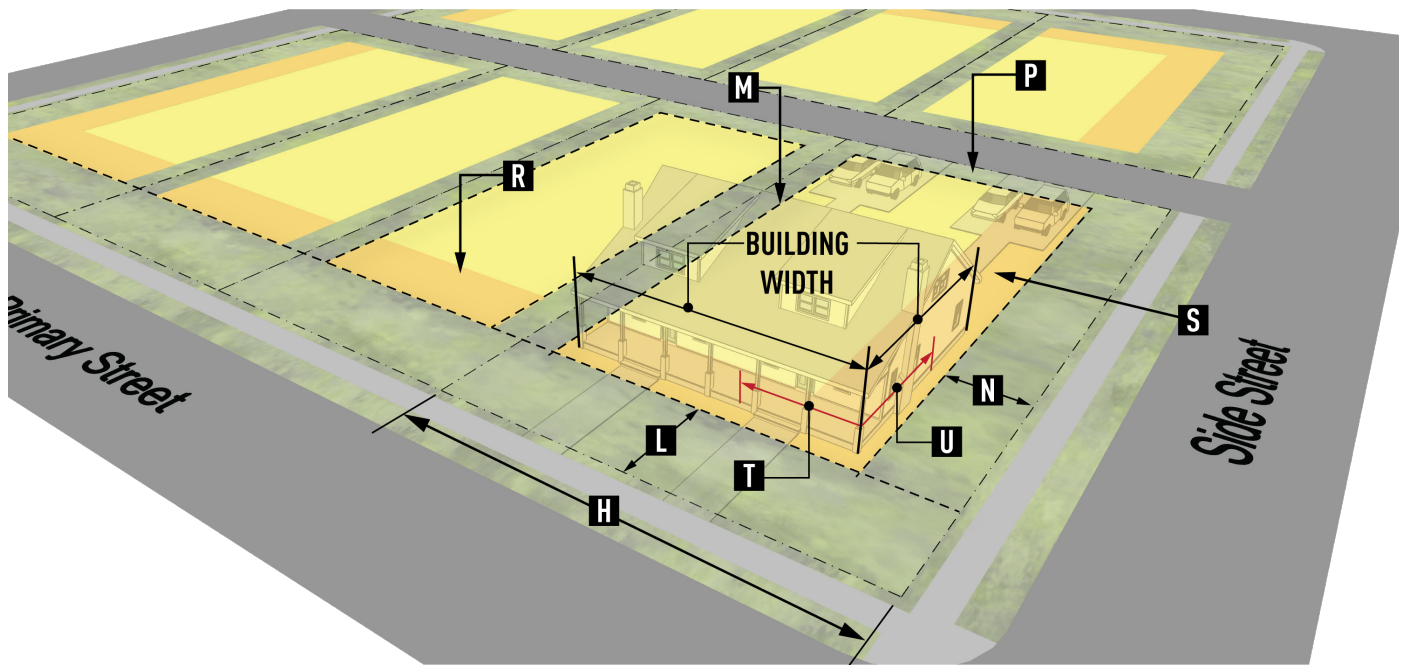


Fig. E-3 Lot Dimensions

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	25'	25'	L	
Side (interior)	10'	3'	M	
Side (street)	10'	10'	N	
Rear	25'	3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U

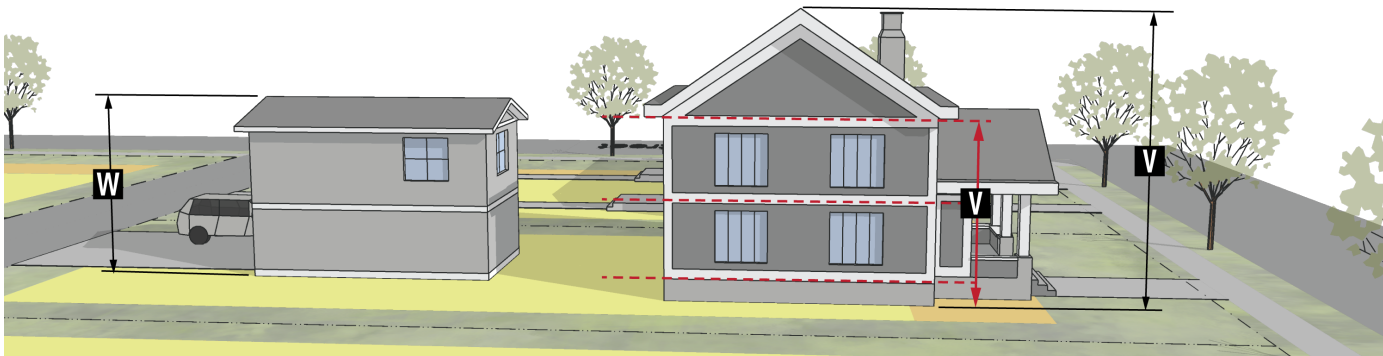


Fig. E-4 Building Height

c. Building Scale

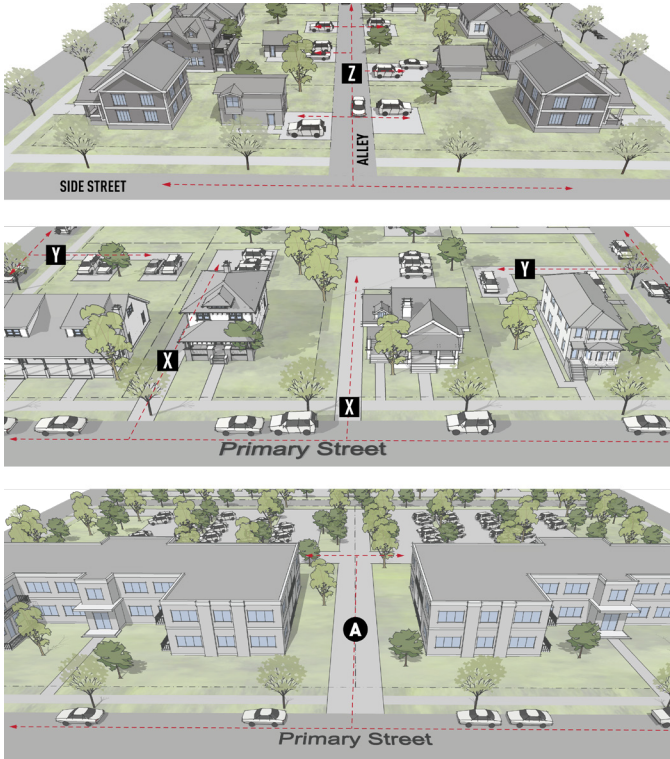
Building / Structure	Max. Height	Key	Max. Stories	Key
Principal building.....	36'	V	n/a	V
Accessory structure, detached.....	30'	W	n/a	n/a





## 5. MOBILITY

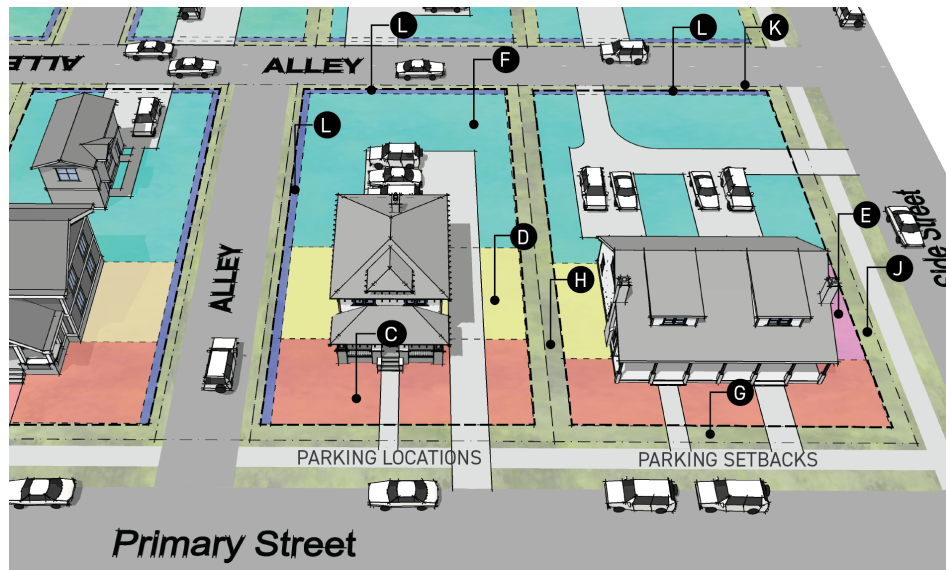
The following standards apply to all development in the RRS district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	20'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

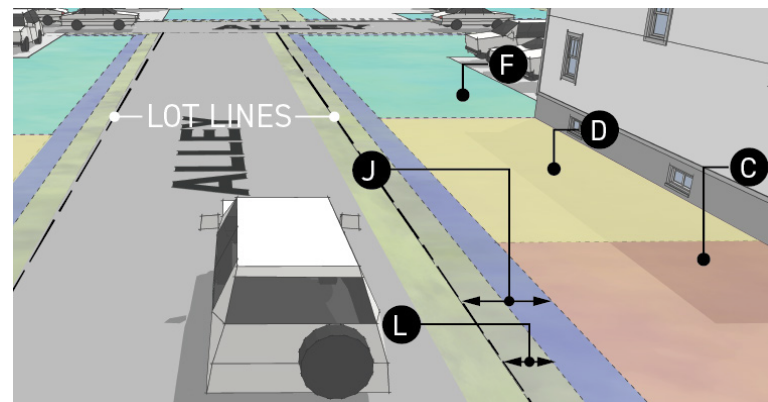
**Fig. E-5 Vehicular Access**



**Fig. E-6 Parking Locations and Setbacks**

### b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard	P	C
Side yard (interior)	P	D
Side yard (street)	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front	n/a	G
Side (interior)	n/a	H
Side (street)	n/a	J
Rear	n/a	K
Alley setback	n/a	L



**Fig. E-7 Measuring Alley Setbacks**

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.



## SECTION 2.3.F RESIDENTIAL (R)

## 1. PURPOSE

The purpose of this district is to provide a range of small-scale housing options that reflect the traditional character of existing residential neighborhoods. The intent is to promote compatible infill opportunities while supporting countywide housing diversity. While the character of the district is predominantly residential, limited neighborhood-scale commercial services may be appropriate where suitable infrastructure is available. Development is designed to encourage walking, biking and transit use and protect riparian resources and fish and wildlife habitat existing within the district. Mobility and access in this district are characterized by a "Complete Street" network with non-motorized facilities that include protected or buffered bike lanes, sidewalks, and enhanced crossings in areas with increased vehicle speeds and volumes. Connectivity through and between neighborhoods, as well as to recreational amenities, is a requirement of development.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Residential (R) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

Uses permitted in the Residential (R) district are found in Table 5, Section 2.4.G. "Table of Uses."

Only one principal use is permitted per lot in this district; multiple principal uses per lot may be permitted if approved as a special exception. This does not include agriculture, open space, parks, passive recreation, and minor utilities.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

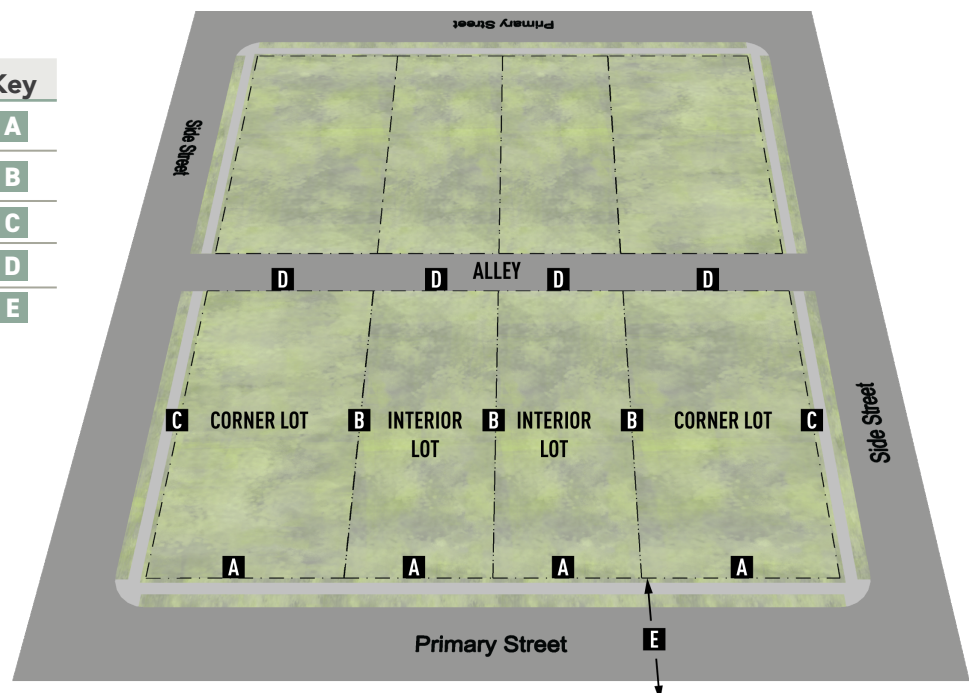


Fig. F-1 General Lot Components

## 4. SITE DESIGN STANDARDS

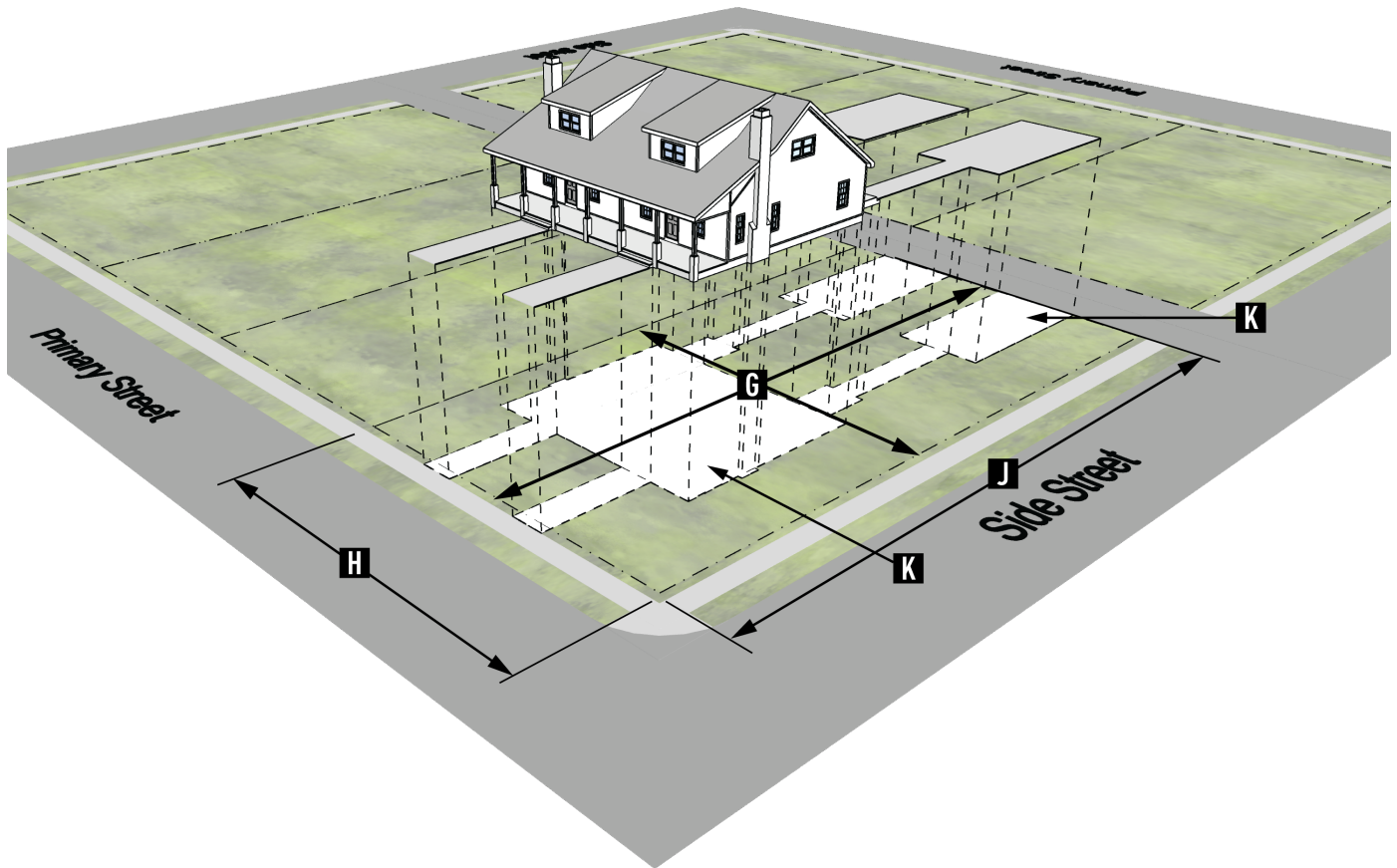


Fig. F-2 Lot Dimensions

## a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex *	10,000	65'	75'	60%		
Multi-plex small*	2,000	75'	75'	70%	n/a	6 homes/ac
All other types as permitted	5,000	65'	75'	40%		
Diagram Key	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		

\* Requires permanent affordable housing or conservation design development



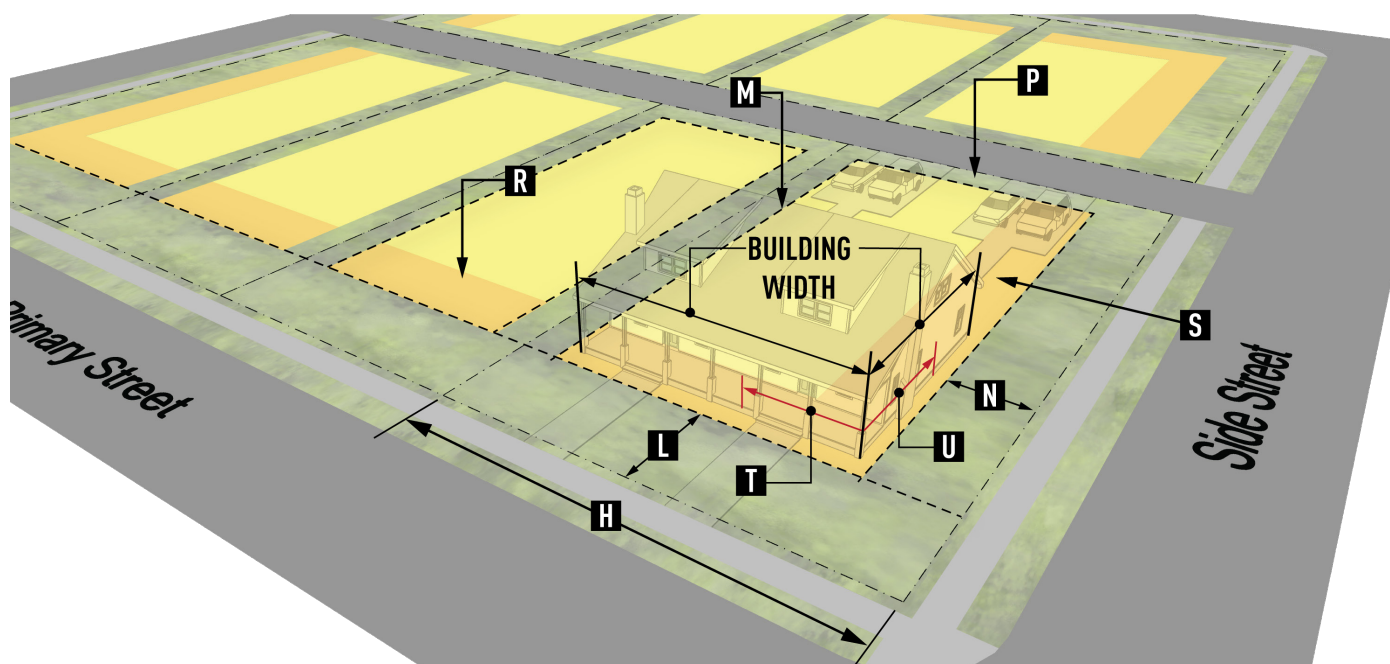


Fig. F-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	20'	25'	L	
Side (interior)	5'	3'	M	
Side (street)	10'	10'	N	
Rear	10'	3'	P	
Build-to Zone (BTZ)*	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements*	Min. (%)Transparency	Diagram Key		
First Story	n/a	R	S	
Upper Story	n/a	R	S	
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	50%	R		
Side (street)	30%	S		

\*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.



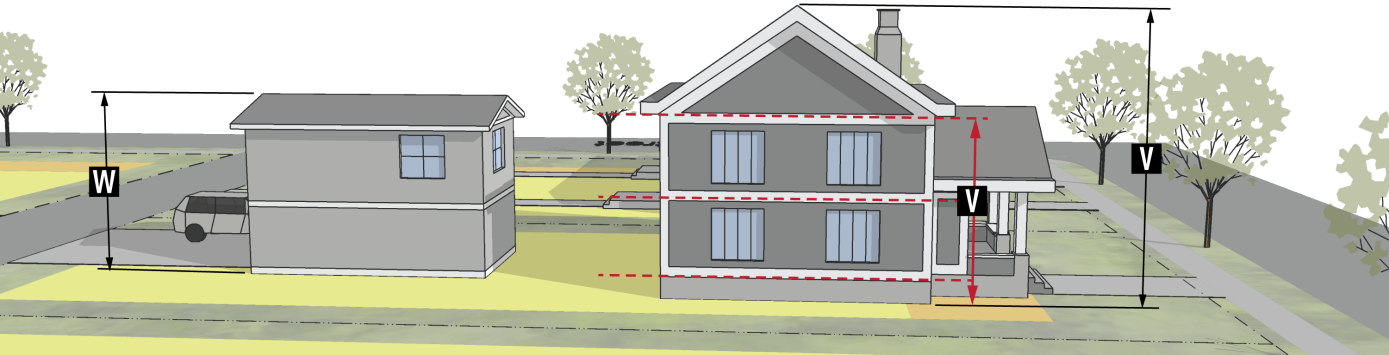


Fig. F-4 Building Height

c. Building Scale

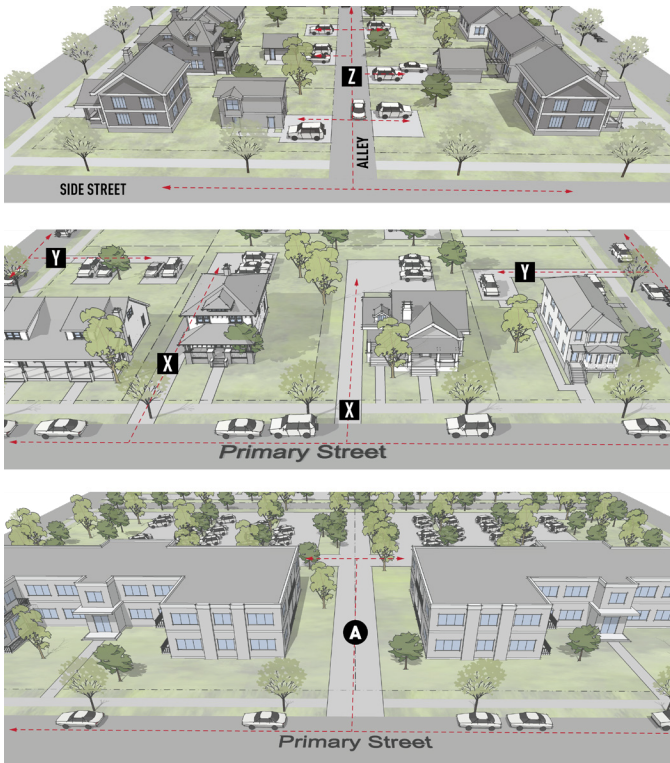
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height	Key	Max. Stories	Key
Principal building	3,000*	36'	V	n/a	V
Accessory structure, detached	2,000	30'	W	n/a	n/a

\*Except for single-household and two-household dwellings, and excluding attached garage.



