



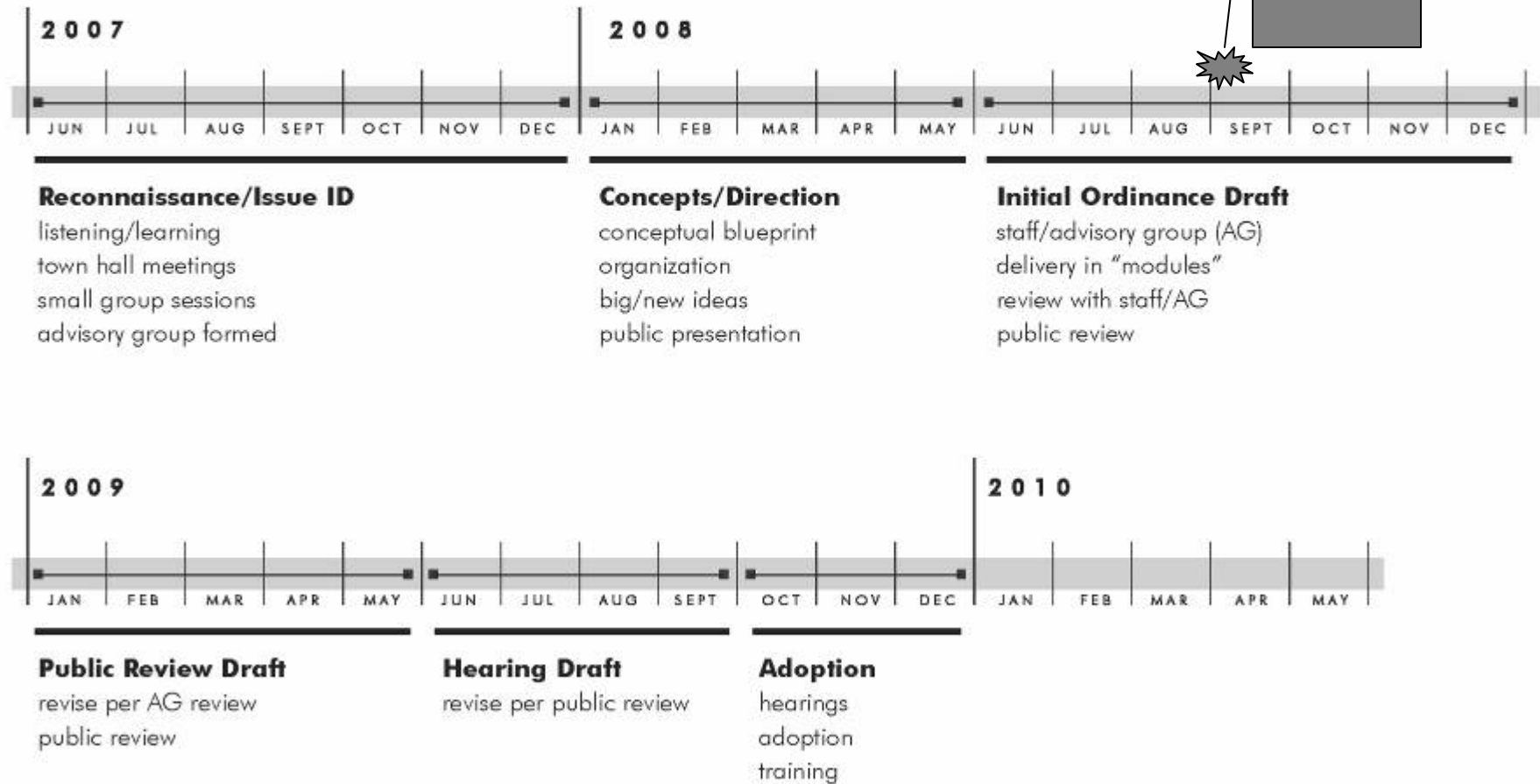
Module 2 Overview

Advisory Group: September 10, 2008



MISSOULA ZONING & SUBDIVISION REGULATIONS UPDATE

Project Schedule



Module 2: Overlays and Standards



Module 2 contents

Chapter 20.25 | Overlay Districts

Chapter 20.60 | Parking and Access

Chapter 20.65 | Landscaping

Chapter 20.105 | Measurements and Exceptions



Remaining sections

- Use Standards (Primary/Accessory)
- Hillside Development Standards
- Signs
- Nonconformities
- Administration and Procedures
- Terminology

Module 3

-
- Subdivision Regulations

Module 4



The big ideas

- New Pedestrian Overlay
 - helps preserve character of pedestrian-oriented streets
 - establishes standards for building orientation/placement, ground-floor doors and windows, parking and vehicle access
- New Neighborhood Character Overlay
 - enabling authority for neighborhood-specific character preservation overlay districts (unique neighborhoods)
- Eliminates EC, CLB, CLB-1, and CG districts
 - cumbersome approach to be replaced with use/development standards
- Eliminates Parks Environs and Historic Overlay components of Chapter 19.58
 - never used



