

PLANNING, DEVELOPMENT & SUSTAINABILITY DEPARTMENT

Mailing Address: 200 W. Broadway
Physical Address: 127 E. Main St. Suite 2
Missoula, MT 59802-4292

P: 406.258.4642 | F: 406.258.3920
E: zoner@missoulacounty.us



Townhome Exempt Development Application

Use this application to apply for a Townhome Exempt Development authorized in Section 9.10 of the Missoula County Zoning Regulations. The fillable boxes will expand as you type.

Owner(s) of Record:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Applicant (if different than Owner):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Send correspondence to the applicant, in addition to the agent.

Authorized Representative (Agent): All correspondence is sent to Agent.

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Legal Description of Property:

Street Address: _____

Subdivision Name: _____ Tract/Lot No. _____ Block No. _____

Certificate of Survey No.: _____

Geocode or Tax ID# if no street address is available: _____

Attach metes and bounds description if necessary.

Zoning

1. What zoning district is the property located in?
2. If located in a Residential or Mixed-Use district, will development be connected to public water and public sewer? YES ☐ NO ☐ N/A ☐

Hazards

1. Are all townhome units located outside of the regulatory floodplain? YES ☐ NO ☐
2. Are all townhome units located on slopes of less than 10 percent? YES ☐ NO ☐
3. Are all townhome units located outside of the Riparian Resource Protection Areas and Riparian Buffers? YES ☐ NO ☐

Legal and Physical Access

1. Attach proof of legal and physical access to the townhome exempt development.
2. If access is being provided to more than two lots, a public access easement is required. Include easement documents with this application.

Internal Streets and Roads

1. If located in a Residential or Mixed-use district does the development include sidewalks and landscaped boulevards on both sides of the street? YES ☐ NO ☐ N/A ☐
2. Does the townhome exempt development abut an existing county road where sidewalks do not exist? If yes, consult with the Zoning Officer to determine if sidewalks will be required with this development. YES ☐ NO ☐

Internal Block Structure

1. Does the design incorporate a block grid pattern with a perimeter no greater than 2,400 feet? If not, describe the constraints that require an alternative design. YES ☐ NO ☐
2. Does the design incorporate blocks and streets to maximize connectivity with adjoining lands? If, not describe the constraints that require an alternative design. YES ☐ NO ☐
3. Does the proposed block length comply with the maximum length of 600 feet? YES ☐ NO ☐

Utilities

1. Are all utilities located in easements along roads or alleys? YES ☐ NO ☐
If not, are all utilities located along common boundaries of adjoining lots? YES ☐ NO ☐
2. Are all public and private utilities proposed underground? YES ☐ NO ☐

Ownership

1. Community buildings, parking areas, streets, utilities, and common open spaces not dedicated and accepted by the county shall be owned and maintained in common through a condominium association, a property owners' association, or a similar mechanism. Provide a copy association documents that will be recorded with the project.

Emergency Services

1. Has the appropriate fire district reviewed and preliminarily approved the fire suppression water source, access to the water source and access to the individual lots? YES ☐ NO ☐

CERTIFICATION

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, plans or any other information submitted, as a part of this application, to be true, complete, and accurate to the best of my knowledge.

Should any information or representation provided in connection with this application be found to be inaccurate or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. I also understand that, in considering an application for a Townhome Exempt Development, the Zoning Officer may attach reasonable and appropriate conditions to ensure that any potentially injurious effect of the Townhome Exempt Development on adjoining properties, the character of the neighborhood, the purpose and intent of the TIF Special District (if applicable), or the health, safety and general welfare of the community will be minimized.

The signing of this application signifies approval for Missoula County, its Elected Officials, Employees, Agents, and Board members to enter onto the property for the purpose of inspection and routine monitoring during the review, approval, and construction process.

X

Owner Signature(s)

Date

X

Owner Signature(s)

Date