## 5. MOBILITY

The following standards apply to all development in the R district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



**Fig. F-5 Vehicular Access**

### a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street .....	20'	<b>X</b>
Secondary street .....	16'	<b>Y</b>
Alley .....	12'	<b>Z</b>
Shared drive .....	20'	<b>A</b>

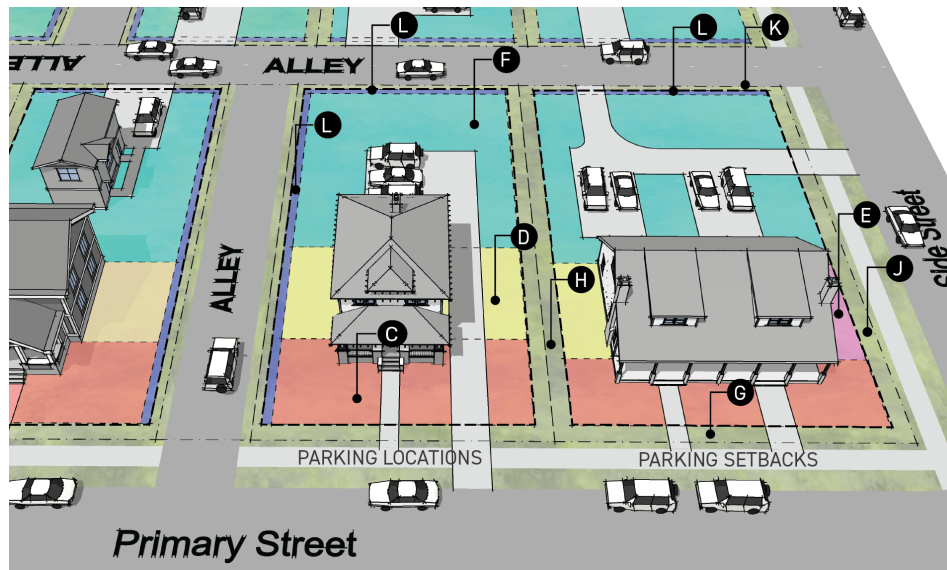


Fig. F-6 Parking Locations and Setbacks

## b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	NP	C
Side yard (interior)	P	D
Side yard (street)*	NP	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	3'	L

\* Excludes driveway access allowed in primary/secondary street setback.

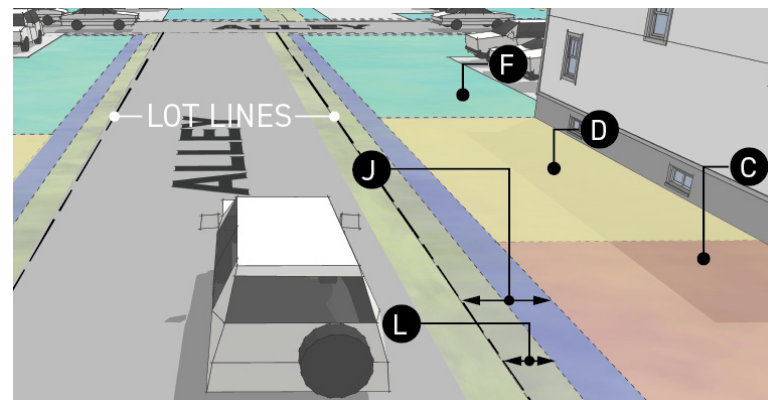


Fig. F-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.



## SECTION 2.3.G RESIDENTIAL, MEDIUM (RM)

## 1. PURPOSE

The purpose of this district is to provide a mix of higher density residential housing options including multi-household dwellings that reflect the traditional character of existing residential neighborhoods. The intent is to promote compatible infill opportunities and support county-wide housing diversity while continuing to protect public health and safety as well as riparian resources and fish and wildlife habitat. While the character of the district is predominantly residential, a horizontal mix of neighborhood-scale commercial uses may be appropriate to serve the needs of the surrounding area. Access to public water and sewer service is expected, and mobility and access is characterized by a "Complete Street" network that includes protected or buffered bike lanes, sidewalks, and enhanced crossings. This district is defined by shorter block lengths and a traditional street grid network. Connectivity through and between neighborhoods as well as to recreational amenities is a requirement of development.

## 2. BUILDING TYPES

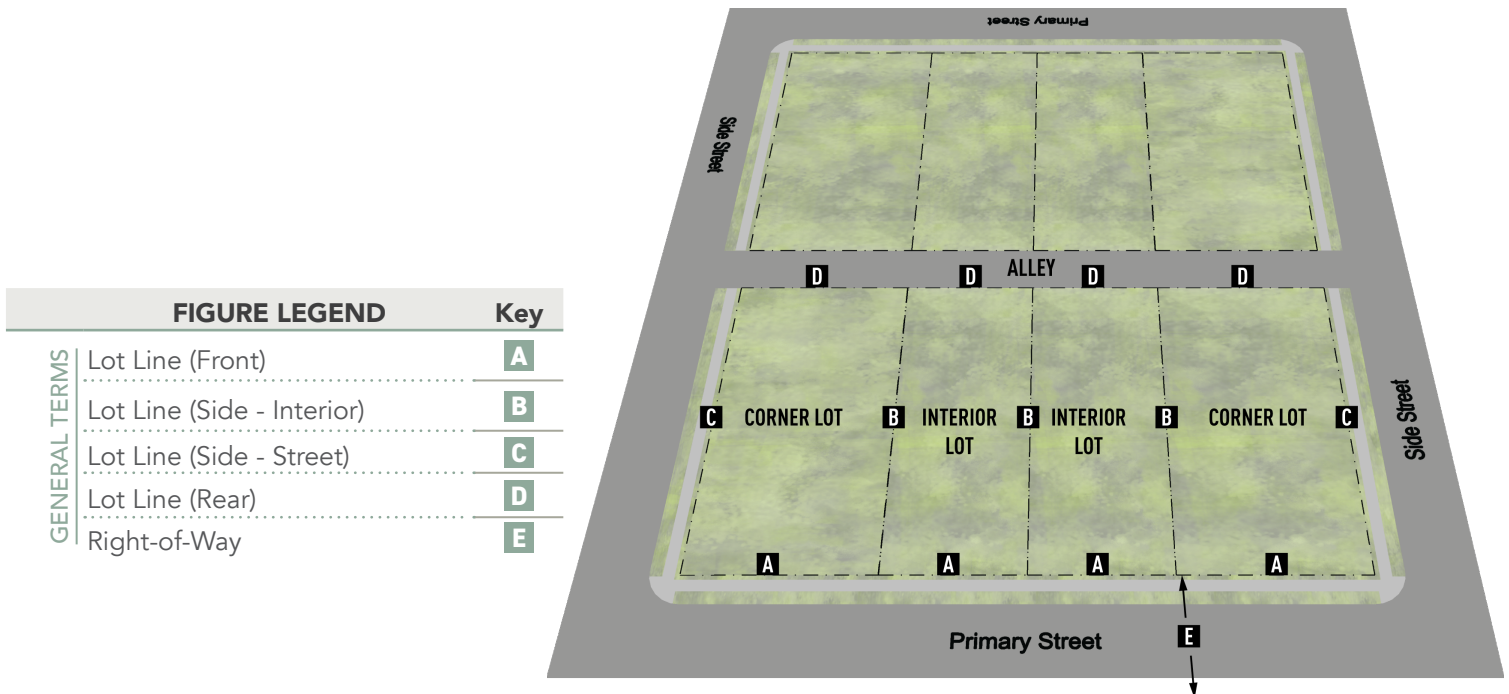
Permitted building types for principal and accessory uses allowed in the Residential, Medium (RM) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

Uses permitted in the Residential, Medium (RM) district are found in Table 5, Section 2.4.

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."



**Fig. G-1 General Lot Components**

## 4. SITE DESIGN STANDARDS

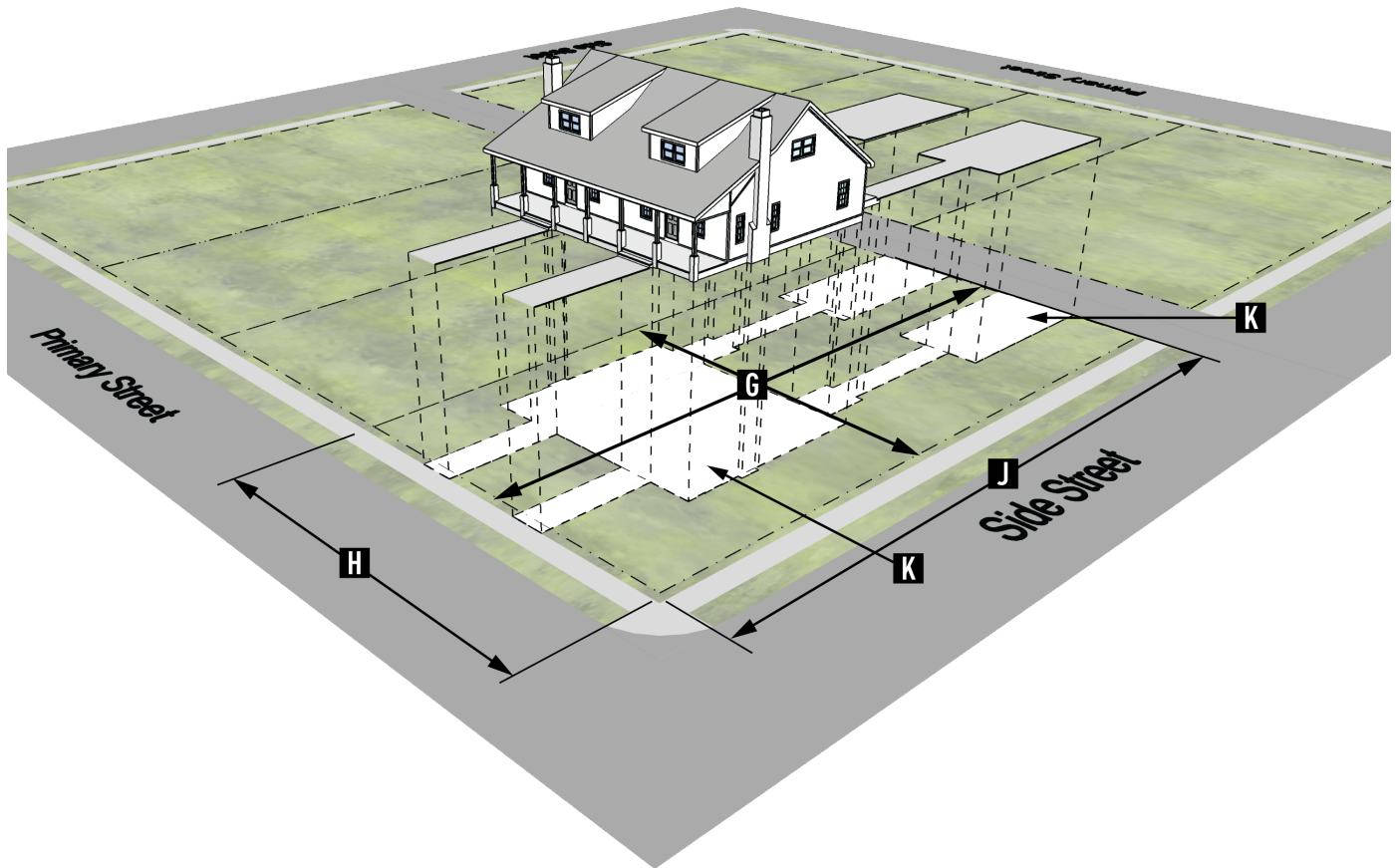


Fig. G-2 Lot Dimensions

## a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex	7,500	65'	75'	60%	5 homes/ac	11 homes/ac
Multi-plex small*	7,500	65'	75'	60%		
Multi-plex large*	15,000	75'	75'	70%		
Neighborhood shopfront	10,000	75'	75'	70%	n/a	n/a
All other types as permitted	2,500	50'	50'	60%	5 homes/ac	11 homes/ac
Diagram Key	G	H	J	K		

\*Requires permanent affordable housing or conservation design development.





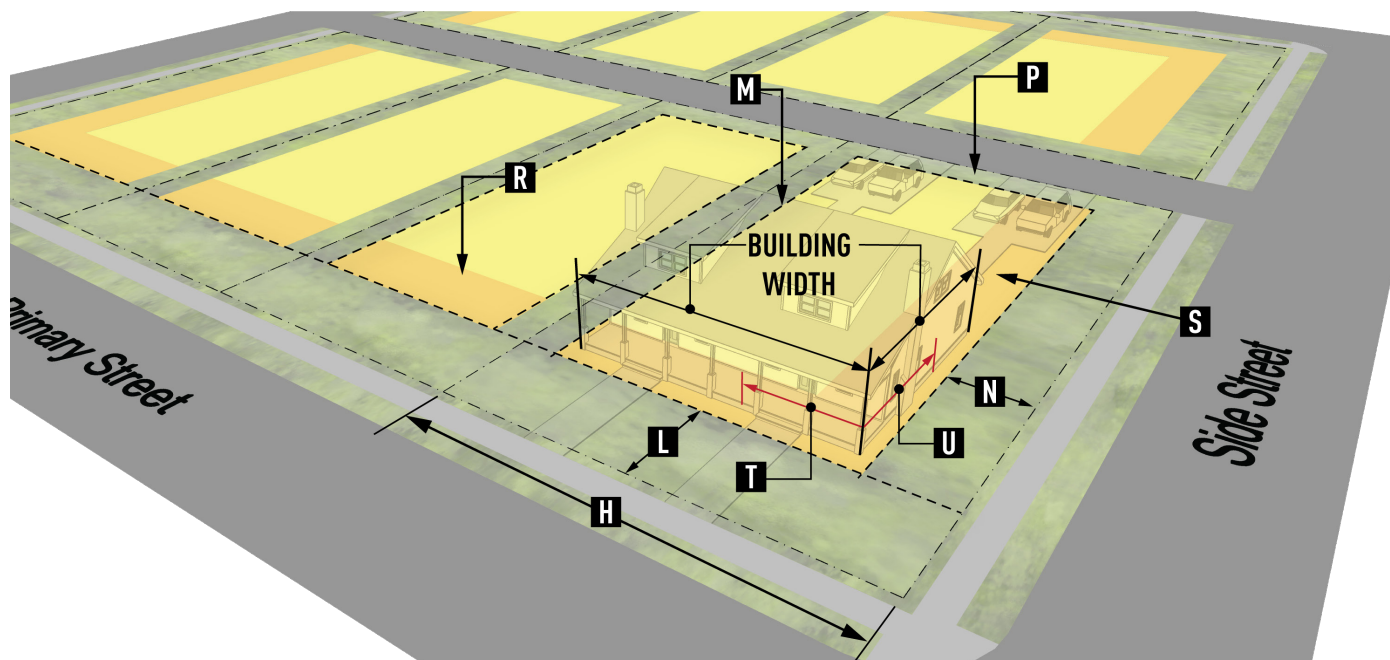


Fig. G-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	10'	15'	L	
Side (interior)	5'	3'	M	
Side (street)	5'	10'	N	
Rear	10'	3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	10'-15'	R	60%	T
Side (street)	5'-15'	S	30%	U

Building Elements*	Min. (%) Transparency	Diagram Key
First Story	40%	R, S
Upper Story	30%	R, S
Blank Wall Articulation*	Min. (%)	Diagram Key
Front	50%	R
Side (street)	30%	S

\*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

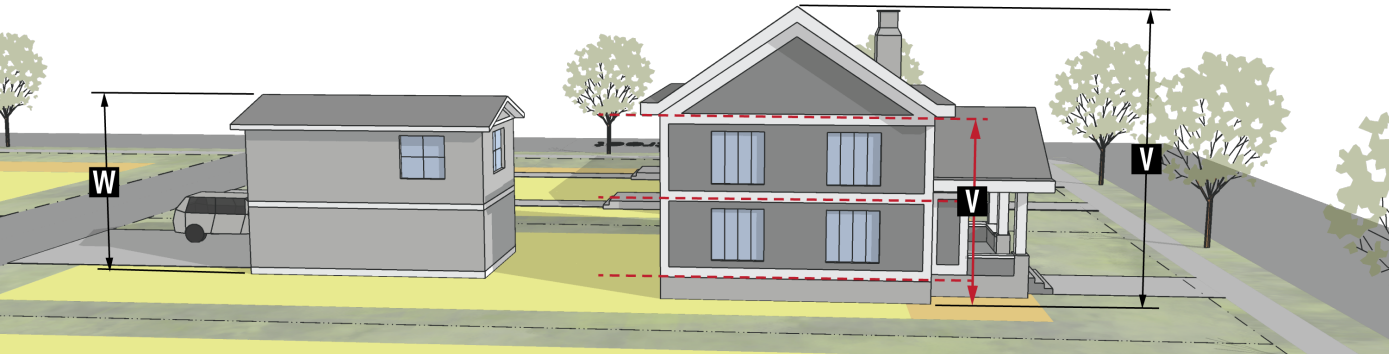


Fig. G-4 Building Height

c. Building Scale

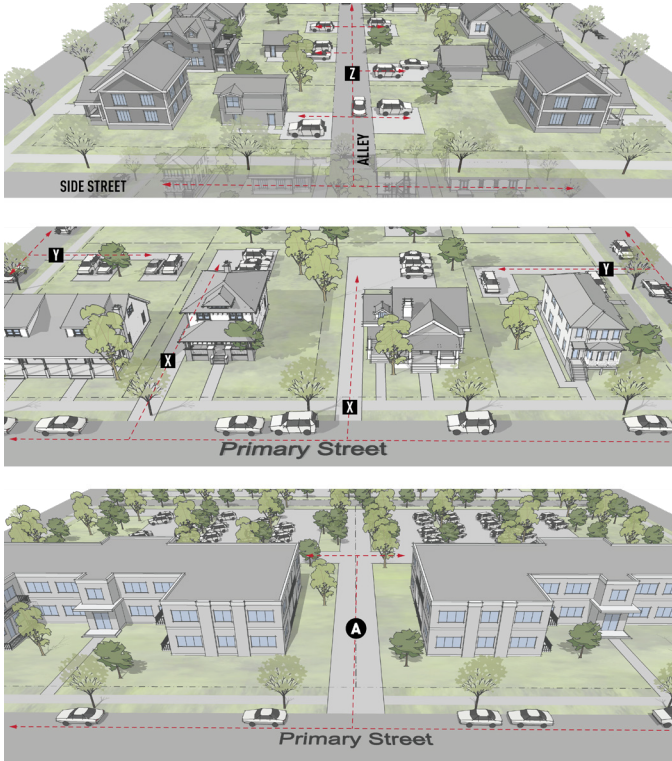
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height	Key	Max. Stories	First Story Min. Height	Key
Principal building	7,500*	36'	V	3	n/a	V
Accessory structure, detached	1,500	30'	W	2	n/a	n/a

\*Except for single household and two-household dwellings, and excluding attached garage.



## 5. MOBILITY

The following standards apply to all development in the RM district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



### a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	20'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

**Fig. G-5 Vehicular Access**



Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	NP	C
Side yard (interior)	P	D
Side yard (street)*	NP	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	3'	L

A diagram of a residential lot with various setbacks and dimensions labeled. The lot is bounded by a street on the left and a building on the right. The setbacks are labeled as follows:

- F**: Front setback (distance from the front of the lot to the front of the building).
- D**: Depth setback (distance from the side of the lot to the side of the building).
- C**: Corner setback (distance from the corner of the lot to the corner of the building).
- J**: Joint setback (distance from the side of the lot to the side of the building, adjacent to a joint).
- L**: Lot width (distance from the left side of the lot to the right side of the lot).

The diagram also shows a car parked on the street, a dashed line indicating the lot boundary, and a solid line indicating the building footprint. The text "LOT LINES" is written across the top of the lot.

*Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.*

## SECTION 2.3.H LIVE/MAKE (LM)

## 1. PURPOSE

The purpose of this district is to provide places for entrepreneurs and artisans to live on the same property where they work to create a variety of products in a manner that respects the residential character of the street and neighborhood as well as the natural environment present. This district supports a mix of residential land uses and small-scale, non-residential uses that may include light manufacturing and fabrication as well as commercial kitchens and artist studios. The intent is for non-residential uses to be designed and operated as secondary and incidental to the primary residence in a way that limits impacts to adjacent residents and the neighborhood as a whole. The district is served by public water and sewer service as well as a Complete Street network including transit and non-motorized facilities (both on- and off-street) connected by protected or buffered bike lanes, sidewalks, and improved crossings for higher-density development in areas where increased traffic speeds are present.

**COMMENT:** Please consult with the Missoula County Building Division to determine whether a proposed commercial activity will comply with building code requirements.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Live/Make Neighborhood (LM) district are found in Section 3.2. "Building Type Allowed by District."

