

SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION

ZONING DISTRICT NO. 12A
ESTABLISHED JULY 30, 1974 Resolution #219
AMENDED AUGUST 16, 1978 Resolution # 78-126
AMENDED OCTOBER 22, 2009, Resolution #2009-134

Applicable:

Alff Addition, Lots 1 through 10 in Block 2 and Lot 1 in Block 3; Burn Addition, Lots 1 through 10; Cobban and Dinsmore Orchard Homes No. 3, Lots 6 through 8, 10 through 12, 17 through 19, 21 through 24; Lloyd Addition, Lots 1 through 10; Mulberry Addition, Lots 1 through 13; and Oak Addition, Lots 1 through 6; all in Missoula County, Montana.
See HISTORY.

SECTION I – USES:

Permitted Uses

1. One family dwelling.
2. Two-family dwelling on any vacant lot in the Alff, Mulberry, Burns, Lloyd or Birch Additions.
3. Accessory building incidental to the main building.
4. Agriculture, horticulture, or stock-raising.
5. Colleges.
6. Community halls.
7. Libraries.
8. Parks and playgrounds.
9. Public fire station.
10. Residential PUD.
11. Schools.
12. Telephone exchange.
13. Temples.
14. Timber growing and harvesting.
15. Home Occupations (per Resolution #2009-134 subject to standards included in Resolution #2009-131)

Special Exceptions:

- ~~1. Home occupation.~~ (see permitted uses #15)

Prohibited Uses:

1. Any commercial use.
2. Any industrial use.

SECTION II – SPACE AND BULK REQUIREMENTS:

Maximum residential density	Two (2) dwellings per acre
Minimum lot size	One-half (1/2) acre
Minimum lot width	One hundred (100) feet
Minimum front yard	Twenty-five (25) feet
- side yard	Fifteen (15) feet
- rear yard	Twenty-five (25) feet
Maximum lot coverage	Twenty-five (25%) percent
Maximum building height	Thirty (30) feet
Minimum floor area, excluding basements and garages for single family dwelling	1,000 sq. ft.
Minimum floor area for duplex, excluding basements and garages	Eight hundred (800) sq. ft.

SECTION III – GENERAL REGULATIONS AND VARIANCES:

All applicable provisions of **Appendix I.**

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

SECTION IV – HISTORY:

The regulations governing Zoning District 12 applied prior to July 30, 1974.

One-half (1/2) acre minimum lot size adopted August 16, 1978, Resolution # 78-126.