The big ideas

- New criteria to clarify intent of PUD overlay
 - accommodate development that would be difficult if not impossible to carry out under otherwise applicable zoning district standards; may be used to address natural resource protection, traditional neighborhood development, mixed-use development...
- Riparian Resource overlay revised
 - clarify development/disturbance limitations and ensure coordination with subdivision regulations (additional revisions likely to be proposed)
- Carries forward Boulevard, Southside Riverfront, Riparian Resource, Fort Missoula Historic, and Hillview Heights Overlays



The big ideas

- Suggests possible elimination of Rattlesnake Valley Overlay
- Parking and Access
 - adds updated parking ratios to match new use classifications
 - provides additional flexibility for meeting transportation access needs—type 1 and type 2 alternative compliance
 - updated design standards for long-term bicycle parking
 - new standards for drive-through facilities
- Landscaping
 - consolidates all landscaping-related standards in single chapter (from EC district, multifamily standards, townhouse standards and landscaping and buffering chapter)
 - technical changes and edits proposed throughout (noted)



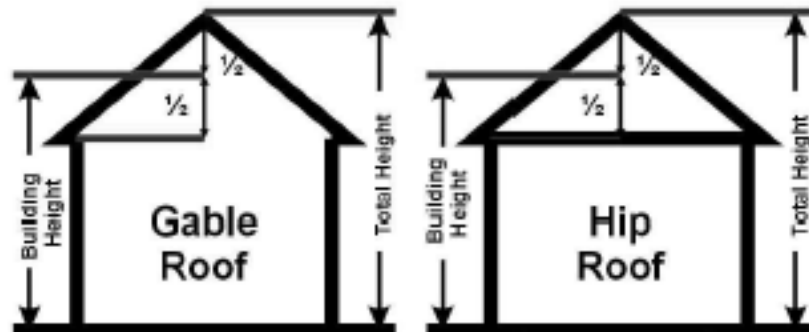
The big ideas

■ Measurements and Exceptions

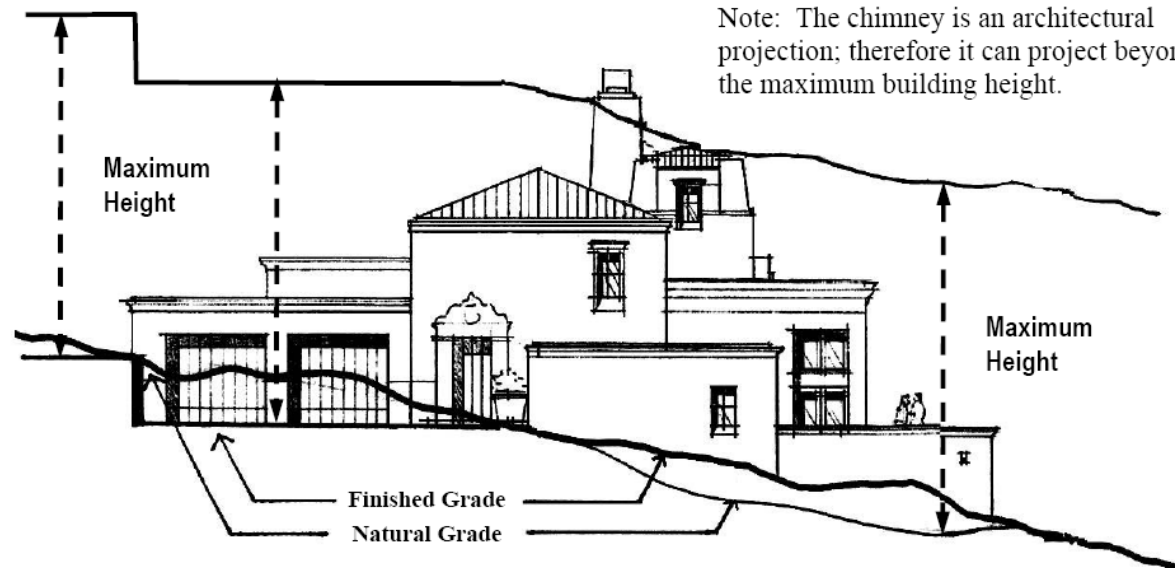
- Attempts to consolidate and clarify lot and building (e.g., setback and building height) measurement and exception rules
- new front setback averaging rules (apply when existing houses are closer than district minimum)
- new method of measuring building height; eliminates “modified height” exception
- proposes elimination of 1/3 building height rule (for side setbacks)



Height measurement



the vertical distance from natural or finished grade (whichever is lower)...to the highest point of the subject building.



Upcoming

- Advisory Group meeting tonight (5:30 p.m. council chambers) RE Module 2
- *Additional outreach (e.g., neighborhood councils) to provide status update and overview of draft materials*
- Advisory group meeting RE Module 3 (mid November + early December); may include Module 2 follow-up
- Public workshop RE entire draft zoning ordinance (early December)
- Advisory group meeting RE Module 4/subdivision regs (late January +?)





Zoning & Subdivision Regulations Update