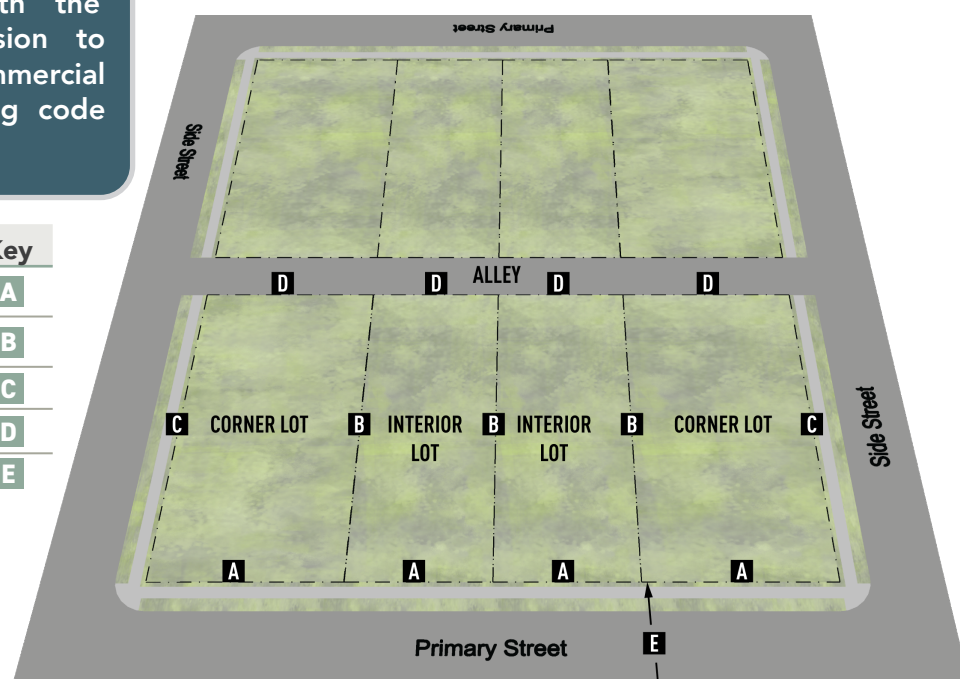
## 3. PERMITTED USES

Uses permitted in the Live/Make Neighborhood (LM) district are found in Table 5, Section 2.4.G. "Table of Uses."

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements of Section 5.3. "Accessory Uses and Structures." Authorized commercial and industrial uses, indicated as permitted or special exceptions in Section 2.4.G., Table 5, may be allowed in this district only as an accessory use to a residential use. Only a property resident may operate an accessory commercial use.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E



**Fig. H-1 General Lot Components**



## 4. SITE DESIGN STANDARDS

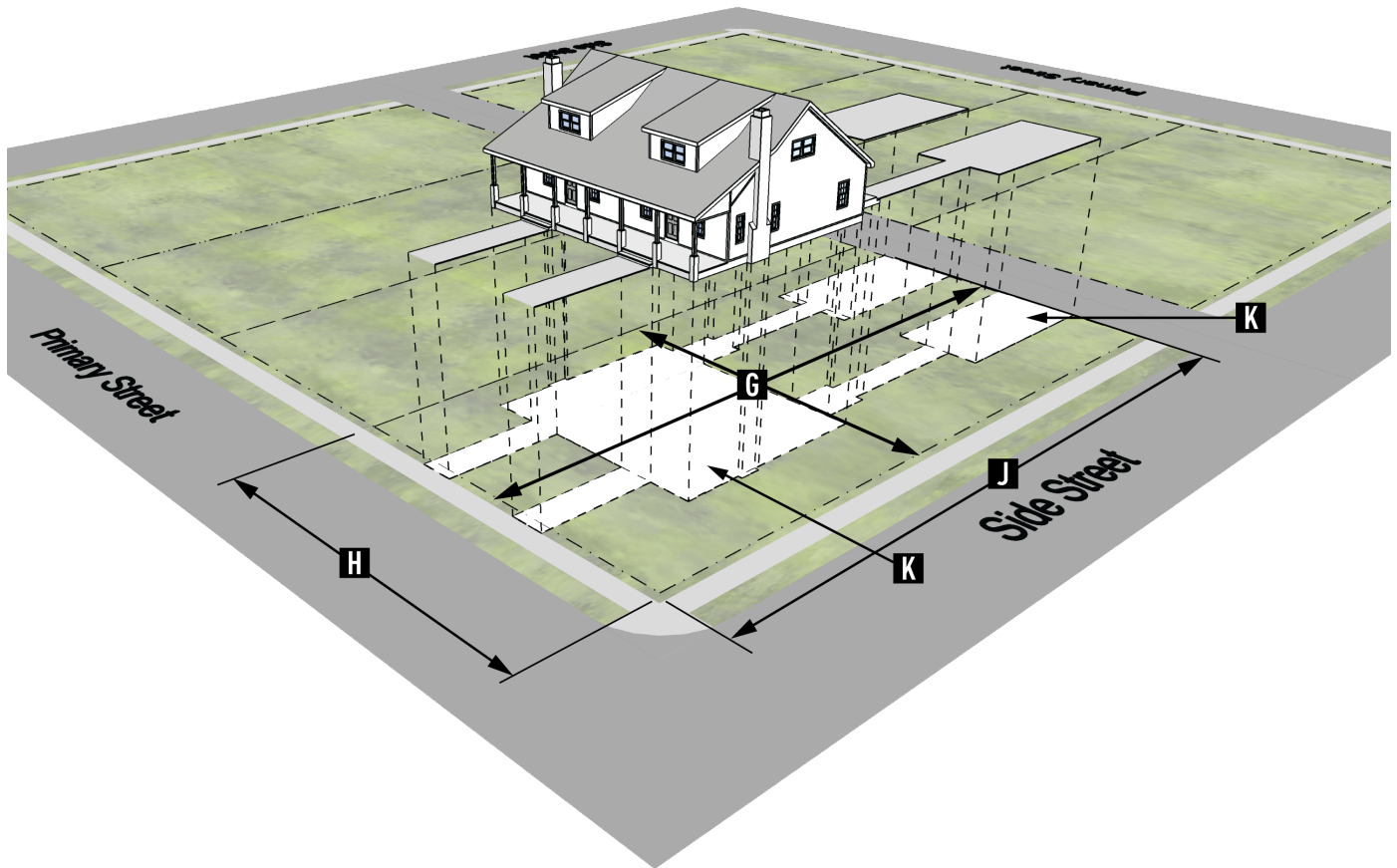


Fig. H-2 Lot Dimensions

## a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex, multi-plex small*	5,000	65'	75'	60%	n/a	11 homes/ac
Neighborhood shopfront	5,000	65'	75'	70%	n/a	n/a
All other types as permitted	2,500	50'	50'	60%	n/a	11 homes/ac
Diagram Key	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		

\*Requires permanent affordable housing.



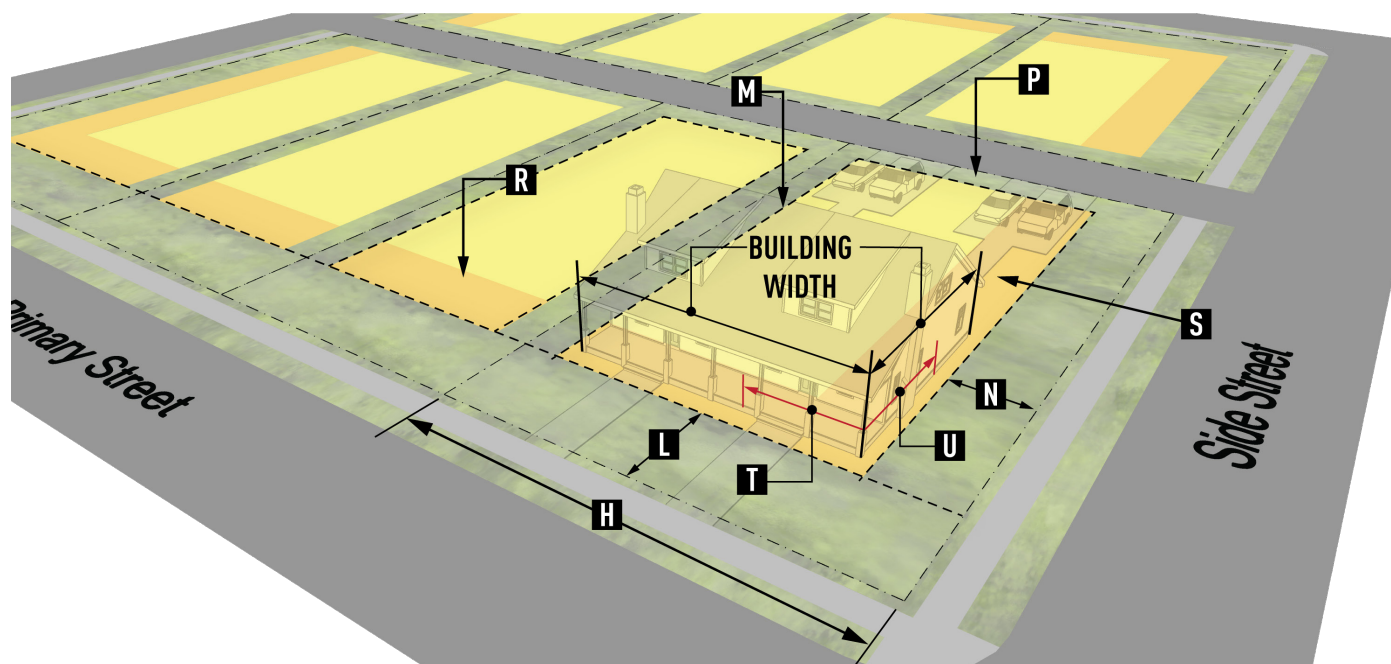


Fig. H-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	15'	10'	L	
Side (interior)	5'	3'	M	
Side (street)	5'	5'	N	
Rear	5'	3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements*	Min. (%) Transparency	Diagram Key		
First Story	n/a	R, S		
Upper Story	n/a	R, S		
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	50%	R		
Side (street)	30%	S		

\*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

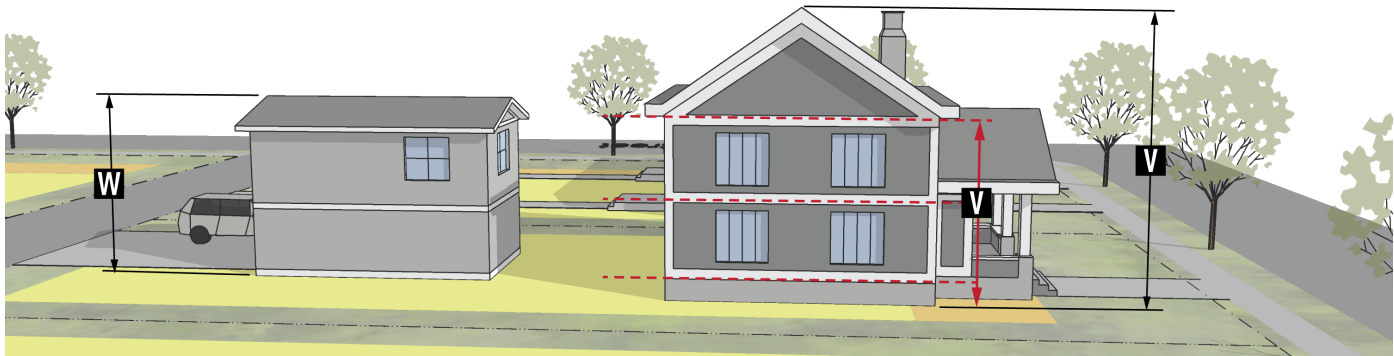


Fig. H-4 Building Height

c. Building Scale

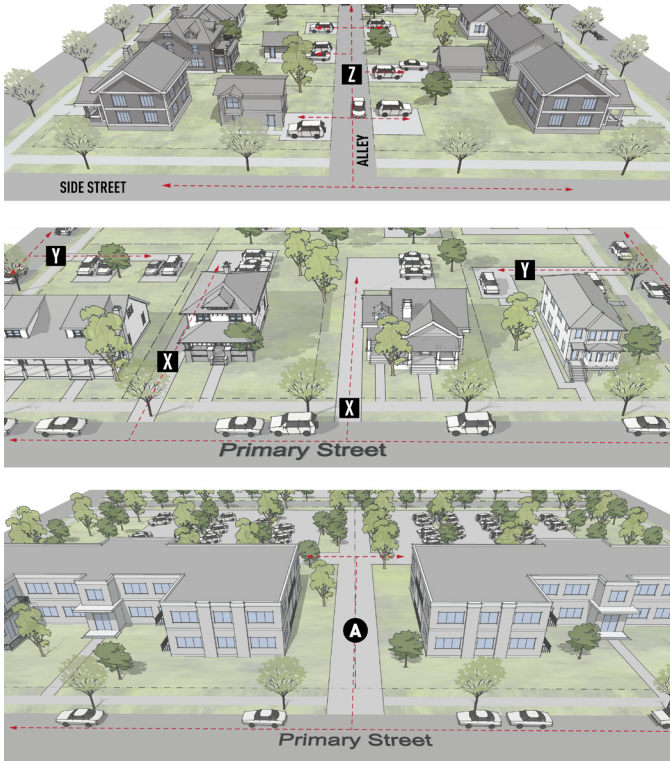
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height	Key	Max. Stories	First Story Min. Height	Key
Principal building	3,000*	36'	V	2	n/a	V
Accessory structure, detached	3,000	30'	W	2		n/a

\*Except for single-household and two-household dwellings, and excluding attached garage.



## 5. MOBILITY

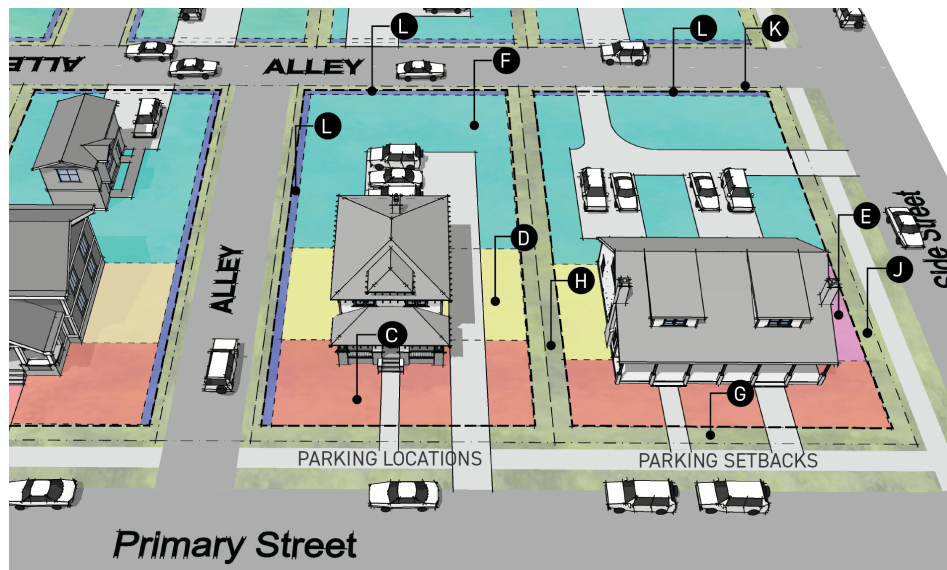
The following standards apply to all development in the LM district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



**Fig. H-5 Vehicular Access**

### a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	16'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

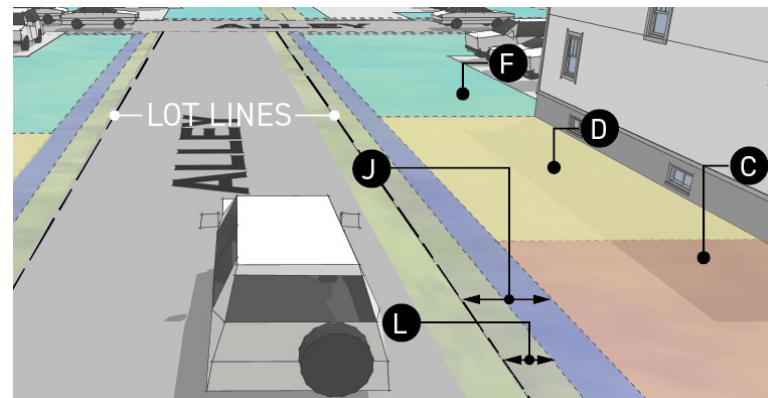


**Fig. H-6 Parking Locations and Setbacks**

**b. Parking Locations and Setbacks**

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	P	C
Side yard (interior)	P	D
Side yard (street)*	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	3'	L

\* Excludes driveway access allowed in primary/secondary street setback.



**Fig. H-7 Measuring Alley Setbacks**

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.





## SECTION 2.3.I NEIGHBORHOOD RESIDENTIAL (NR)

## 1. PURPOSE

The purpose of this district is to provide a mix of homes and neighborhood-scale professional and commercial services in urbanizing areas of the county where public water and sewer service is available. This district also serves as a transition between lower density residential neighborhoods and more intensive commercial areas, supporting both a horizontal and vertical mix of uses designed with the compatibility of existing neighborhood development and the natural environment in mind. Mobility and access are characterized by a "Complete Street" network that includes protected or buffered bike lanes, sidewalks, and enhanced crossings. This district is defined by shorter block lengths and a traditional grid-pattern road network. Connectivity through and between neighborhoods as well as to recreational amenities is a requirement of development.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Neighborhood Residential (NR) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

Uses permitted in the Neighborhood Residential (NR) district are found in Table 5, Section 2.4.G. "Table of Uses."

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

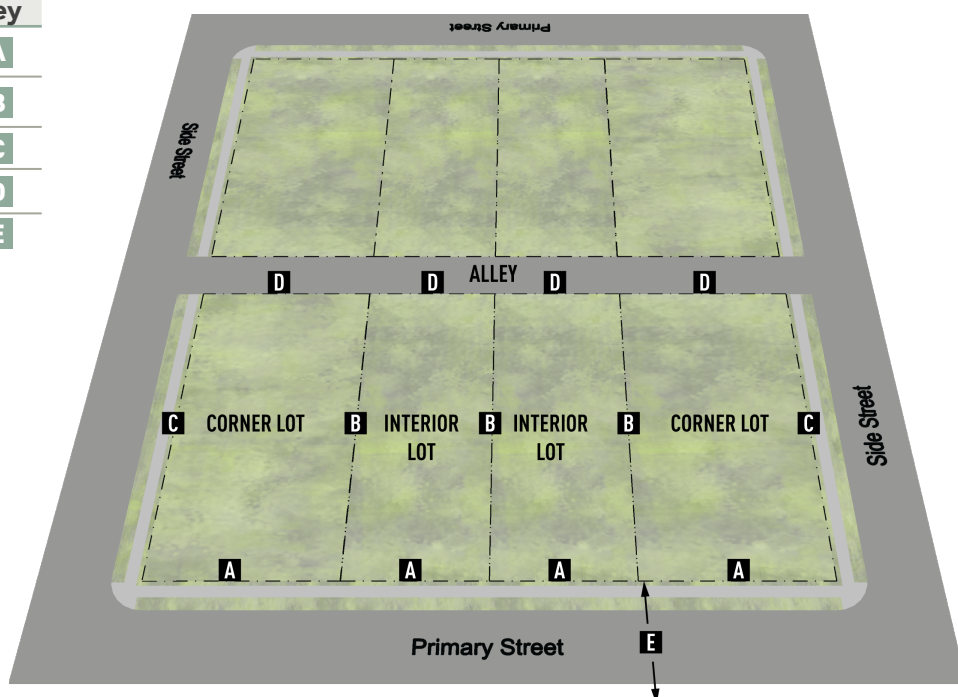
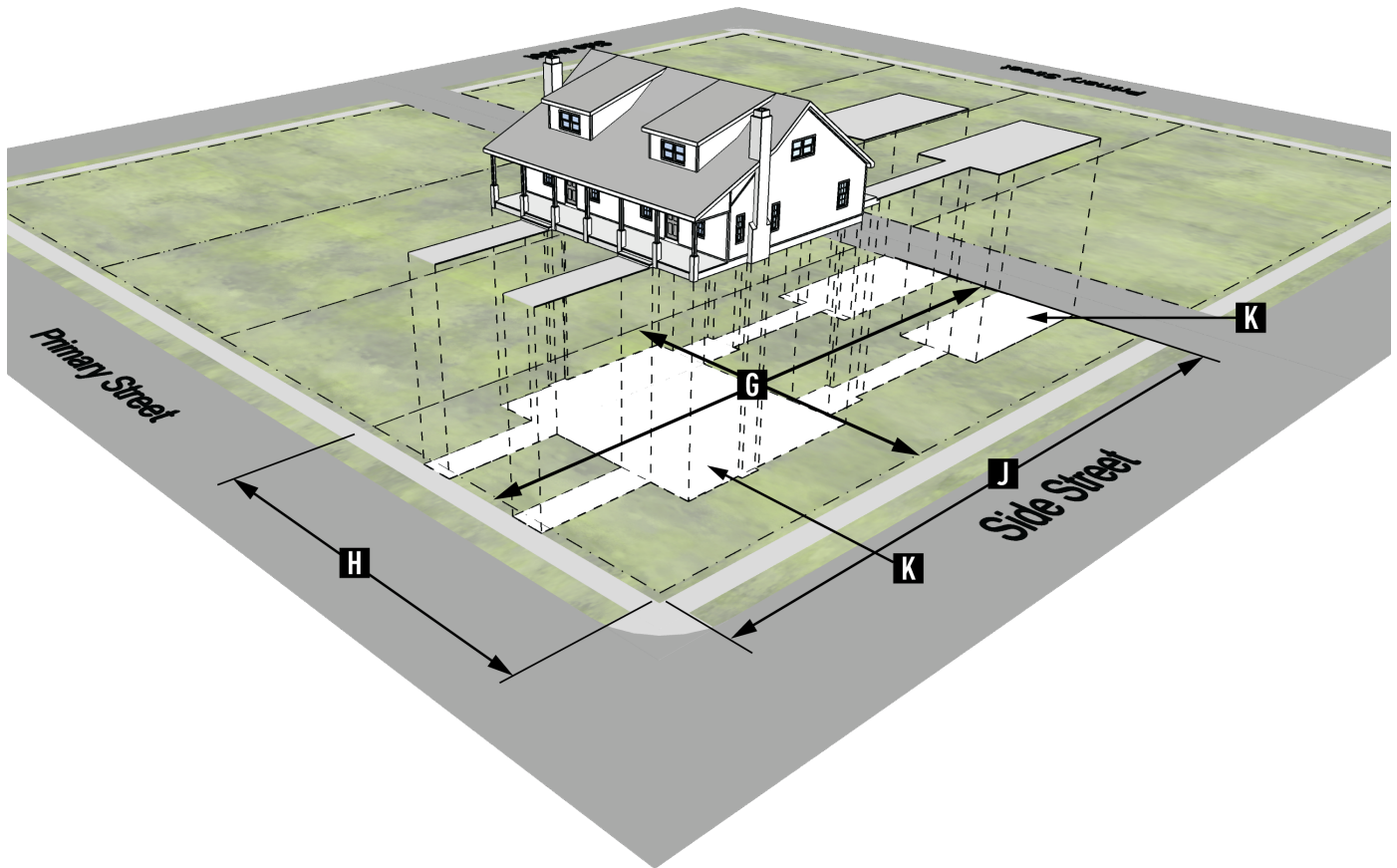


