

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districts are zoning districts adopted prior to the effective date of these regulations that are not being amended, superseded, or rescinded by these regulations.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.



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

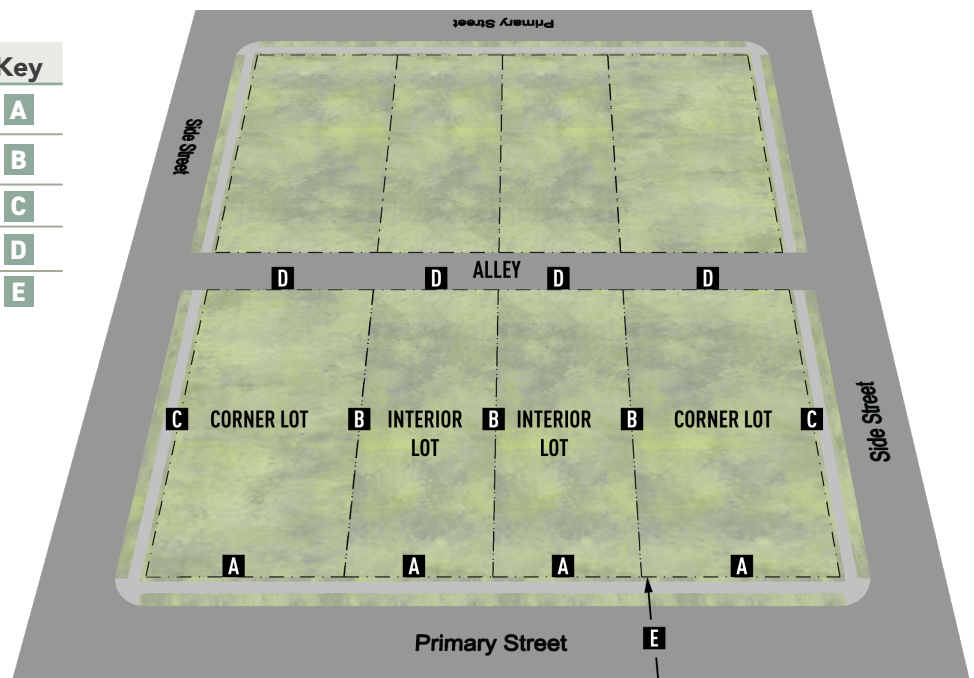


Fig. M-1 General Lot Components

4. SITE DESIGN STANDARDS

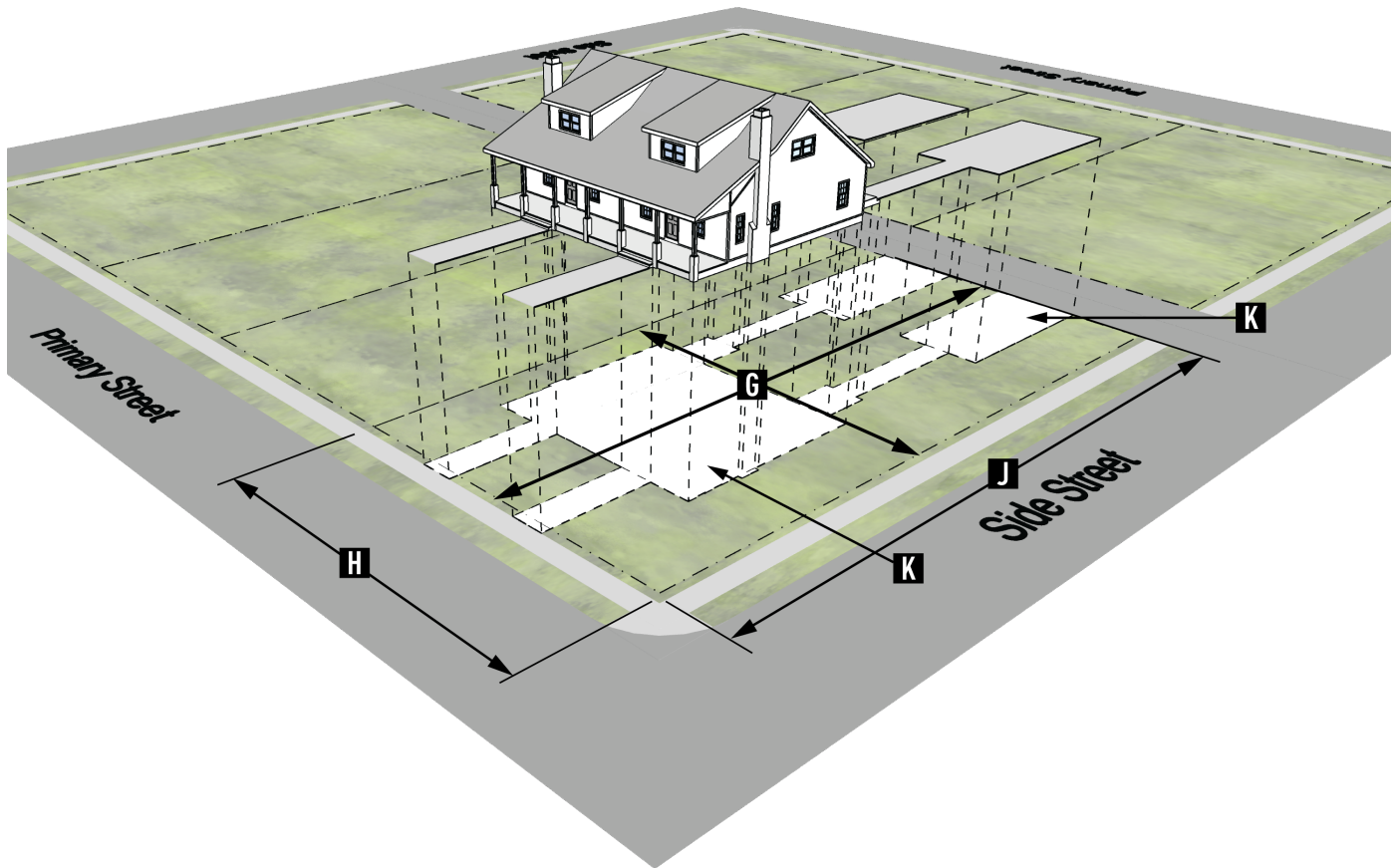


Fig. M-2 Lot Dimensions

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		



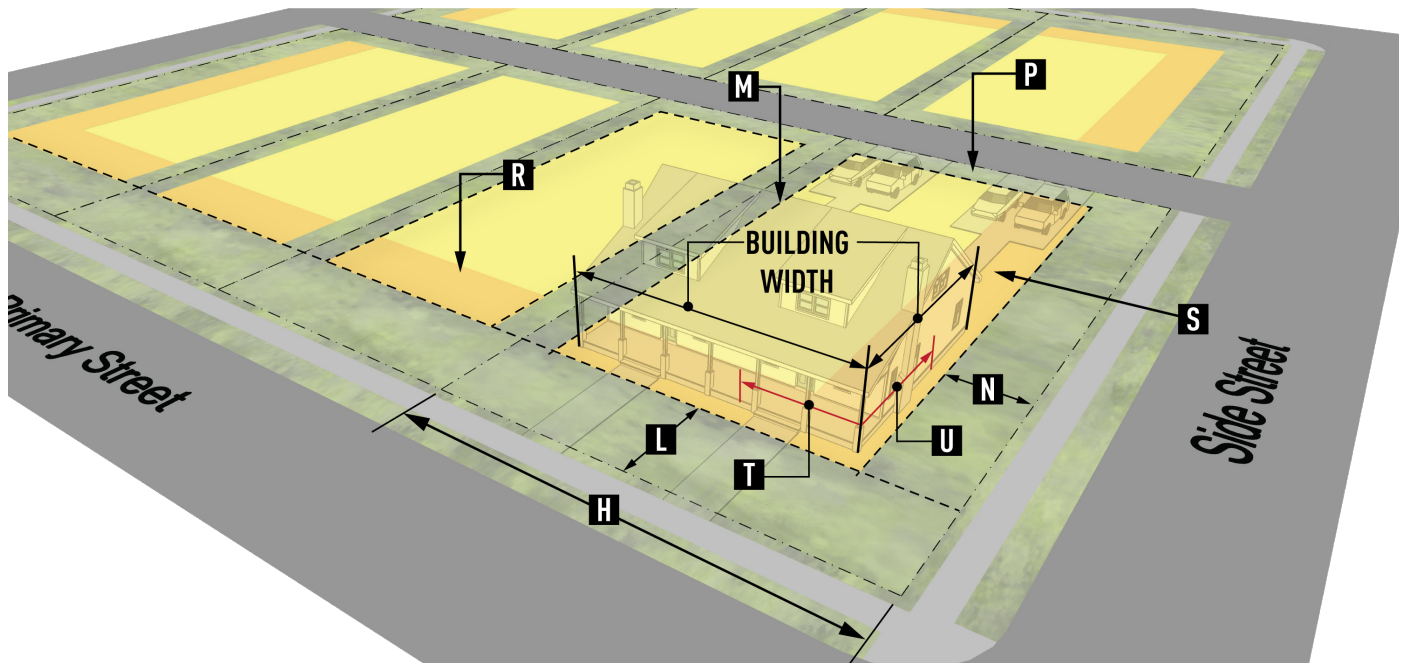


Fig. M-3 Building Placement

