



MEMORANDUM

TO: Advisory Group members

CC: John Engen, Mayor
Missoula City Council Members
Roger Millar, Director OPG
Mike Barton, Senior Planner OPG

FROM: Laval Means

DATE: July 11, 2008

RE: City Zoning and Subdivision Regulations Update Project – MODULE ONE

Module 1 of the draft zoning ordinance has been mailed to you today for your review and comment. It is also available to you now on the Zoning and Subdivision Rewrite Project website at www.zoningmissoula.com. The module is referred to as the "district framework" since it's intended to facilitate a more in depth discussion of the new ordinance's zoning district framework.

The module includes an initial draft of several key ordinance sections, set within a proposed outline for the document:

- Chapter 19.01 | Introductory Provisions
- Chapter 19.05 | Residential Districts
- Chapter 19.10 | Business and Commercial Districts
- Chapter 19.15 | Industrial and Manufacturing Districts
- Chapter 19.20 | Open Space and Public Districts
- Chapter 19.55 | Cluster and Conservation Developments
- Chapter 19.100 | Use Classifications

As you review this material, please keep in mind that is an initial *draft*. We're trying some new ideas and there may be some missteps as we attempt to adapt these concepts to best meet the city's needs. Changes—even course corrections—can be made if necessary.

Remember too that because the draft ordinance is being delivered in pieces, there are likely to be as many questions *raised* as answered—What are we going to do about parking? What types of standards will there be to address the possible impacts of XYZ use? The absence of one regulation or another can mean many things: we forgot to deal with it, we are planning to deal with it or we hadn't planned to deal with it. Don't hesitate to raise these sorts of questions.

Here are some suggestions for negotiating this unfamiliar document.

1. Start by looking at 19.01.110F to see how the existing zoning district framework is proposed to be converted under this initial proposal. You'll see we're proposing entirely new nomenclature, which though intended to be more intuitive, will surely be disorienting at first. You'll also see that this draft proposes the consolidation of several districts:
 - the A and R-I districts would be consolidated into a single classification that we're calling R5.4 (denoting the minimum lot area, in thousands of square feet);
 - the R-XII and MU districts would be consolidated into a new R2.7(M) district;
 - the R-III, B and R-IV districts would be consolidated into a single (R1) classification;
 - the R-V and BC districts would be combined into a new B2 district; and
 - the C-I and C districts are combined into a new C1 district.
2. You may want to have the district conversion table handy as you review the document. You'll also want to look at the attached maps to see which areas of the city are affected by the (proposed) consolidated districts. These maps are intended to support your review and would not be a part of the final ordinance.
3. After familiarizing yourself with the proposed district conversions start to look through the zoning district chapters, which organize multiple zones into broad groupings: "residential," "business and commercial," "industrial and manufacturing" and "open space and public." The tables in these chapters should provide an easy way to compare differences among the zones in terms of allowed uses and the types of lot and building standards that would apply. As a general rule, you'll find that most of the renamed and consolidated districts are quite similar to today's districts. That said, there are some substantive changes and new concepts presented here. A summary of substantive differences between the current ordinance and this module is being prepared and will be distributed next week.

This draft Module includes an overall Table of Contents, so you may view the developed chapters (primarily district chapters) in the context of the overall Zoning Regulations. The remaining chapters will be developed in depth and distributed as a future Module (but are included with some annotation as you go through this document). So, while the document may be hefty many pages are included as supportive or background material.

Module One will be reviewed by the Project Advisory Group at two upcoming meetings:

Wednesday, July 23rd from 5:30 to 7:30 p.m. and Thursday, August 14th from 7:00 to 9:00 p.m.

Both meetings will be in the City Council Chambers. The project team will dedicate the majority of the meeting time to an overview of the new material and subsequent dialogue among the Advisory Group members. The meetings will not have duplicated agendas but instead will build from one meeting to another. Additionally, you are welcome to submit comments to me and Tom Zavitz. We will compile any comments and forward them to Kirk at Duncan Associates.

Please keep in mind that there will be many opportunities to comment on this Module and future Modules as this project makes its way through Public Review, Planning Board review and Governing Bodies Review.

If you have any questions or have difficulty reviewing the document please let us know. Tom and I are available for questions and comments. I can be reached at 258-3797, and Tom can be reached at 258-4983.