Fig. I-1 General Lot Components

## 4. SITE DESIGN STANDARDS



**Fig. I-2 Lot Dimensions**

### a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex, multi-plex small	No min.	65'	75'	60%	8 homes/ac	n/a
Multi-plex large, apartment		75'	75'	70%	8 homes/ac	n/a
Neighborhood shopfront		65'	75'	70%	n/a	n/a
Mixed-use shopfront		50'	50'	70%	8 homes/ac	n/a
Civic		150'	150'	80%	n/a	n/a
All other types as permitted		50'	50'	60%	8 homes/ac	n/a
Diagram Key	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		



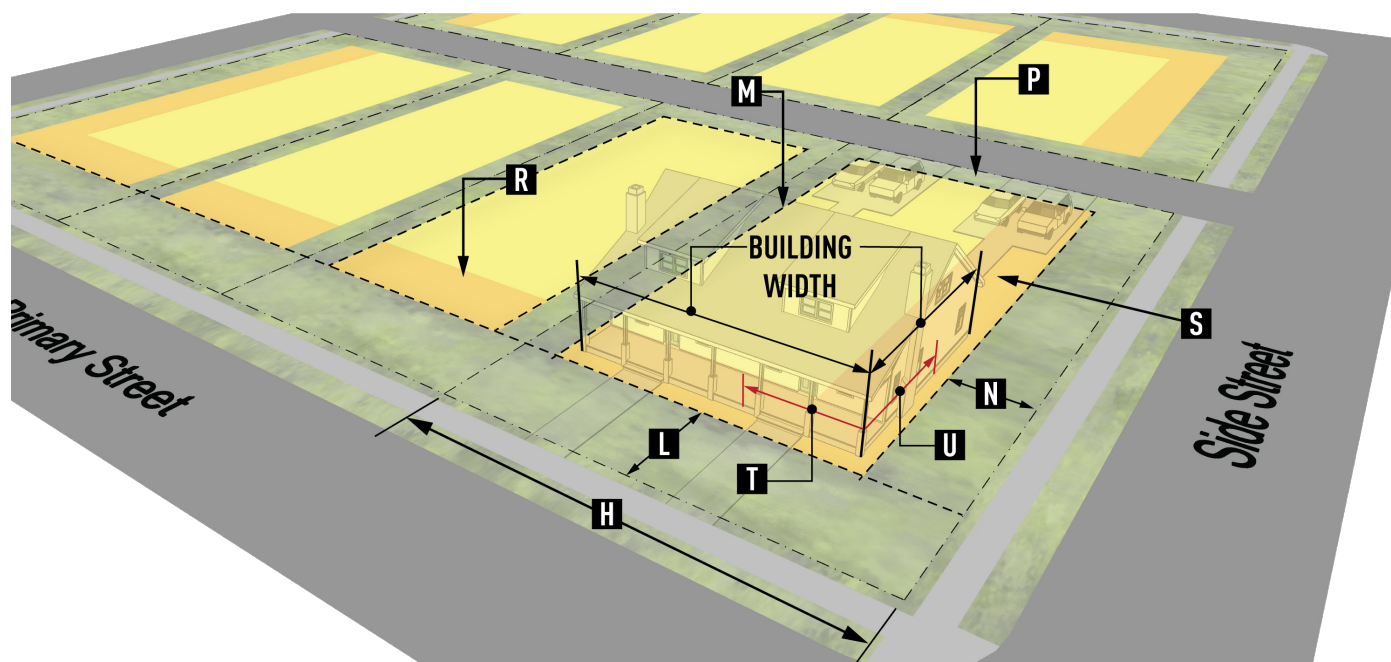


Fig. I-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key
Front	5'	5'	L
Side (interior)	5'	3'	M
Side (street)	5'	5'	N
Rear	15'	3'	P

Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	5'-15'	R	60%	T
Side (street)	5'-15'	S	30%	U

Building Elements*	Min. (%) Transparency	Diagram Key
First Story	40%	R, S
Upper Story	30%	R, S

Blank Wall Articulation*	Min. (%)	Diagram Key
Front	60%	R
Side (street)	50%	S

\*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

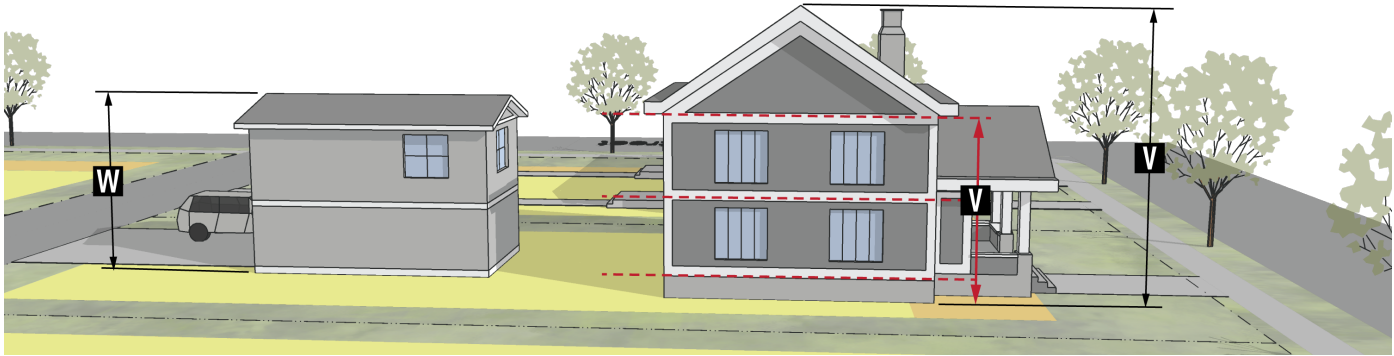


Fig. I-4 Building Height

c. Building Scale

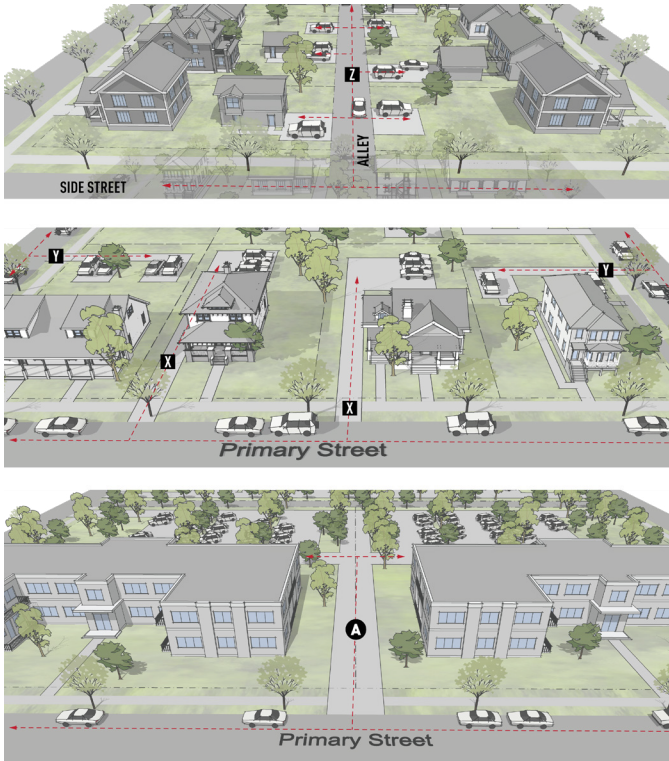
Building / Structure	Max. Bldg. Footprint (sq.ft)	Max. Height	Key	Max. Stories	First Story Min. Height	Key
Principal building	10,000*	60'	V	4	n/a	V
Accessory structure, detached	2,000	24'	W	2	n/a	n/a

\*Except for single-household and two household dwellings, and excluding attached garage.



## 5. MOBILITY

The following standards apply to all development in the NR district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."

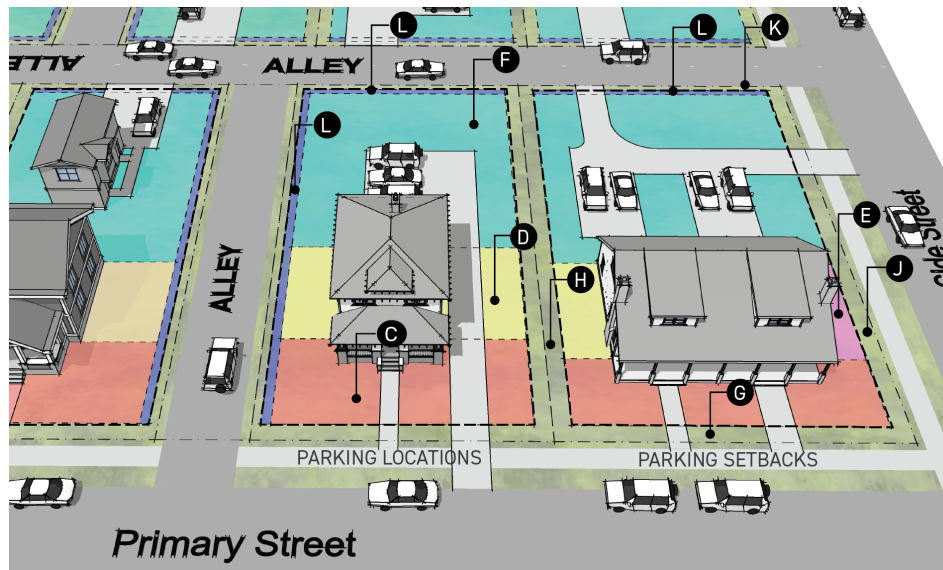


## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	20'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

**Fig. I-5 Vehicular Access**



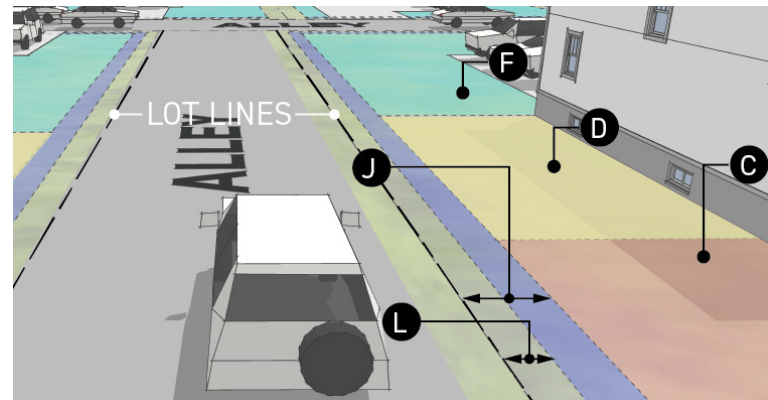


**Fig. I-6 Parking Locations and Setbacks**

### b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	NP	C
Side yard (interior)	P	D
Side yard (street)*	NP	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	3'	L

\* Excludes driveway access allowed in primary/secondary street setback.



**Fig. I-7 Measuring Alley Setbacks**

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.



## SECTION 2.3.J NEIGHBORHOOD CENTER (NC)

## 1. PURPOSE

The purpose of this district is to provide limited, clustered commercial activity in neighborhoods that serve the retail, service, and employment needs of nearby residents. The primary intent is convenient access to goods and services within a walkable distance to and from adjacent neighborhoods, supporting both a horizontal and vertical mix of residential and commercial uses that are designed to consider the style, scale and intensity of existing development as well as the natural environment present. Development densities require access to public services and a "Complete Street" network that includes non-motorized facilities such as protected or buffered bike lanes, sidewalks, and enhanced crosswalks. Both motorized and non-motorized connectivity between this district and adjoining neighborhoods is a requirement of development.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Neighborhood Center (NC) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

Uses permitted in the Neighborhood Center (NC) district are found in Table 5, Section 2.4.G. "Table of Uses."

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

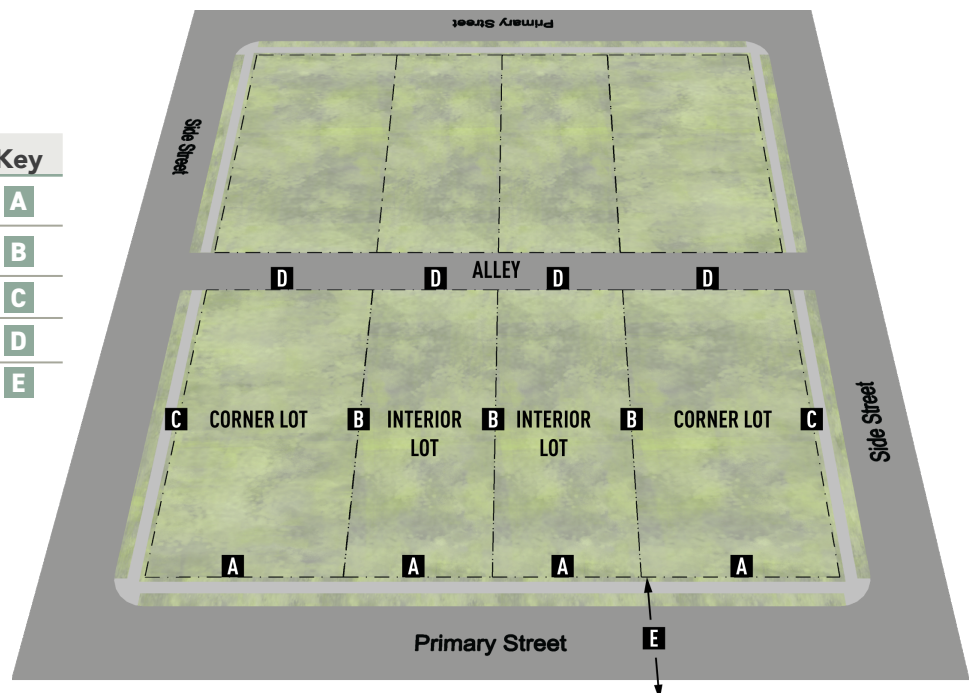
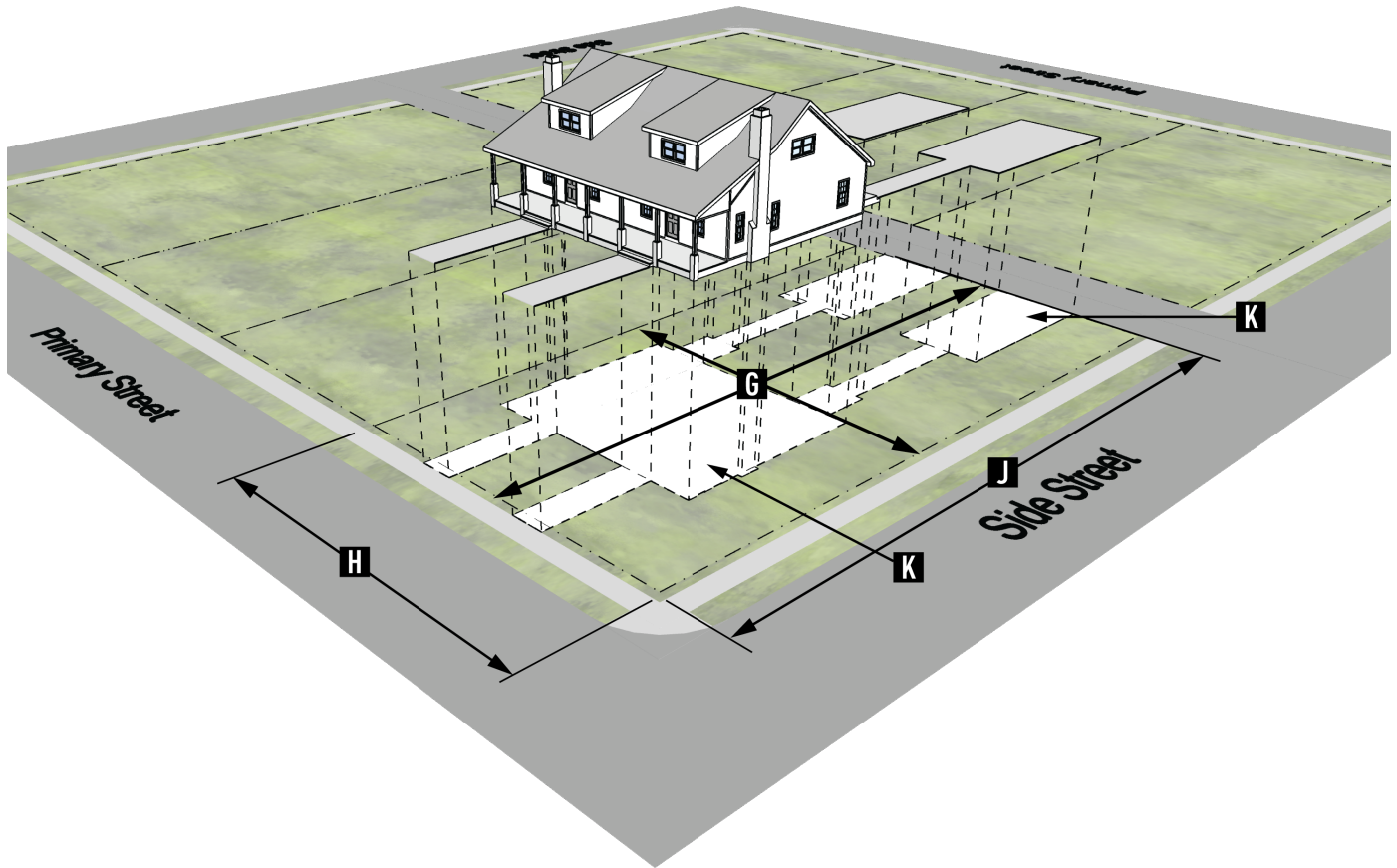


Fig. J-1 General Lot Components

## 4. SITE DESIGN STANDARDS



**Fig. J-2 Lot Dimensions**

### a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex, multi-plex small	No min.	n/a	n/a	80%	8 homes/ac	n/a
Multi-plex large, apartment		n/a	n/a	80%		
All shopfront types		n/a	n/a	80%	n/a	n/a
Civic		n/a	n/a	80%	n/a	n/a
All other types as permitted		n/a	n/a	80%	8 homes/ac	n/a
Diagram Key	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		



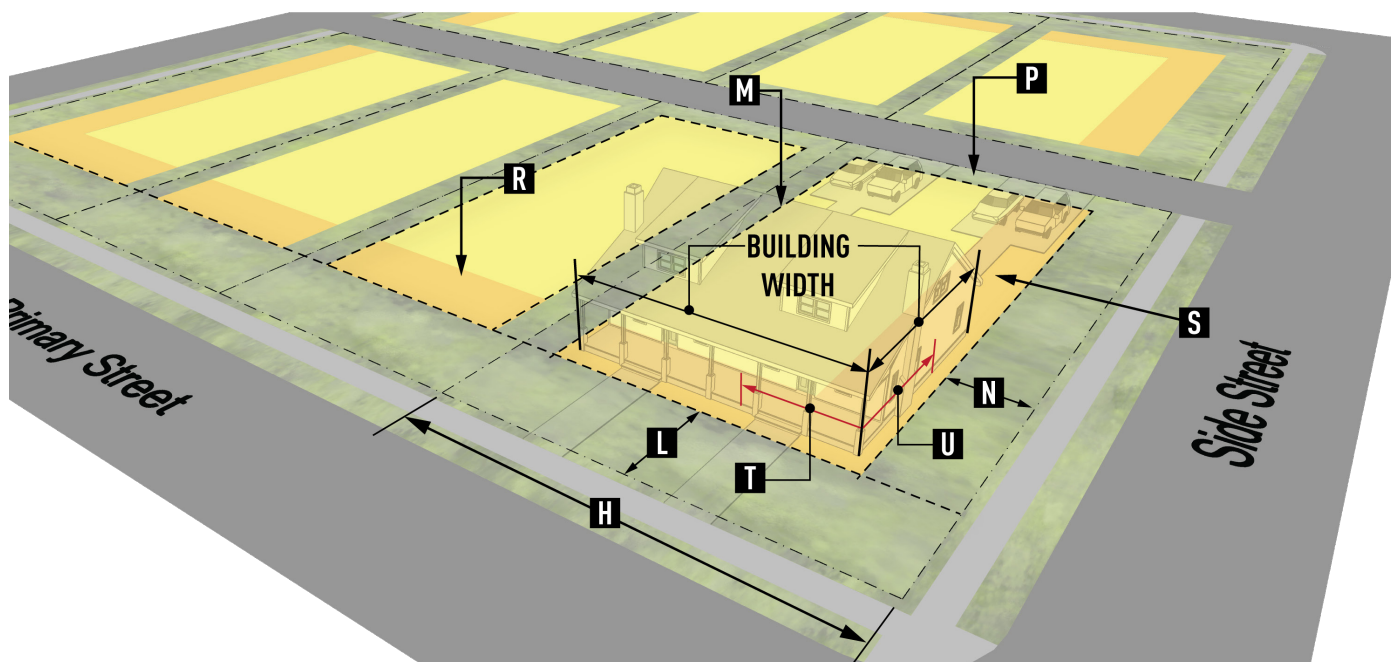


Fig. J-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	No min.	5'	L	
Side (interior)		3'	M	
Side (street)		5'	N	
Rear		3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	0'-10'	R	70%	T
Side (street)	0'-10'	S	40%	U
Building Elements*	Min. (%) Transparency	Diagram Key		
First Story	40%	R, S		
Upper Story	30%	R, S		
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	60%	R		
Side (street)	50%	S		

\*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

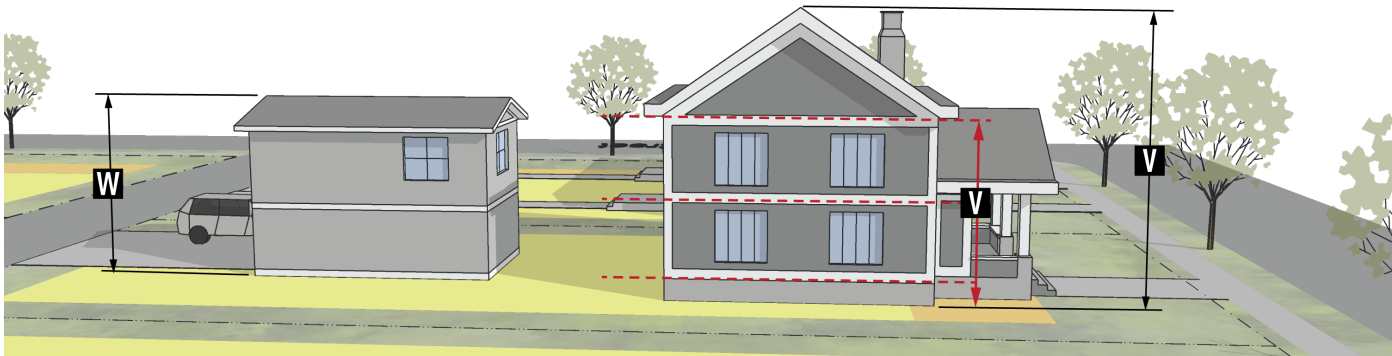


Fig. J-4 Building Height

c. Building Scale

Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	10,000**	45'	V	4	14'	V
Accessory structure, detached	2,000	24'	W	2	n/a	n/a

\*See height plane requirements in Section 4.6.C.11.