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		

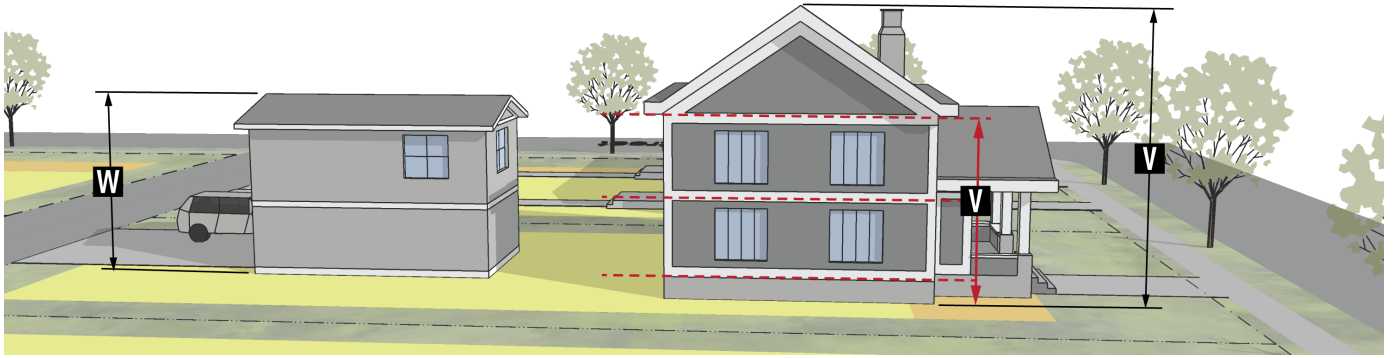


Fig. M-4 Building Height

c. Building Scale

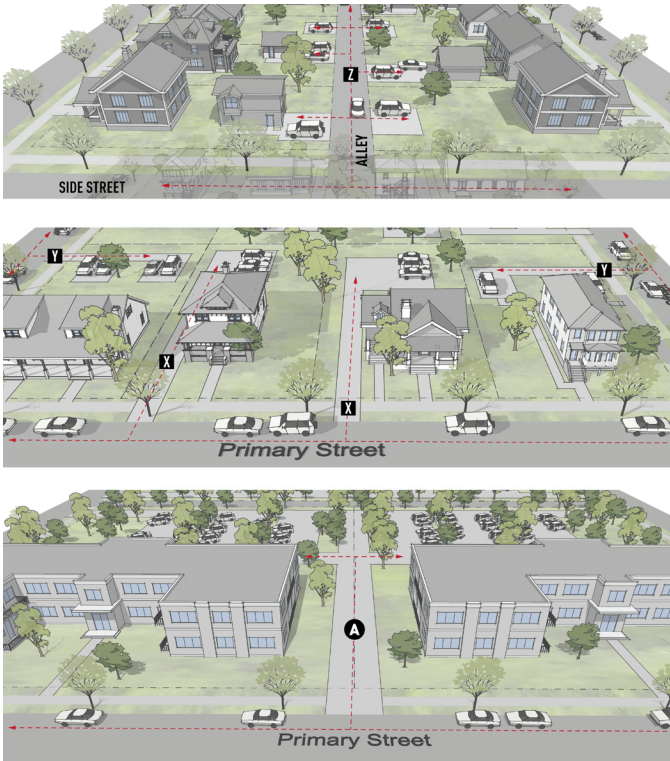
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	280,000	60'	V	n/a	n/a	V
Accessory structure, detached	n/a	30'	W	n/a	n/a	n/a