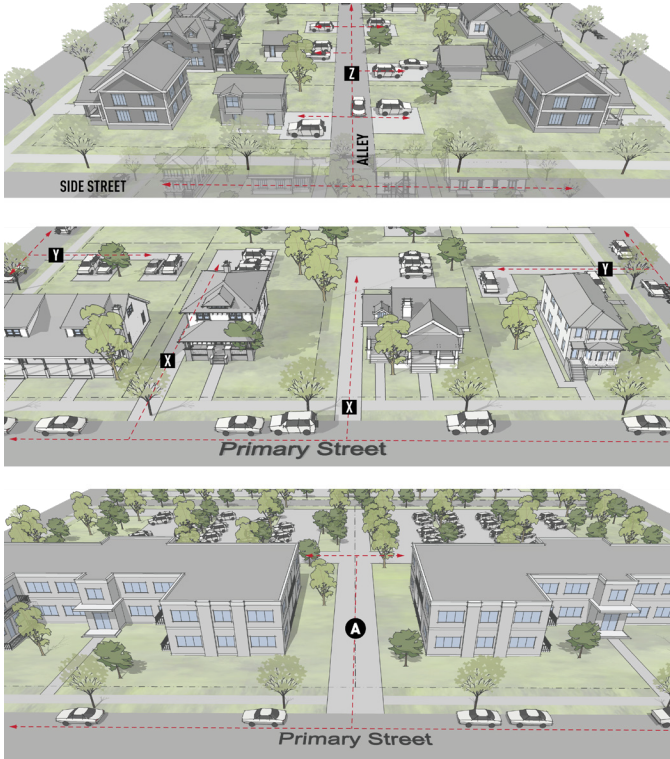
\*\*Except for single-household and two-household dwellings, and excluding attached garage.





## 5. MOBILITY

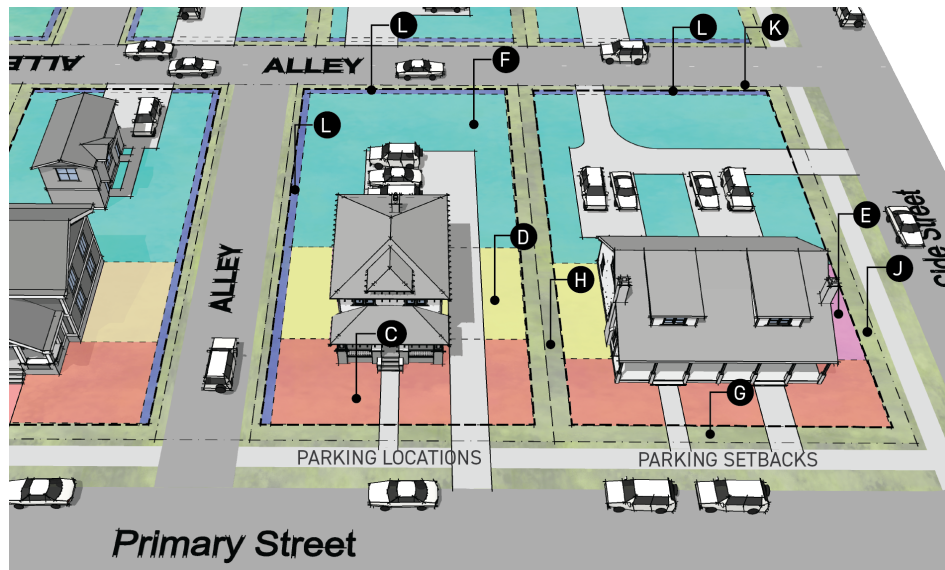
The following standards apply to all development in the NC district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



**Fig. J-5 Vehicular Access**

## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	16'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

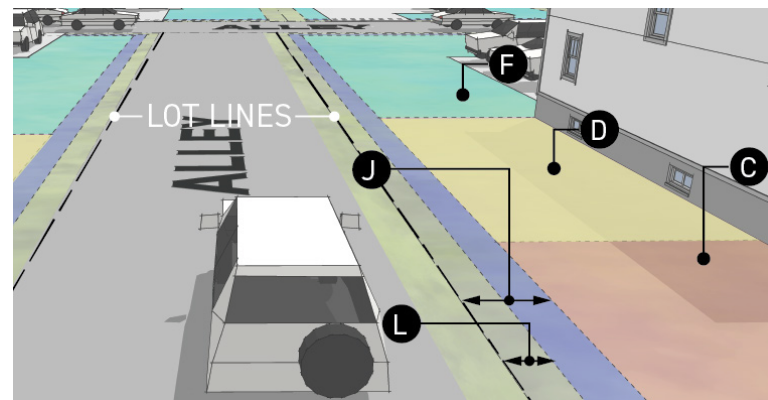


**Fig. J-6 Parking Locations and Setbacks**

### b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	NP	C
Side yard (interior)	P	D
Side yard (street)*	NP	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	n/a'	L

\* Excludes driveway access allowed in primary/secondary street setback.



**Fig. J-7 Measuring Alley Setbacks**

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.



## SECTION 2.3.K COMMERCIAL CENTER (CC)

## 1. PURPOSE

The purpose of this district is to provide opportunities for retail, services, and employment in auto-orientated patterns transitioning to walkable mixed-use patterns over time. District character is almost exclusively commercial but may support higher intensity residential development both in a horizontal as well as vertical mixed-use development pattern. Site design and structure placement is required to support a walkable built environment with greater connectivity through and between uses and properties. While typically located along arterial roads, mobility and access in this district are not limited to the automobile, and site design requirements support multiple transportation modes including transit.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Commercial Center (CC) district are found in Section 3.2. "Building Type Allowed by District."

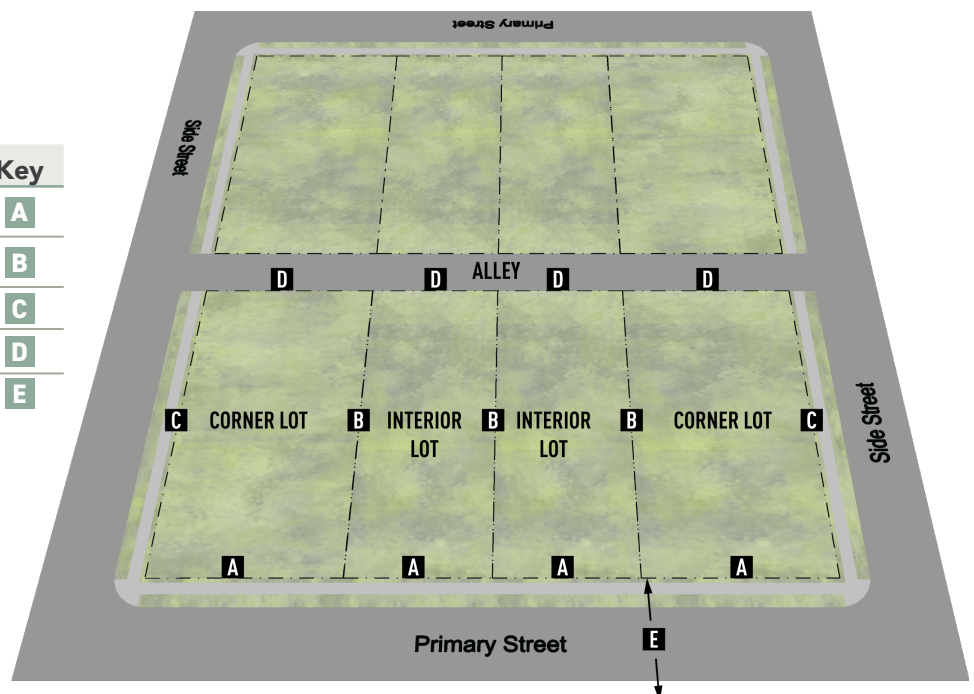
## 3. PERMITTED USES

Uses permitted in the Commercial Center (CC) district are found in Table 5, Section 2.4.G. "Table of Uses."

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E



**Fig. K-1 General Lot Components**

## 4. SITE DESIGN STANDARDS

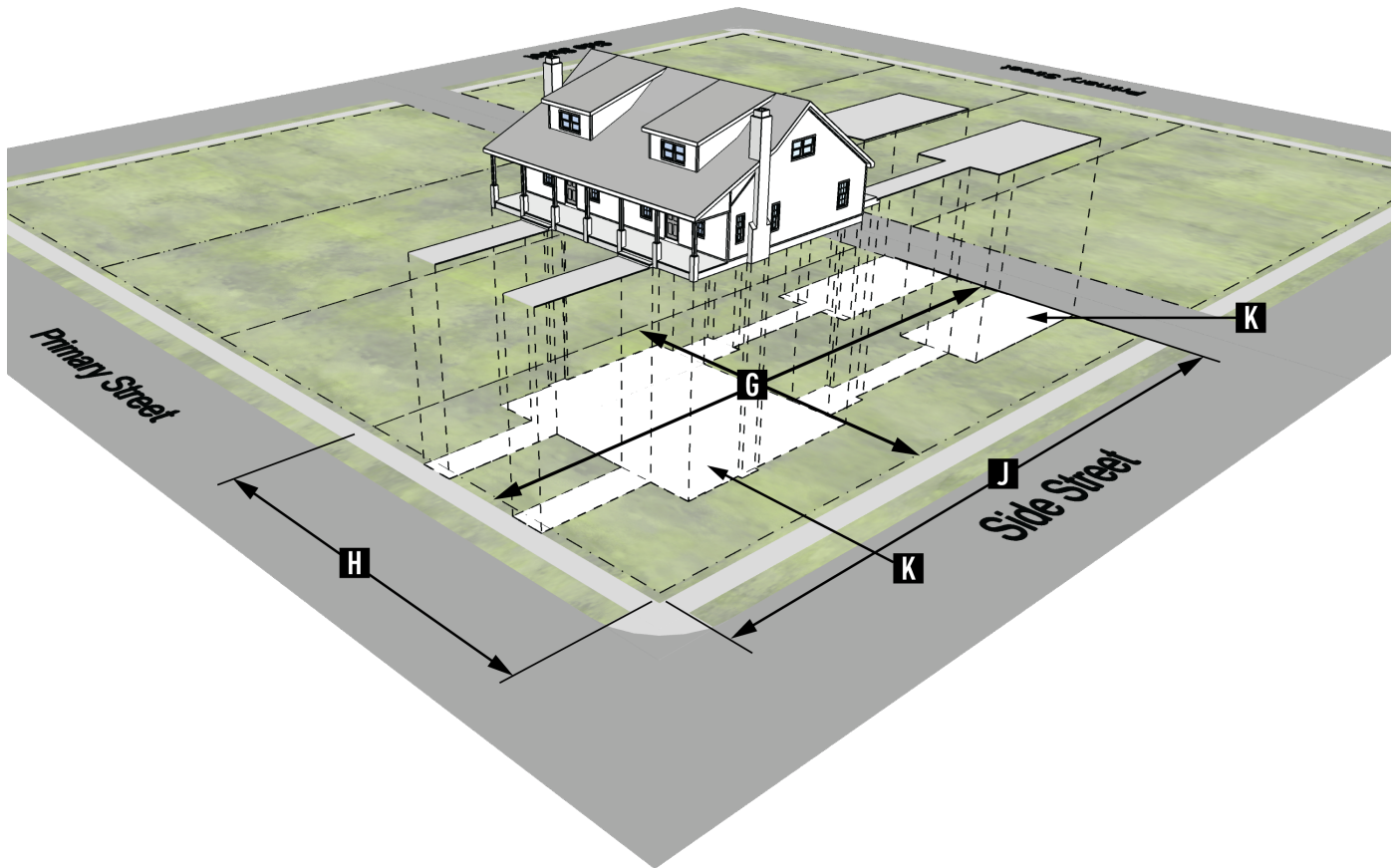


Fig. K-2 Lot Dimensions

## a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex, multi-plex small	No min.	n/a	n/a	80%	8 homes/ac	n/a
Multi-plex large, apartment		n/a	n/a	80%		
All shopfront types		70'	n/a	70%		
General stand-alone		150'	n/a	70%	n/a	n/a
Drive-through		70'	n/a	60%		
Civic		n/a	n/a	80%		
All other types as permitted		n/a	n/a	80%	8 homes/ac	n/a
Diagram Key	G	H	J	K		



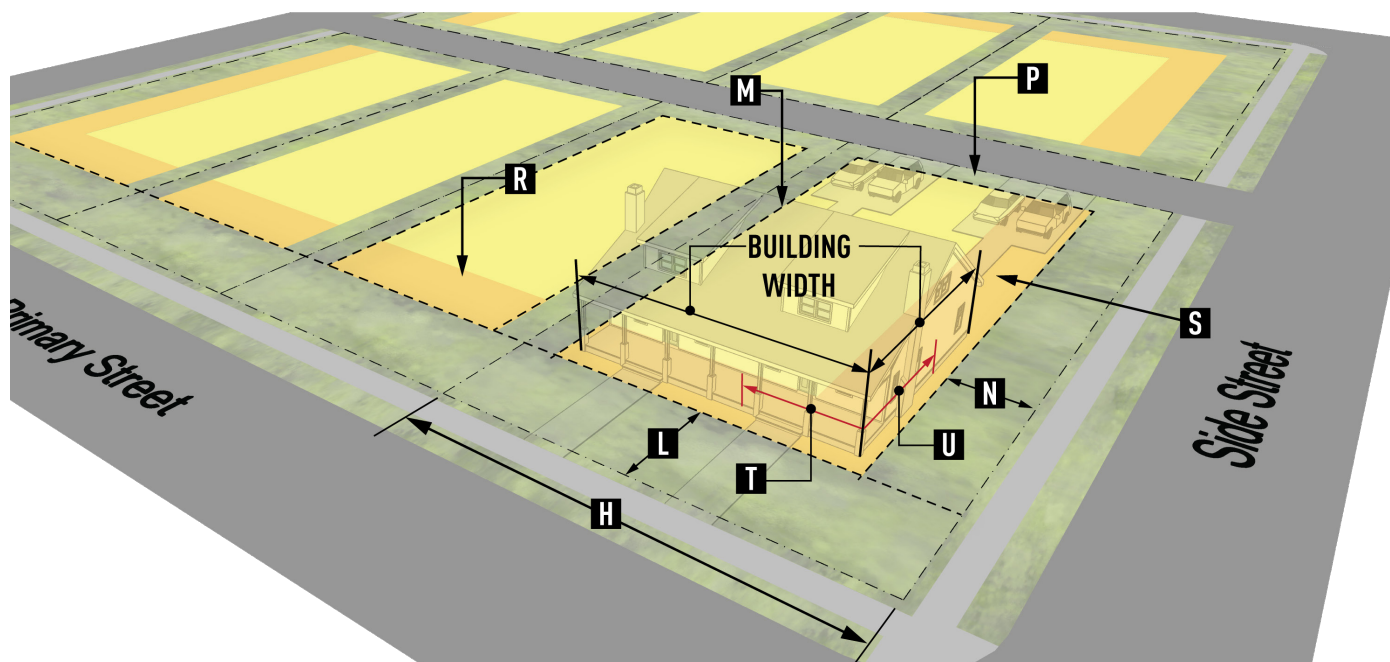


Fig. K-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	20'	20'	L	
Side (interior)	0'	3'	M	
Side (street)	10'	10'	N	
Rear	0'	3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements*	Min. (%) Transparency	Diagram Key		
First Story	20%	R, S		
Upper Story	n/a	R, S		
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	50%	R		
Side (street)	40%	S		

\*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.



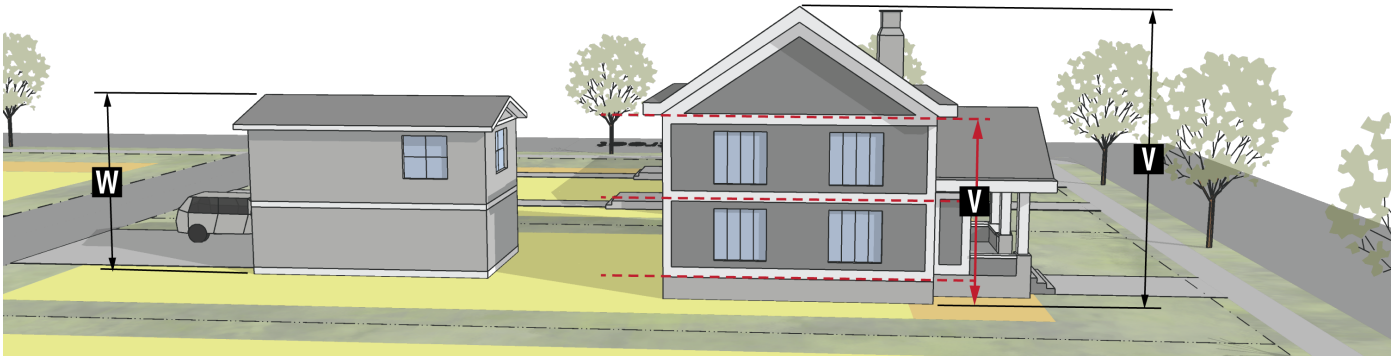


Fig. K-4 Building Height

c. Building Scale

Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	80,000**	60'	V	6	n/a	V
Accessory structure, detached	n/a	24'	W	2	n/a	n/a

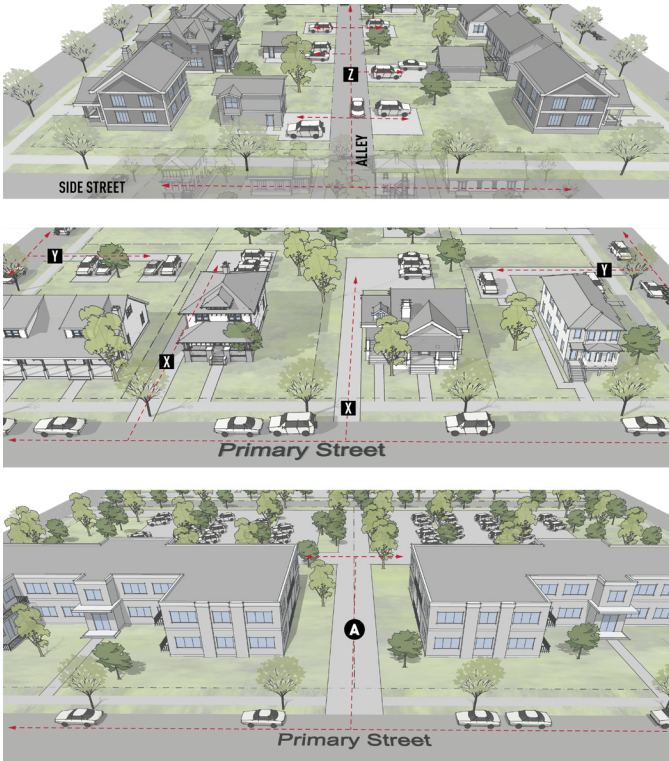
\*See height plane requirements in Section 4.6.C.11.

\*\*Except for single-household and two household dwellings, and excluding attached garage.



## 5. MOBILITY

The following standards apply to all development in the CC district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	30'	X
Secondary street	30'	Y
Alley	16'	Z
Shared drive	30'	A

**Fig. K-5 Vehicular Access**

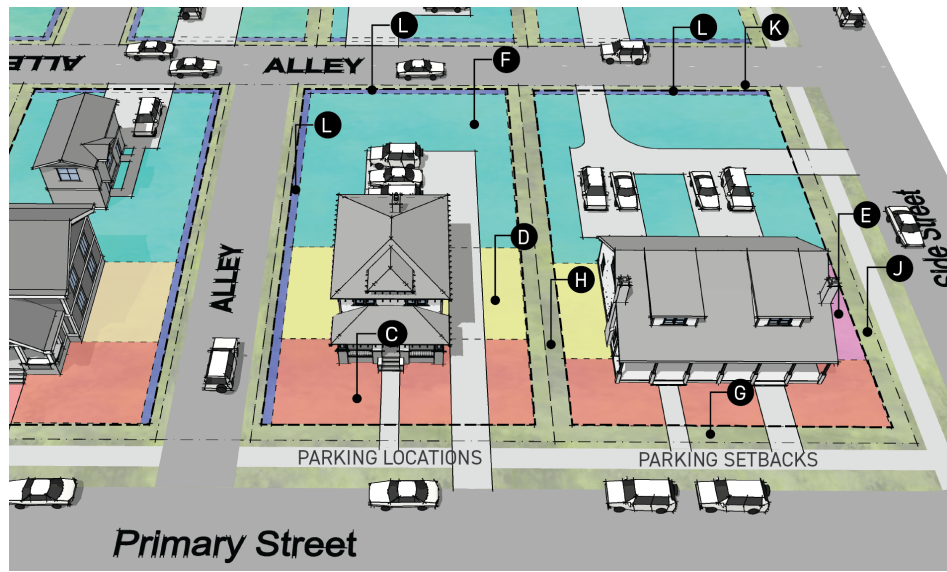


Fig. K-6 Parking Locations and Setbacks

**b. Parking Locations and Setbacks**

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	P	C
Side yard (interior)	P	D
Side yard (street)*	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	20'	G
Side (interior)	3'	H
Side (street)*	10'	J
Rear	3'	K
Alley setback	3'	L

\* Excludes driveway access allowed in primary/secondary street setback.

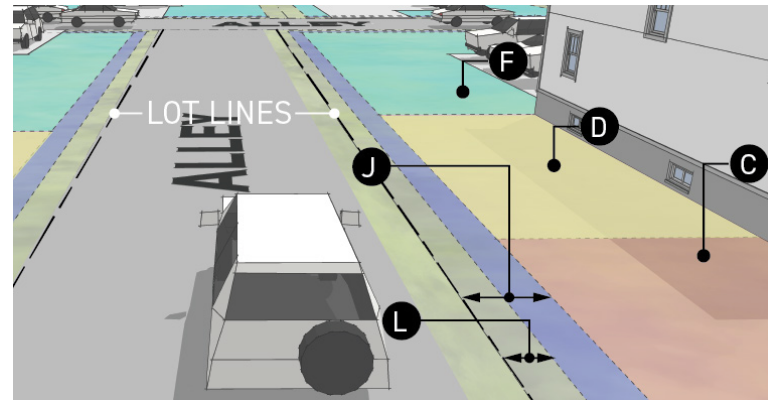


Fig. K-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.



## SECTION 2.3.L CIVIC EMPLOYMENT CENTER (CEC)

## 1. PURPOSE

The purpose of this district is to support the economic vitality of the county through concentrated employment hubs, campuses, and institutions devoted primarily to public use and service delivery. Areas within this district are typically master-planned to facilitate a mix of uses and activities in a campus-style environment. This district serves as an economic driver in the county and is characterized by civic and institutional uses that require a significant amount of space to operate. Access to arterial roads with connectivity through and between development, as well as to the rest of the community, is accomplished through a Complete Street network that includes non-motorized facilities and transit options.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Civic Employment Center (CEC) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

Uses permitted in the Civic Employment Center (CEC) district are found in Table 5, Section 2.4.G. "Table of Uses."

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

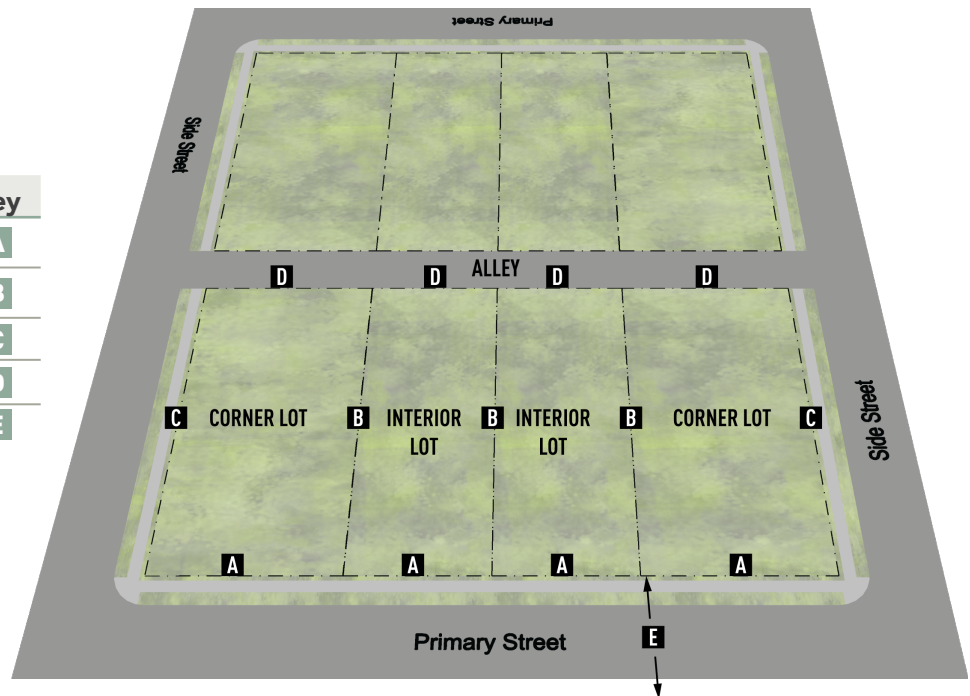


Fig. L-1 General Lot Components

4. SITE DESIGN STANDARDS

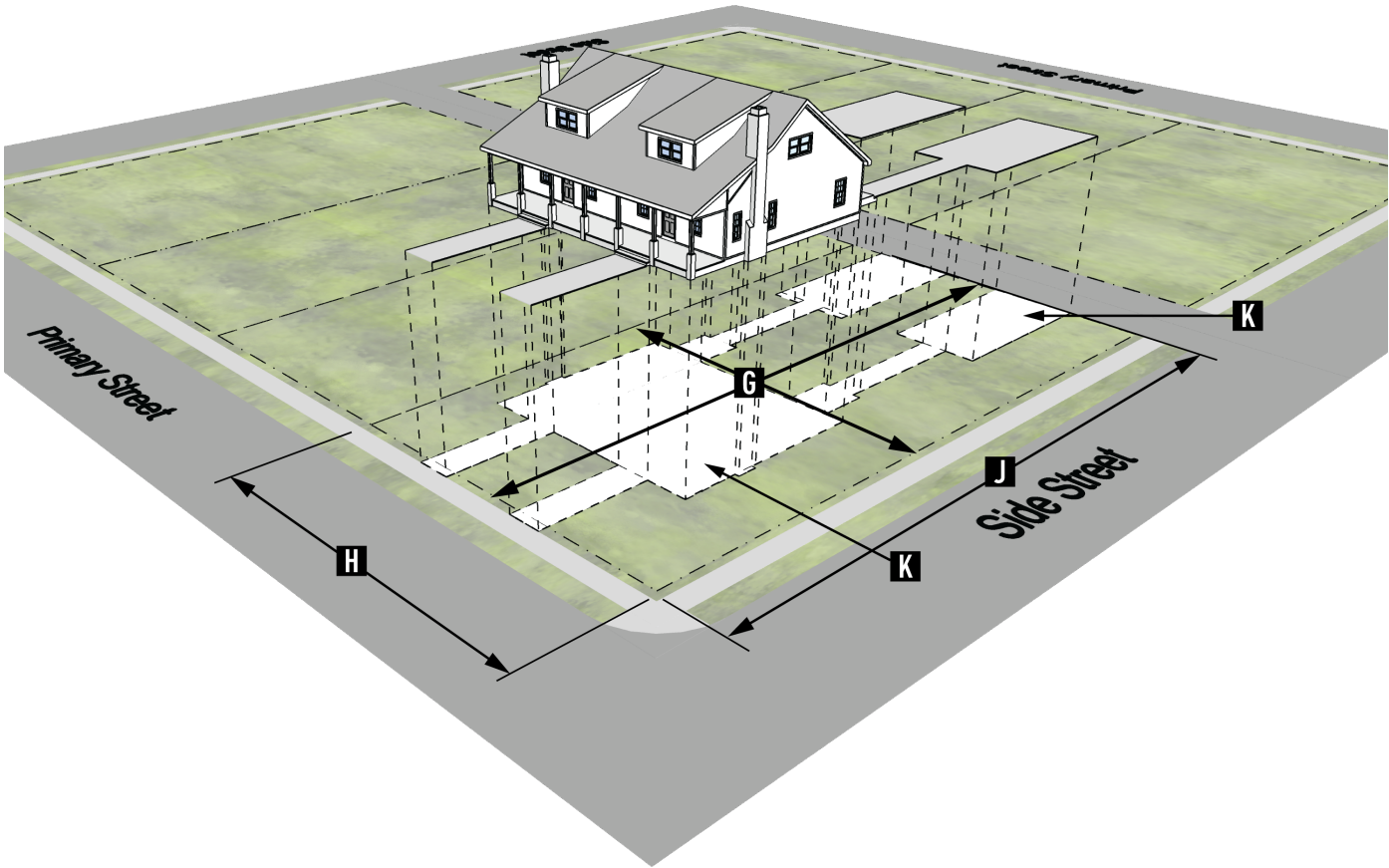


Fig. L-2 Lot Dimensions

a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (acre)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
All types as permitted	n/a	n/a	n/a	70%	n/a	n/a
Diagram Key	G	H	J	K		





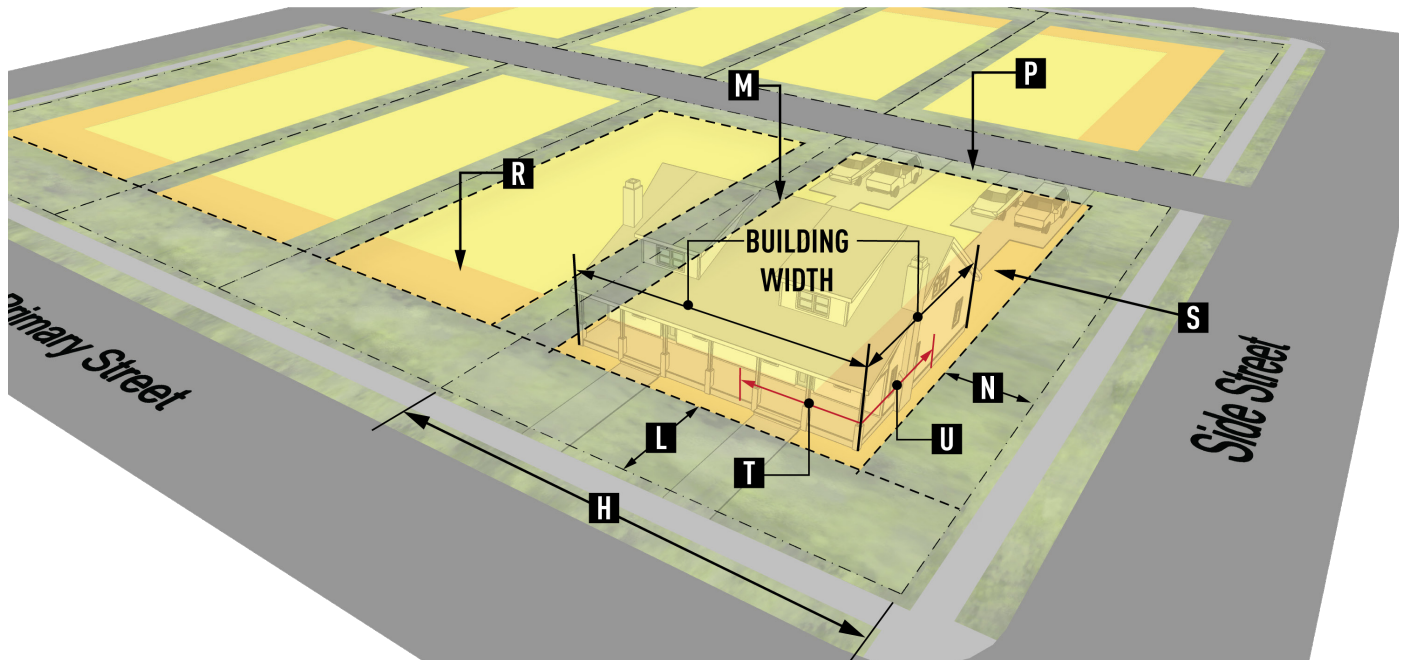


Fig. L-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	10'	10'	L	
Side (interior)	0'	3'	M	
Side (street)	10'	10'	N	
Rear	0'	3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements*	Min. (%) Transparency	Diagram Key		
First Story	30%	R	S	
Upper Story	20%	R	S	
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	50%	R		
Side (street)	30%	S		

\*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

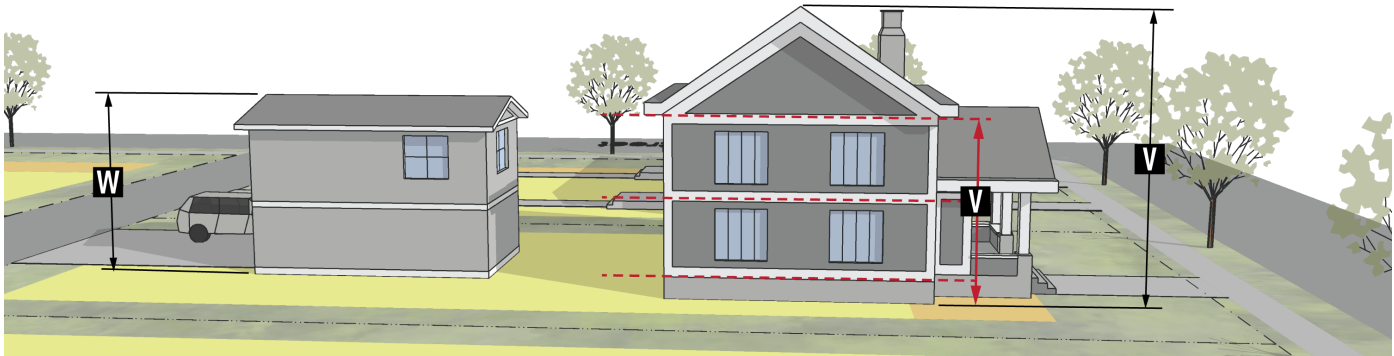


Fig. L-4 Building Height

c. Building Scale

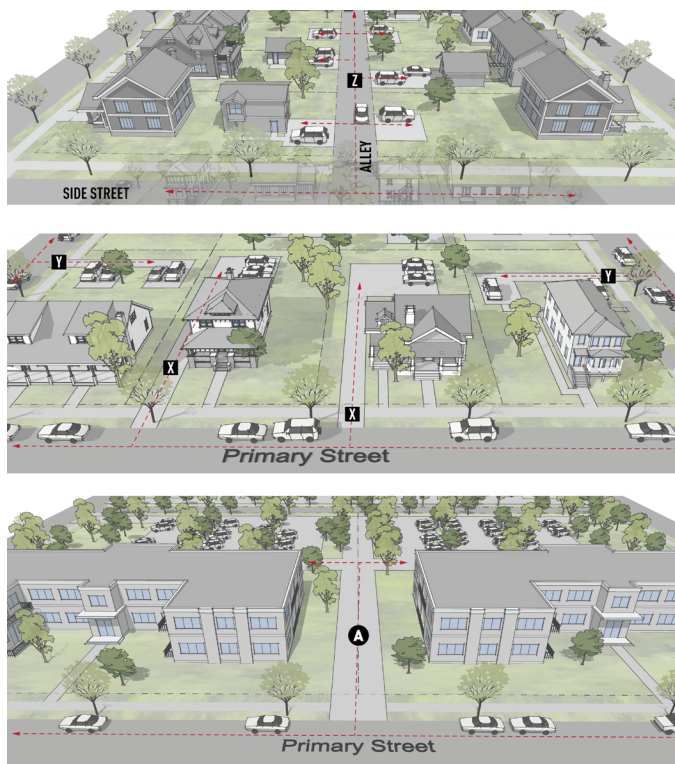
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	n/a	60'	V	n/a	n/a	V
Accessory structure, detached	n/a	30'	W	n/a	n/a	n/a

\*See height plane requirements in Section 4.6.C.11.



## 5. MOBILITY

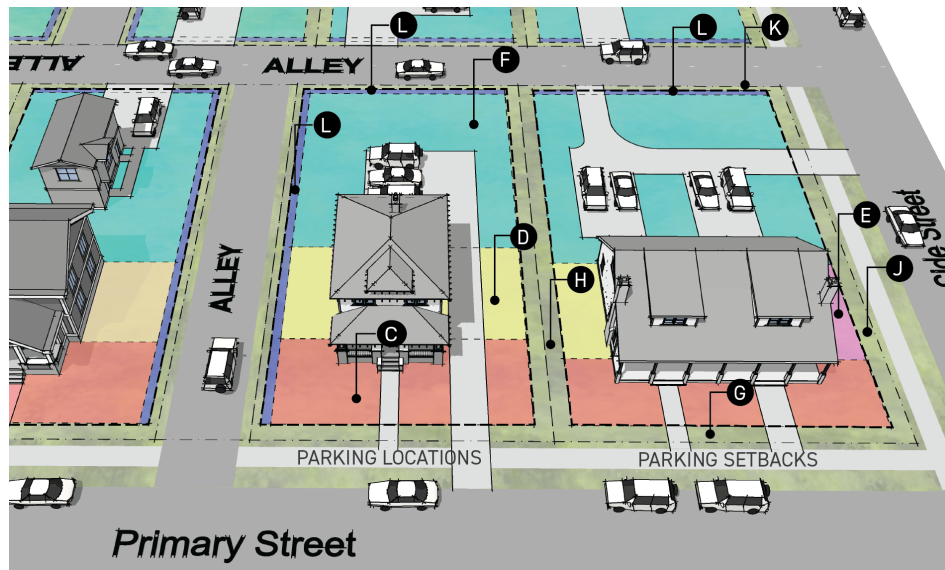
The following standards apply to all development in the CEC district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	30'	X
Secondary street	30'	Y
Alley	16'	Z
Shared drive	30'	A

**Fig. L-5 Vehicular Access**

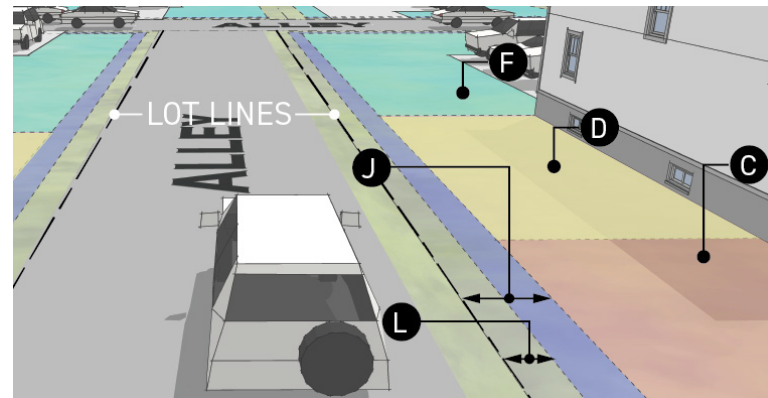


**Fig. L-6 Parking Locations and Setbacks**

#### b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	NP	C
Side yard (interior)	P	D
Side yard (street)*	NP	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	3'	L

\* Excludes driveway access allowed in primary/secondary street setback.



**Fig. L-7 Measuring Alley Setbacks**

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.



## SECTION 2.3.M INDUSTRIAL CENTER, LIGHT (ICL)

## 1. PURPOSE

The purpose of this district is to provide opportunities for light industrial, artisan, and limited commercial activities with minimal off-site impacts, but which require more physical space or have unique site design considerations. The character of this district is varied with small shops to large building footprints and development sited away from sensitive natural environments but in close proximity to the transportation network, including rail service, and with connectivity to other areas in the community by transit and non-motorized facilities. Buildings may be single use or incorporate a mix of uses.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Light Industrial Center (ICL) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

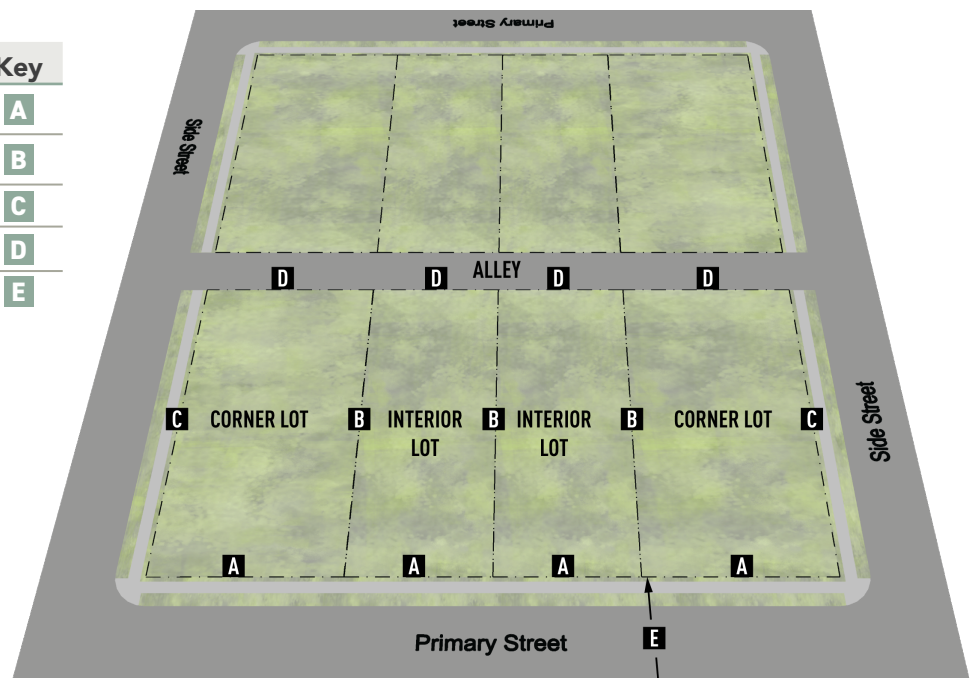
Uses permitted in the Light Industrial Center (ICL) district are found in Table 5, Section 2.4.G. "Table of Uses."