*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

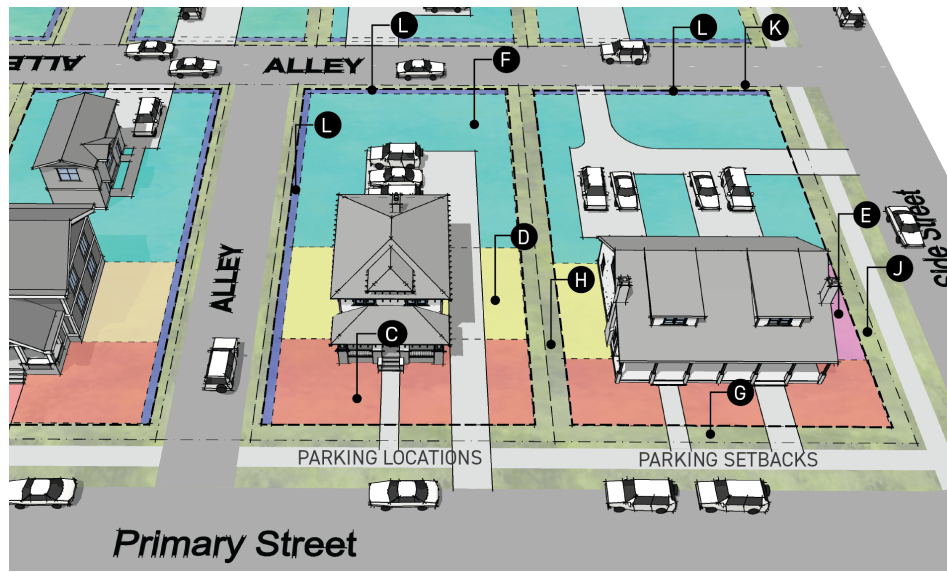


Fig. M-6 Parking Locations and Setbacks

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.

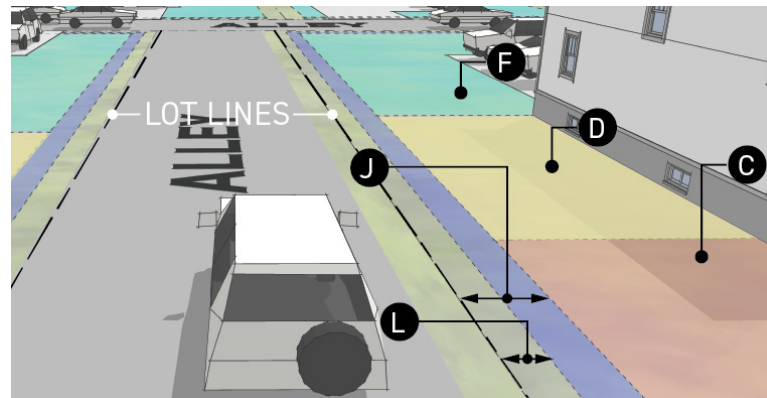


Fig. M-7 Measuring Alley Setbacks

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



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 "○" 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	-	■	■	■	□	-	-	○	■	■	■	□	■	-
Animal shelter or boarding kennel	-	■	■	□	□	-	-	-	-	□	■	-	□	-
Business equipment sales and services	-	-	-	-	-	-	-	○	-	□	■	□	■	-
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	-	-	-	-	-	□	■	○	■	■	■	■	-	-
Enterprise commercial***	-	-	-	-	-	-	-	-	-	-	■	□	-	-
Entertainment venues, small	-	-	-	-	-	-	□	-	■	■	■	■	-	-
Entertainment venues, medium	-	-	-	-	-	-	-	-	□	■	■	□	■	-
Entertainment venues, large	-	-	-	-	-	-	-	-	-	□	■	□	■	-
Financial services	-	-	-	-	-	□	□	-	■	■	■	■	-	-
Food and beverage sales	-	-	-	-	-	□	■	●	■	■	■	■	-	-

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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	-	-	☐	-	-	-	-	○	-	■	■	-	■	■
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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