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

Unless otherwise indicated in Table 5, Section 2.4.G., commercial uses may be permitted in this district only as accessory to the industrial use.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E



**Fig. M-1 General Lot Components**



4. SITE DESIGN STANDARDS

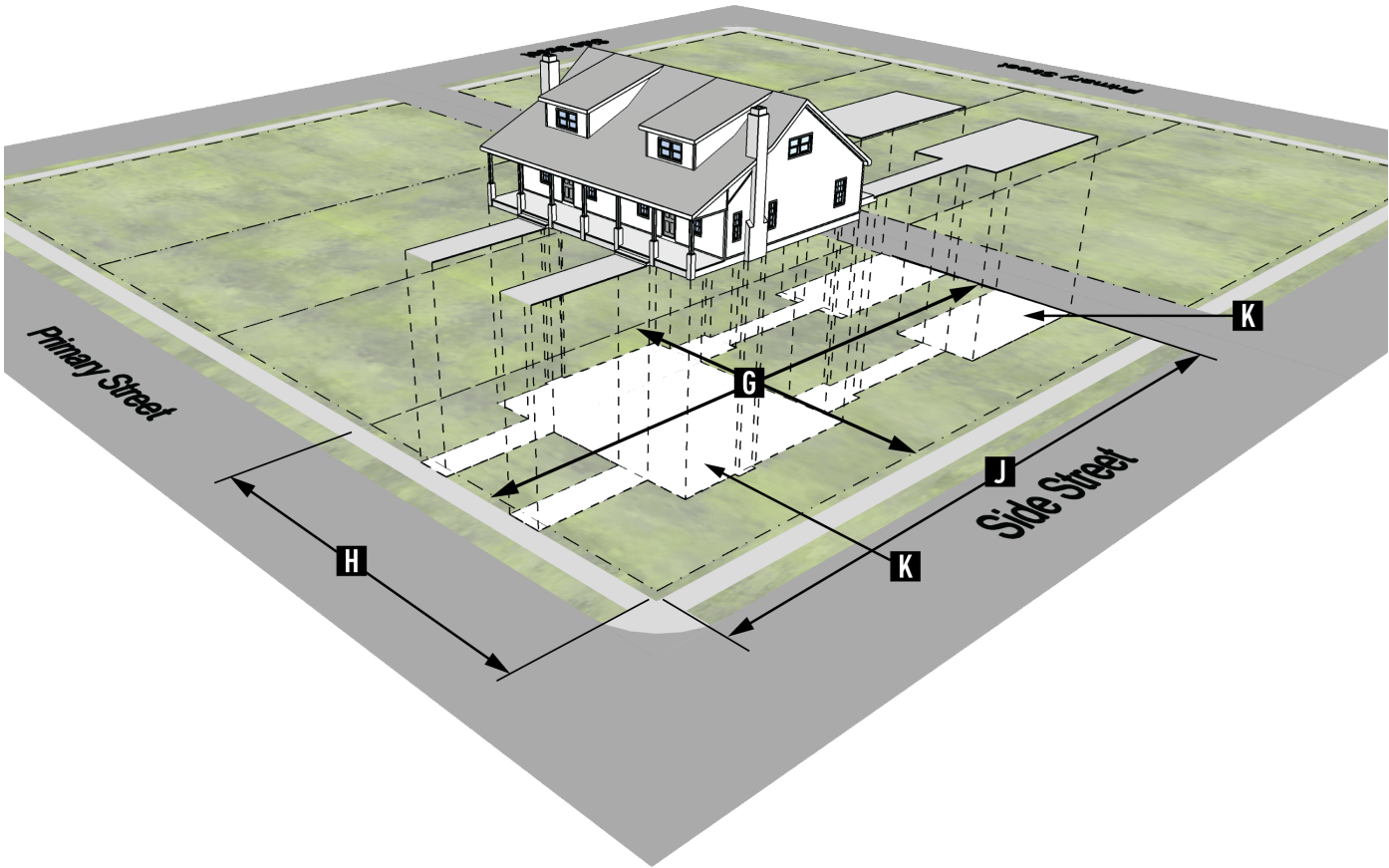


Fig. M-2 Lot Dimensions

a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
All types as permitted	7,000	70'	n/a	70%	n/a	n/a
Diagram Key	G	H	J	K		



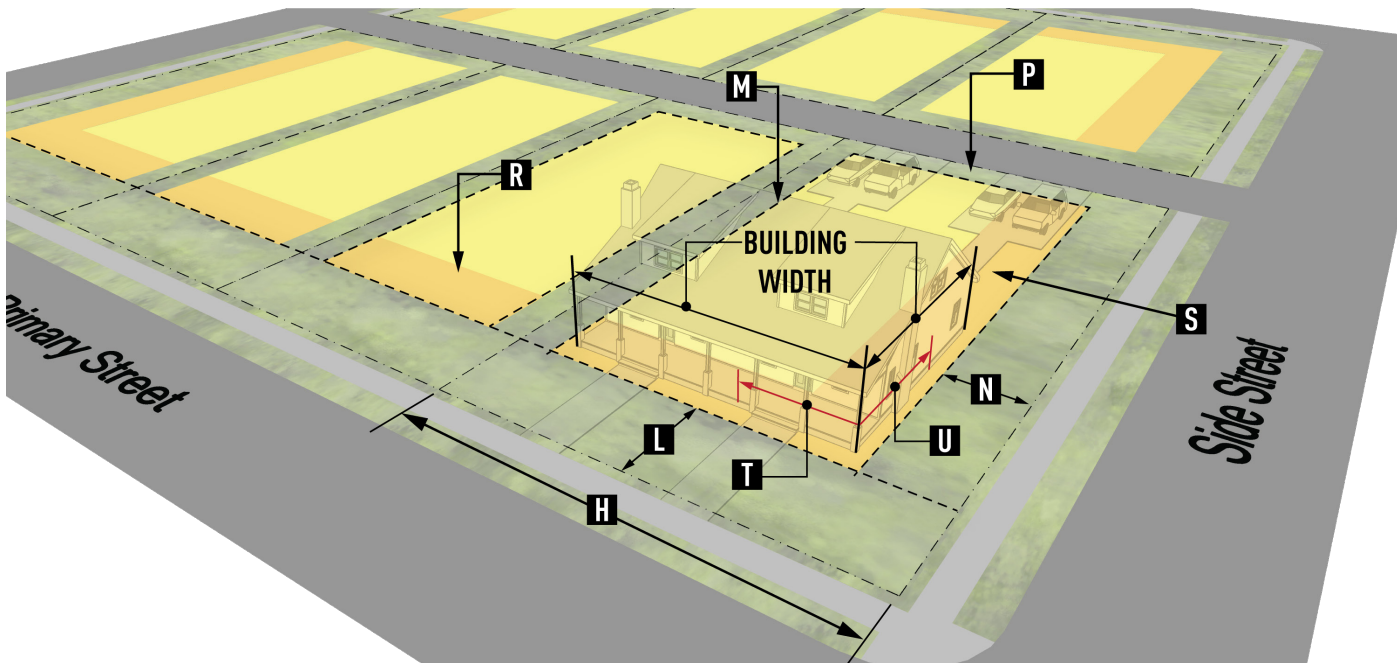


Fig. M-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	20'	20'	L	
Side (interior)	10'	10'	M	
Side (street)	10'	10'	N	
Rear	10'	10'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements	Min. (%) Transparency	Diagram Key		
First Story	10%	R, S		
Upper Story	n/a	R, S		
Blank Wall Articulation	Min. (%)	Diagram Key		
Front	30%	R		
Side (street)	30%	S		

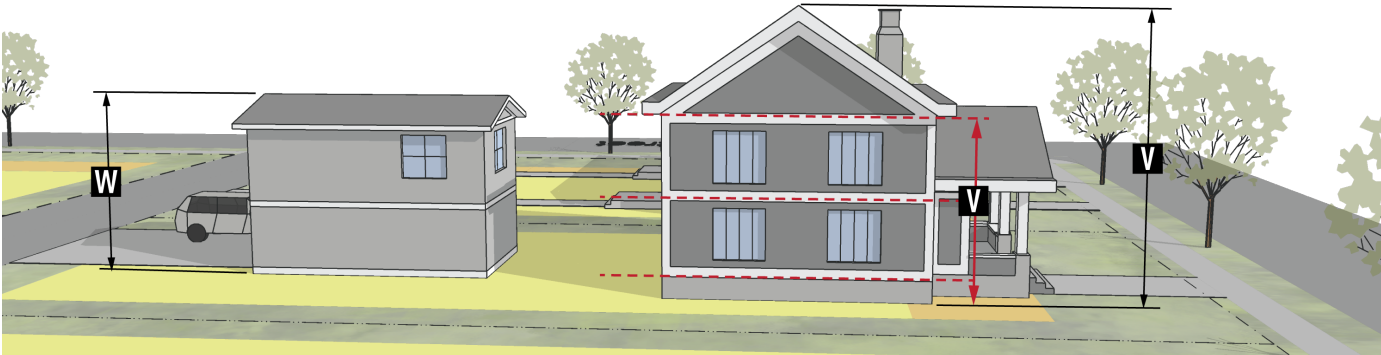


Fig. M-4 Building Height

c. Building Scale

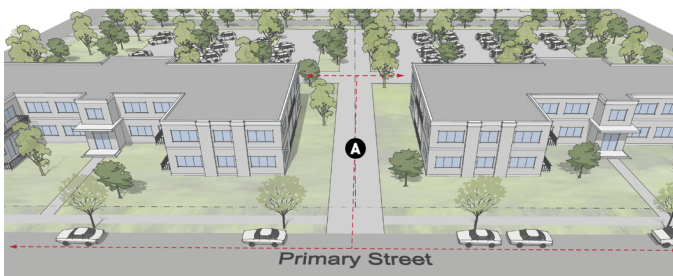
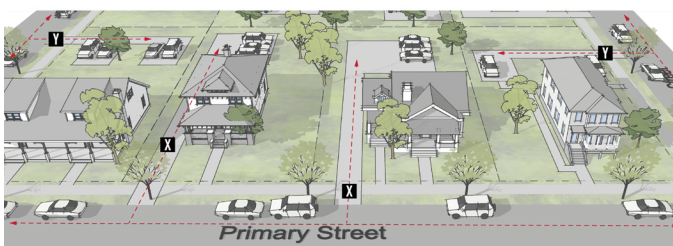
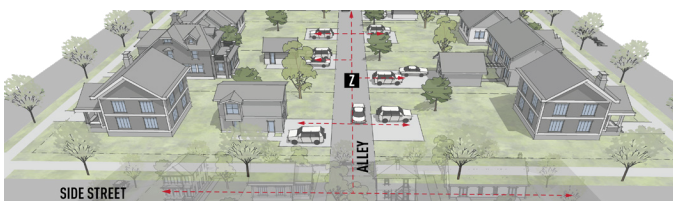
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	280,000	60'	V	n/a	n/a	V
Accessory structure, detached	n/a	30'	W	n/a	n/a	n/a

\*See height plane requirements in Section 4.6.C.11.



## 5. MOBILITY

The following standards apply to all development in the ICL district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	30'	X
Secondary street	30'	Y
Alley	16'	Z
Shared drive	30'	A

**Fig. M-5 Vehicular Access**

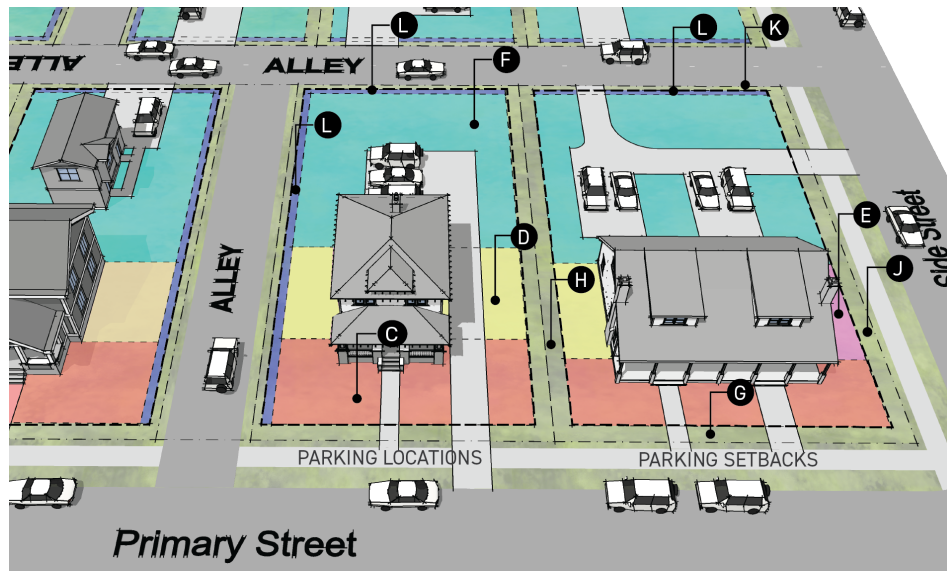


Fig. M-6 Parking Locations and Setbacks

## b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	P	C
Side yard (interior)	P	D
Side yard (street)*	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	10'	G
Side (interior)	5'	H
Side (street)*	5'	J
Rear	5'	K
Alley setback	5'	L

\* Excludes driveway access allowed in primary/secondary street setback.

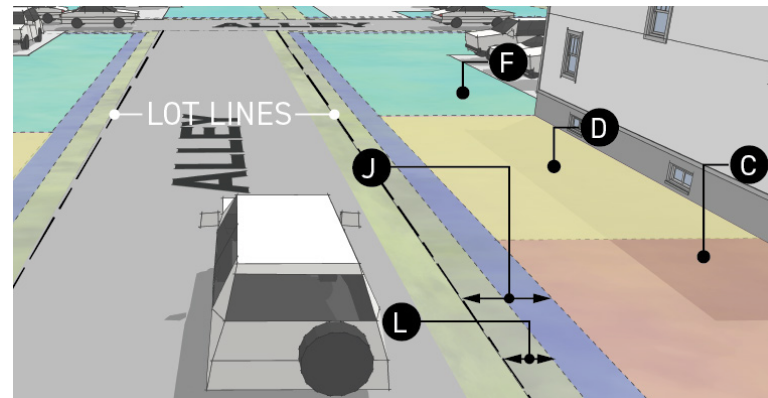


Fig. M-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.





## SECTION 2.3.N INDUSTRIAL CENTER, HEAVY (ICH)

## 1. PURPOSE

The purpose of this district is to provide places where the manufacturing, processing, storage, and distribution of goods and services can occur freely with limited impacts to adjacent districts related to noise, dust, odor and clutter. This district accommodates a range of industrial uses including heavy manufacturing, processing, fabrication, solid waste disposal, power generation, pipeline terminals, and similar uses requiring separation and buffering from less intensive land use and development. Limited commercial uses may be present but shall be accessory to industrial activities. Development is sited away from streams, riparian corridors, and wetlands to protect sensitive natural features, waterways, and fish and wildlife habitat and movement corridors. District character is varied but generally defined by large acreage and moderate to large building footprints depending on the use. These districts are located along arterial roads, near or adjacent to rail, with connectivity to other areas in the community by transit and non-motorized facilities.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Heavy Industrial Center (ICH) district are found in Section 3.2. "Building Type Allowed by District."

## 3. PERMITTED USES

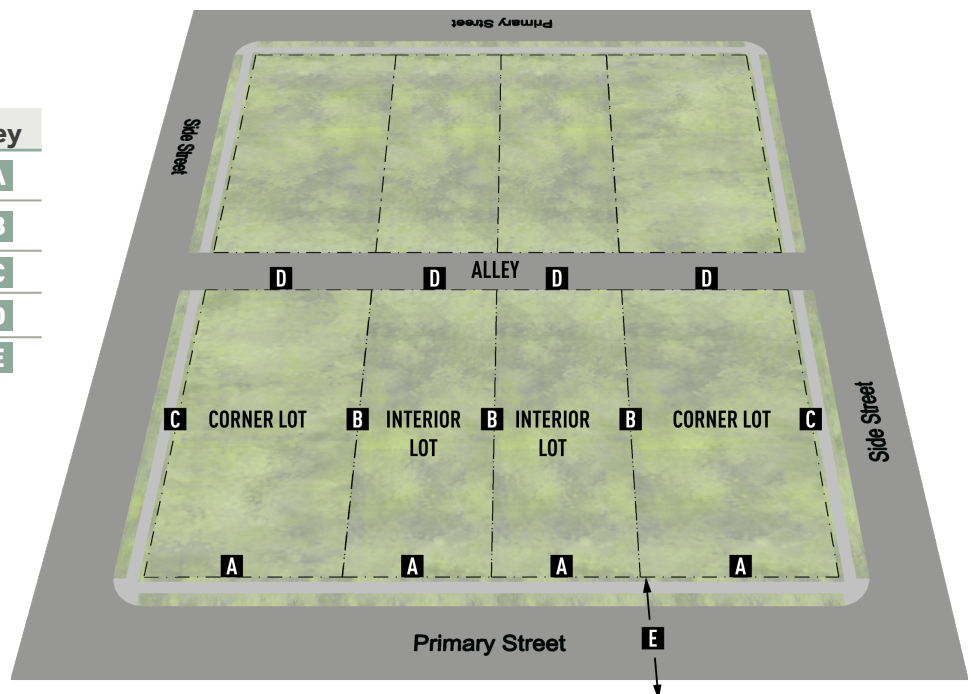
Uses permitted in the Heavy Industrial Center (ICH) district are found in Table 5, Section 2.4.G. "Table of Uses."

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

Unless otherwise indicated in Table 5, Section 2.4.G., commercial uses may be permitted in this district only as accessory to the industrial use.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E



**Fig. N-1 General Lot Components**

4. SITE DESIGN STANDARDS

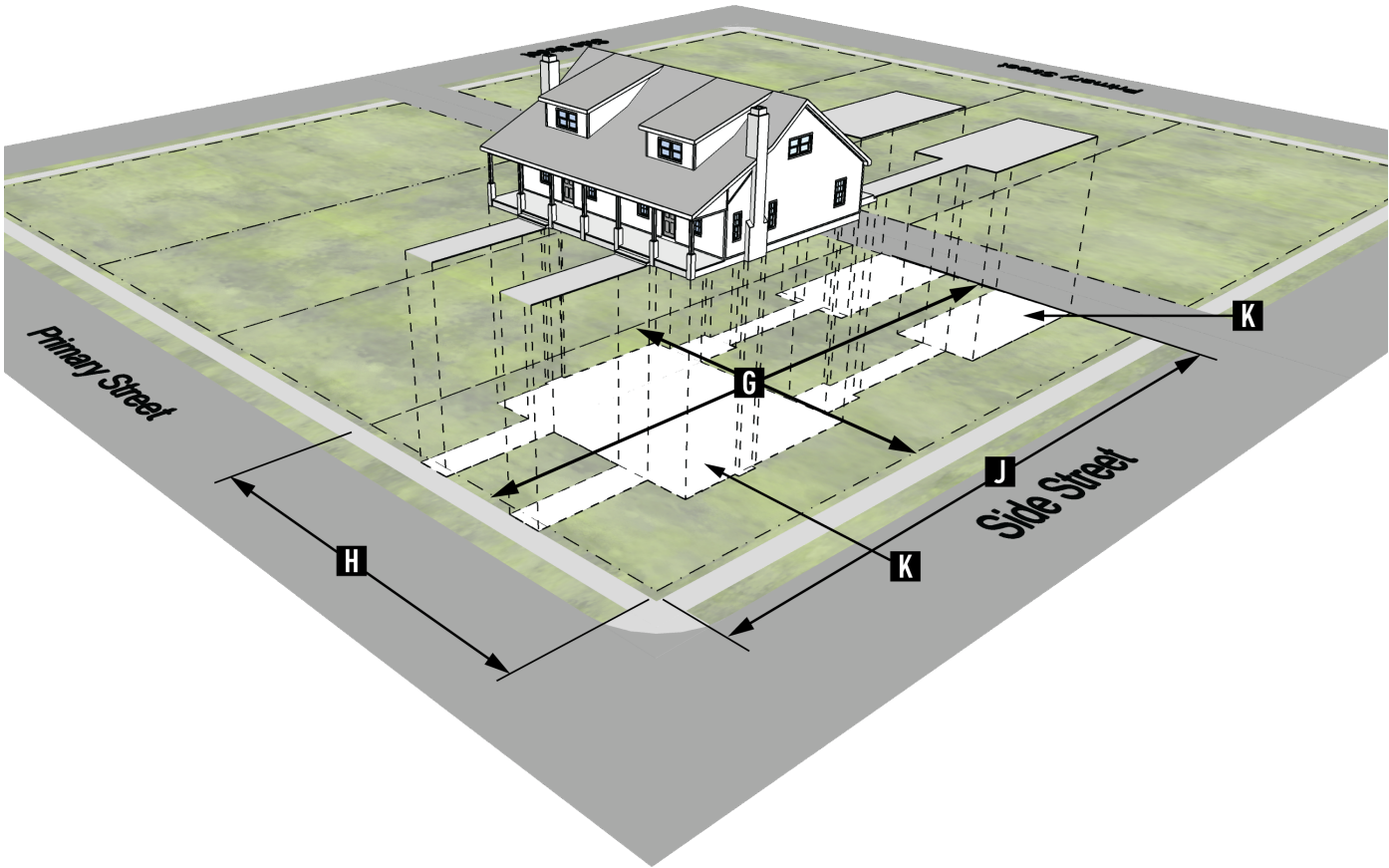


Fig. N-2 Lot Dimensions

a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
All types as permitted	20,000	n/a	n/a	80%	n/a	n/a
Diagram Key	G	H	J	K		



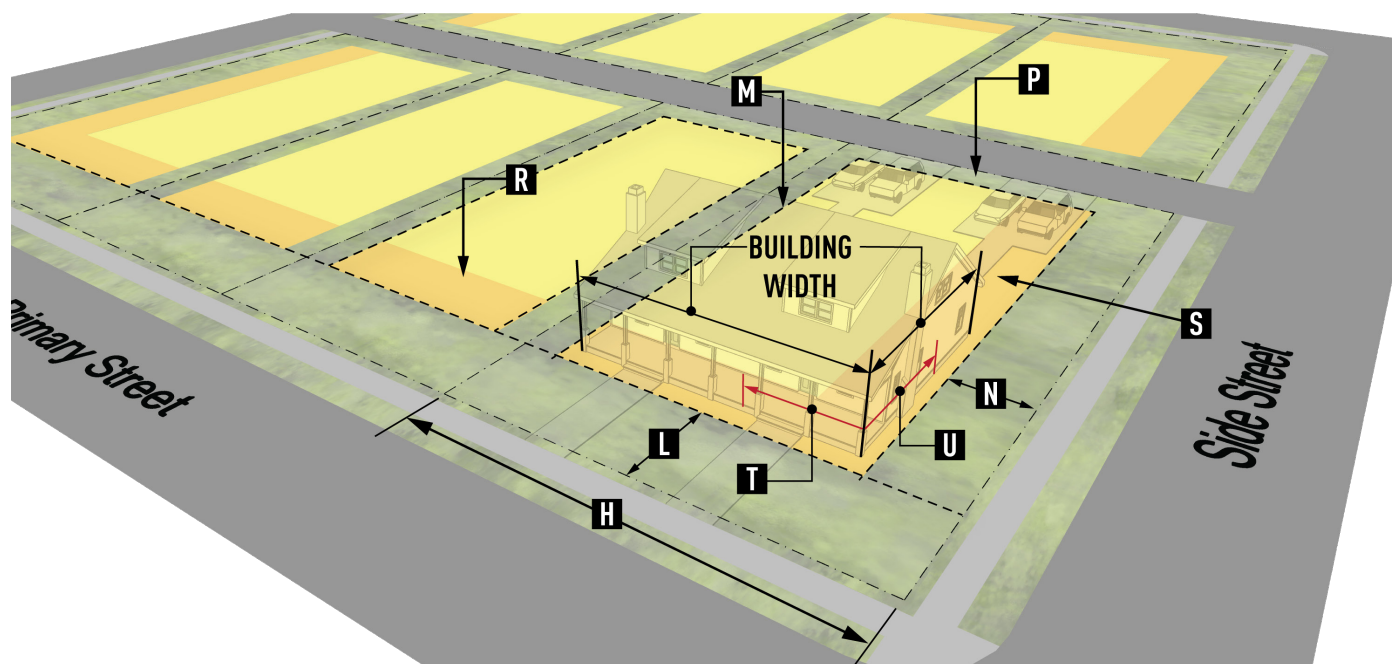


Fig. N-3 Building Placement

## b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	25'	25'	L	
Side (interior)	25'	25'	M	
Side (street)	25'	25'	N	
Rear	25'	25'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements	Min. (%) Transparency	Diagram Key		
First Story	n/a	R, S		
Upper Story		R, S		
Blank Wall Articulation	Min. (%)	Diagram Key		
Front	20%	R		
Side (street)	n/a	S		

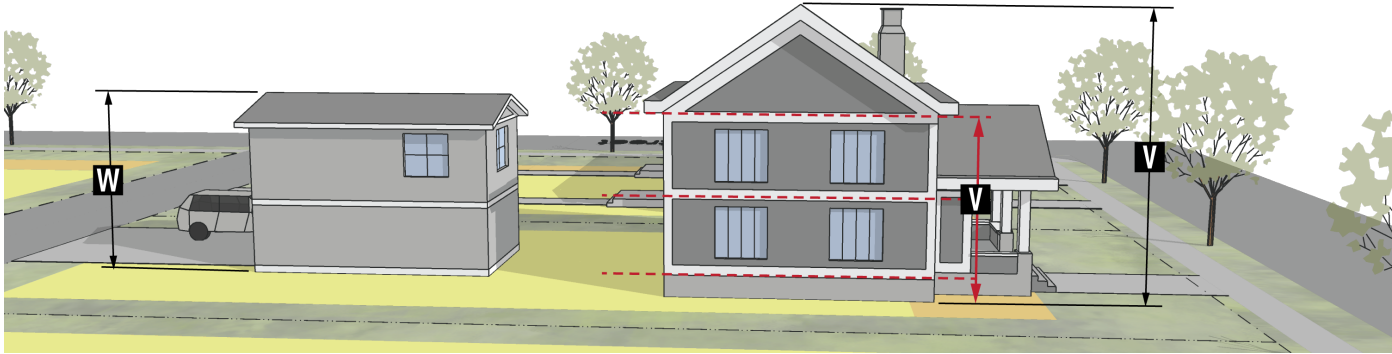


Fig. N-4 Building Height

c. Building Scale

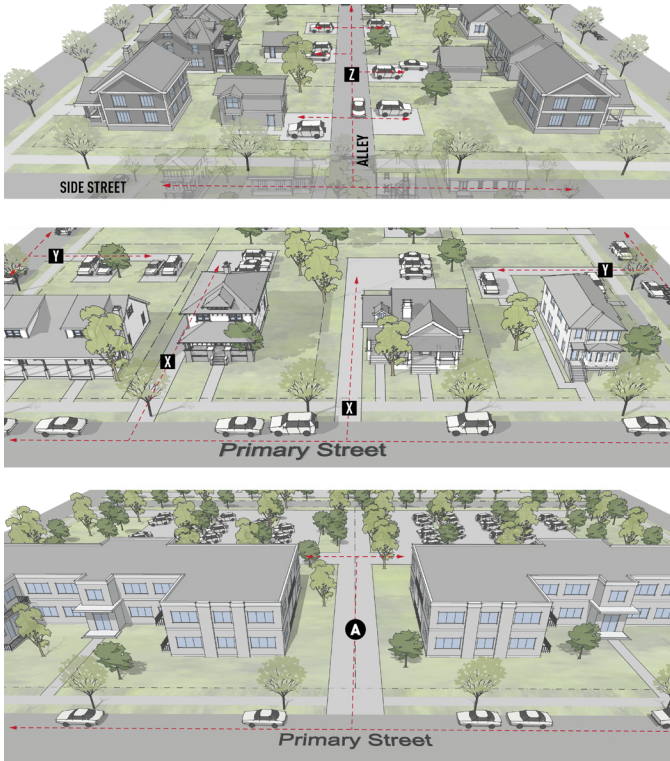
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	n/a	n/a	V	n/a	n/a	V
Accessory structure, detached			W			n/a

\*See height plane requirements in Section 4.6.C.11.



## 5. MOBILITY

The following standards apply to all development in the ICH district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



**Fig. N-5 Vehicular Access**

## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	30'	X
Secondary street	30'	Y
Alley	16'	Z
Shared drive	30'	A



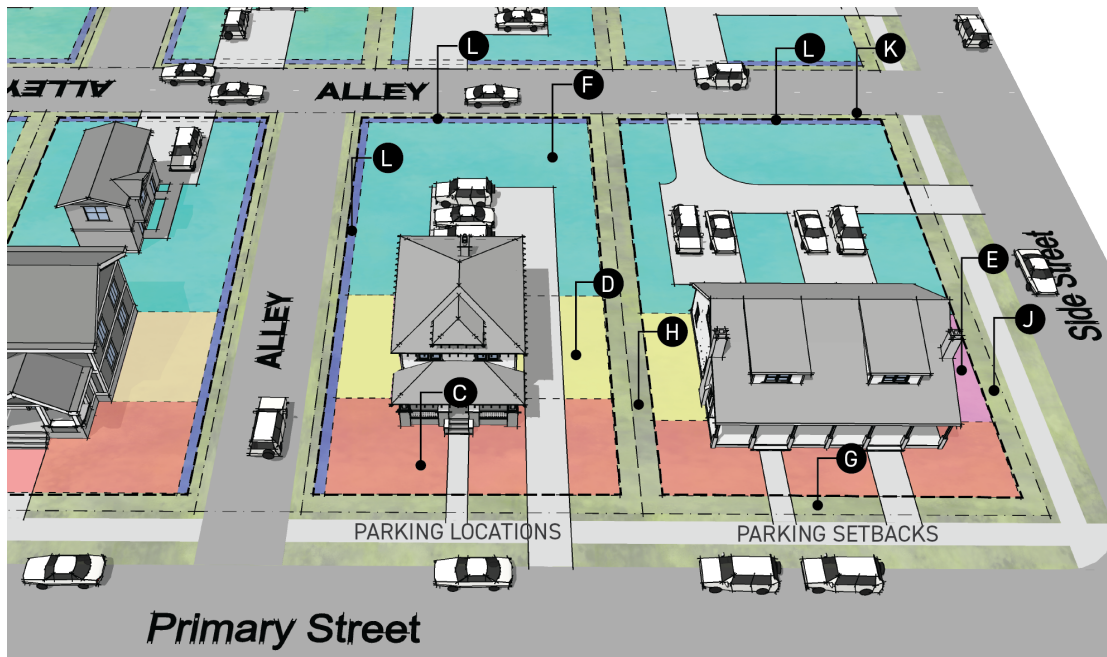


Fig. N-6 Parking Locations and Setbacks

## b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	P	C
Side yard (interior)	P	D
Side yard (street)*	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	10'	G
Side (interior)	5'	H
Side (street)*	10'	J
Rear	5'	K
Alley setback	5'	L

\* Excludes driveway access allowed in primary/secondary street setback.

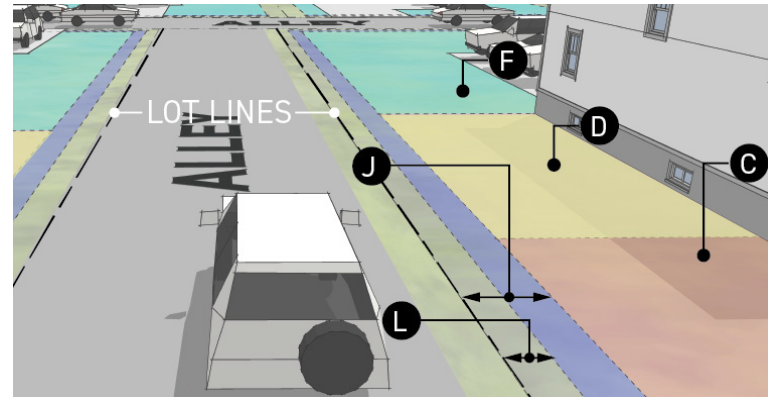


Fig N-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.



## 2.4 PERMITTED USES BY DISTRICT

- A) Use Groups.** These zoning regulations classify land uses into the four major use groupings based on common functional, product, or physical characteristics including the type and amount of activity, the number of customers or residents, how goods or services are sold or delivered, and physical site conditions necessary to render services.
- B) Principal Uses.** Allowed uses by district are listed in Section 2.4.G., Table 5. "Table of Uses."
- C) Accessory Uses.** Accessory uses that are clearly incidental, customarily found with and subordinate to a Principal use are permitted in conjunction with a permitted principal use, in accordance with Section 5.3. "Accessory Uses and Structures."
- D) Temporary Uses.** Temporary uses are permitted, as set forth in Section 5.27. "Temporary Uses and Structures."
- E) Uses Defined.** The uses listed in Table 5, in Section 2.4.G. are either defined in Chapter 13 or derived using the North American Industrial Classification System (NAICS), the Land-Based Classification Standards (LBCS) published by the American Planning Association (APA), or in other resources cross-referenced in these regulations.
- F) Key to Use Table.**
  - 1. Permitted uses. Uses identified with a "■" are permitted by right in the subject district, either as a principal use or accessory use, and must comply with all applicable design and development standards subject to issuance of a Zoning Compliance Permit.
  - 2. Special exceptions. Uses identified with a "□" may be permitted in the subject district, either as a principal use or accessory use, if reviewed and approved in accordance with the special exception review procedures found in Chapter 11 and must comply with all applicable design and development standards subject to issuance of a Zoning Compliance Permit.
  - 3. Prohibited uses. Uses identified with a "-" are expressly prohibited in the subject district.
  - 4. Uses identified with a "●" are permitted only as accessory to a residential use in Live/Make (LM). All other uses are as indicated in the table.
  - 5. Uses identified with a "O" are special exception only as accessory to a residential use in Live/Make (LM). All other uses are as indicated in the table.

# G) Table of Uses.

**Table 5 Table of Uses by Zoning District**

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
Administrative facility	■	■	■	■	■	□	■	□	■	■	■	■	■	-
Agriculture	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Agriculture, high-intensity	□	■	■	□	-	-	-	-	-	-	-	-	□	■
Agricultural-related business	-	■	■	■	■	■	■	■	■	■	■	■	■	■
Airports, helipads, and related facilities	-	-	□	-	-	-	-	-	-	-	□	□	□	■
Animal services, large	-	■	■	■	□	-	-	-	-	-	-	-	□	-
Animal services, small	-	■	■	■	□	-	-	O	■	■	■	□	■	-
Animal shelter or boarding kennel	-	■	■	□	□	-	-	-	-	□	■	-	□	-
Business equipment sales and services	-	-	-	-	-	-	-	O	-	□	■	□	■	-
Campground	■	■	■	□	-	-	-	-	-	-	-	-	-	-
Cannabis, dispensary	-	-	-	-	-	-	-	-	-	□	■	-	-	-
Casinos and gaming establishments	-	-	-	-	-	-	-	-	-	□	■	-	-	-
College/university	-	-	-	-	-	-	-	-	-	□	■	■	-	-
Community residential facility (8 or fewer residents)	-	-	□	■	■	■	■	■	-	■	□	□	-	-

\*Authorized commercial and industrial uses in this district (LM) must be accessory to a residential use.

\*\*Commercial uses in these districts must be accessory to an approved primary industrial use.

\*\*\* Required for commercial buildings of 30,000 square feet or greater.



Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
Community residential facility (9+ residents)	-	-	-	-	□	□	■	□	-	■	■	□	-	-
Construction Sales and Service	-	-	-	-	-	-	-	-	-	-	-	■	■	■
Cottage Court Development	-	-	-	-	□	■	■	■	-	■	■	-	-	-
Cryptocurrency mining	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Cultural service	-	-	-	-	-	□	□	□	-	■	■	■	-	-
Daycare home	-	-	□	■	■	■	■	■	-	■	■	■	-	-
Daycare center	-	-	-	□	□	□	□	□	-	■	■	■	-	-
Dwelling, accessory unit	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, single home	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, two homes	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, multiple homes	-	-	-	-	-	□	■	■	■	■	■	■	-	-
Eating and drinking establishments	-	-	-	-	-	□	■	O	■	■	■	■	-	-
Enterprise commercial***	-	-	-	-	-	-	-	-	-	-	■	□	-	-
Entertainment venues, small	-	-	-	-	-	-	□	-	■	■	■	■	-	-
Entertainment venues, medium	-	-	-	-	-	-	-	-	□	■	■	□	■	-
Entertainment venues, large	-	-	-	-	-	-	-	-	-	□	■	□	■	-
Financial services	-	-	-	-	-	□	□	-	■	■	■	■	-	-
Food and beverage sales	-	-	-	-	-	□	■	●	■	■	■	■	-	-

Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
Funeral and interment services, cemetery	-	■	■	■	■	□	-	-	-	-	-	■	-	-
Funeral and interment services, crematorium	-	-	-	-	-	-	-	-	-	-	□	-	□	■
Funeral and interment services, funeral home/mortuary	-	-	□	□	■	■	■	■	■	■	■	□	-	-
Galleries and exhibition space	-	-	-	-	-	□	■	●	■	■	■	■	-	-
Gasoline and fuel sales	-	-	-	-	-	-	-	-	□	■	■	-	□	□
Guest ranch, outfitting, or guide facility	-	■	■	□	□	□	-	-	-	-	-	-	-	-
Home occupation	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Homeless shelter & meal center	-	-	-	-	-	-	□	-	□	■	■	□		
Hospital	-	-	-	-	-	-	-	-	-	□	■	■	-	-
Junk and salvage yard	-	-	-	-	-	-	-	-	-	-	-	-	□	■
Lodging, bed & breakfast	-	-	□	■	■	■	■	●	■	■	■	-	-	-
Lodging, hostel	-	-	-	-	-	-	□	□	■	■	■			
Lodging, hotel & motel	-	-	-	-	-	-	-	-	□	■	■	-	-	-
Lodging, tourist home	-	■	■	■	■	■	■	■	■	■	■	-	-	-
Maintenance services	-	-	-	-	-	-	-	○	-	□	■	□	■	-
Manufacturing and production, agricultural	-	■	■	□	-	-	-	-	-	-	-	-	■	■





Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
Manufacturing and production, artisan	-	■	■	■	■	□	-	●	-	-	■	■	■	-
Manufacturing and production, limited	-	-	-	-	-	-	-	●	-	-	■	■	■	■
Manufacturing and production, general	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Manufacturing and production, intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	■
Medical facility, walk-in clinic	-	-	-	-	-	□	■	□	■	■	■	■	■	-
Microbreweries, wineries, and microdistilleries	-	-	□	□	□	□	□	○	■	■	■	-	■	-
Mini-warehouse	-	-	-	-	-	-	-	-	-	-	□	-	■	■
Mobile food court	-	-	-	-	-	-	-	-	-	■	■	■	-	-
Mobile home park	-	-	-	-	□	■	■	■	■	■	■	-	-	-
Nuclear facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursing home/skilled nursing facility	-	-	-	-	□	□	□	□	■	■	■	■	-	-
Open space	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Park, public or private	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Parking structure	-	-	-	-	-	-	-	-	□	□	■	■	□	□
Personal improvement service	-	-	-	-	-	□	□	●	■	■	■	□	-	-
Pre-school	-	-	□	■	■	■	■	■	■	■	■	■	-	-
Pre-school center	-	-	-	□	□	□	□	□	■	■	■	■	-	-

Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
Professional office	-	-	-	-	-	□	■	O	■	■	■	■	■	-
Public safety service facility	□	□	■	■	■	■	■	■	■	■	■	■	■	■
Recreation, active	-	□	■	■	■	■	■	■	■	■	■	■	■	□
Recreation, commercial (indoor)	-	-	-	-	-	-	-	-	-	■	■	-	□	-
Recreation, commercial (outdoor)	-	-	-	-	-	-	-	-	-	-	■	-	□	-
Recreation, developed outdoor	■	-	■	■	■	-	-	-	-	-	-	-	-	-
Recreation, passive	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Recreational vehicle park	-	-	□	□	-	-	-	-	-	-	■	-	-	-
Recycling service	-	-	□	□	-	-	-	-	-	-	-	□	■	■
Religious assembly	-	-	□	□	□	■	■	■	■	■	■	■	-	-
Research, cooperative learning and training facilities	□	□	□	□	□	□	□	□	-	-	-	■	■	-
Resource extraction	□	□	□	-	-	-	-	-	-	-	-	-	□	■
Retail sales and service	-	-	-	-	-	-	□	●	■	■	■	-	-	-
School	-	-	-	□	■	■	■	■	■	■	■	■	□	-
Secondary Value-Adding Industry	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Social service facility	-	-	-	-	-	□	□	-	■	■	■	■	-	-



Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
Solar energy system, ground-mounted, small	☐	■	■	■	■	■	■	■	■	■	■	■	■	■
Solar energy system, ground-mounted, medium	-	■	■	☐	☐	☐	☐	☐	■	■	■	■	■	■
Solar energy system, ground-mounted, large	-	■	■	-	-	-	-	-	-	-	☐	☐	■	■
Solar energy system, roof-mounted	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Storage, open-air	-	-	-	-	-	-	-	-	-	-	☐	-	■	■
Tiny home development	-	-	-	-	☐	■	■	■	■	■	■	-	-	-
Travel plaza	-	-	-	-	-	-	-	-	-	-	■	-	☐	-
Utility services – minor	☐	■	■	■	■	■	■	■	■	■	■	■	■	■
Utility services - major	-	☐	☐	☐	-	-	-	-	-	-	■	■	■	■
Vehicle and small engine maintenance and repair	-	-	☐	-	-	-	-	O	-	■	■	-	■	■
Vehicle sales and storage	-	-	-	-	-	-	-	-	-	-	■	-	■	■
Warehousing, wholesaling, and freight movement	-	-	-	-	-	-	-	-	-	-	☐	-	■	■
Waste facilities, landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	■
Waste facilities, transfer station	-	-	-	-	-	-	-	-	-	-	-	-	■	■

- H) **Interpretation of Uses Not Clearly Defined.** Where a use is not specifically listed, its status shall be determined by the Zoning Officer by evaluating the use against those similar in purpose, function, character, and effect to determine its appropriateness based on the overall intent of the district. A formal request shall be submitted for interpretation, and the Zoning Officer's final determination shall be made in writing and kept on file in the Planning, Development and Sustainability Department office as a record of the interpretation.

## 2.5 OVERLAY DISTRICTS

- A) **Purpose.** The purpose of this section is to provide standards that address special situations where additional standards are necessary in addition to those within the underlying zoning district and other provisions of these regulations. Overlay districts are typically created to address provisions of state law, or unique or special features or circumstances identified in a plan or policy adopted by Missoula County.

### B) **Target Range Overlay.**

#### 1. **Intent.**

The Target Range Overlay is designed to implement the provisions in the Target Range Neighborhood Plan by recognizing the existence of rural areas that will come under pressure for residential development. This overlay zone provides for transitional low density residential uses between urbanized areas and agricultural uses; it also provides a zone that may be used to meet residential needs while limiting density to recognize environmental concerns. Land use tools, as defined in Section 2.8 of the Target Range Neighborhood Plan (2010), are encouraged to be used to preserve the resources considered "at risk" in the plan. Those resources are identified as: surface waters, the Missoula aquifer, agricultural soils, riparian areas, wildlife habitat, open space and viewsheds. The total number of dwellings allowed by zoning on a parcel does not change with the use of land use tools (no density bonus or reduction).

2. **Applicability.** The Target Range Overlay is applicable to any zoning district within the boundaries of the Target Range Neighborhood Plan except for Legacy Districts. The standards set within this section are in addition to the standards described in the underlying zoning district. When a standard in this section differs from the underlying district, the standard in this section applies.

#### 3. **General standards.**

- a. For new subdivisions the clustering of lots, when proposed to protect "at risk" resources identified in Section 2.5.B.1. "Intent", is permitted. When lots are clustered, the minimum lot sizes and building placement requirements in the underlying district are not applicable. The maximum homes per acre still apply.
- b. Additional density permitted in Section 9.3 "Conservation Design Development" and Section 9.11 "Development Incentives and Bonuses" is not allowed within the Target Range Overlay area.



- c. **Setbacks.** The setbacks in the Target Range Overlay are as follows:
    - i. Front – 25 feet
    - ii. Side (interior) – 15 feet
    - iii. Side (street) – 15 feet
    - iv. Rear – 25 feet
  - d. **Building height.** The maximum building height in the Target Range Overlay is as follows:
    - i. 30 feet.
4. **Permitted uses.**
- a. Uses as allowed in the underlying district in Section 2.4.G., Table 5: Table of Uses by Zoning District, apply with the following exceptions that are prohibited in this overlay district:
    - i. Animal services, large
    - ii. Animal services, small
    - iii. Animal shelter or boarding kennel
    - iv. Funeral and Interment Services, cemetery
    - v. Funeral and Interment Services, funeral home/mortuary
    - vi. Guest Ranch, outfitting, or guide facility
5. **Procedures.**
- a. Variances can have an effect on the community welfare beyond adjoining property owners. For that reason, in addition to the public notice procedure specified in Chapter 11, the Target Range Homeowner's Association shall be notified by first class mail at least fifteen (15) days prior to the public hearing for a variance request. It is the responsibility of the Target Range Homeowner's Association to keep the Planning Office informed of the current address for the Association.



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