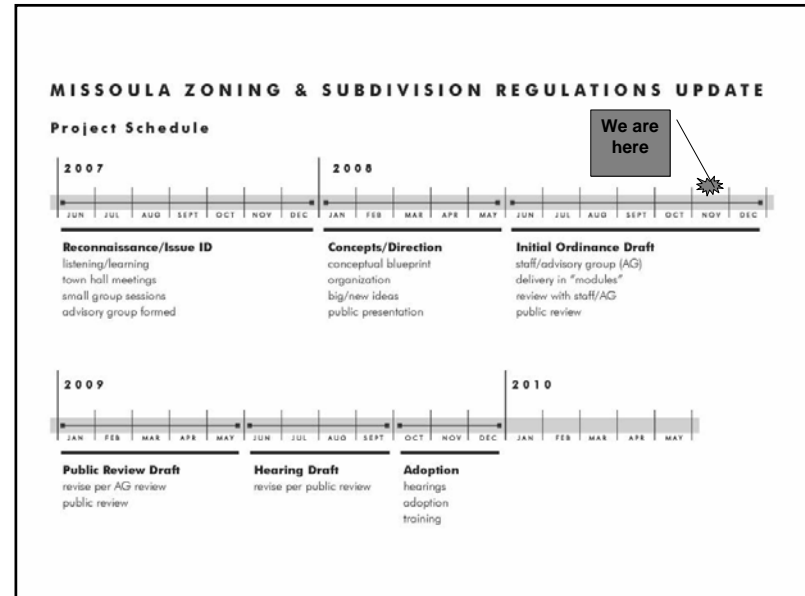


**MISSOULA**  
HUB OF FIVE VALLEYS

*Zoning & Subdivision Regulations Update*

Module 3 Overview  
Advisory Group: November 20, 2008



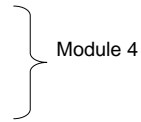
**Module 3: Standards and Administration**

**Module 3 contents**

- Chapter 20.40 | Use- and Building-Specific Standards
- Chapter 20.45 | Accessory Uses and Structures
- Chapter 20.70 | Miscellaneous Regulations
- Chapter 20.75 | Signs
- Chapter 20.80 | Nonconformities
- Chapter 20.85 | Review and Approval Procedures
- Chapter 20.95 | Violations, Penalties and Enforcement
- Chapter 20.100 | Terminology

## Remaining sections

- Hillside Development Standards
- Subdivision Regulations

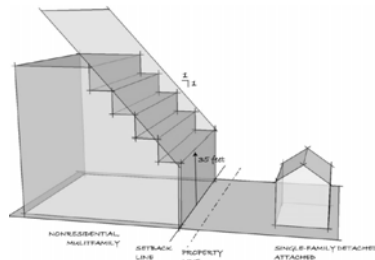


## Ch 20.40: Use-/Building Standards

- New proposed standards
  - Bed and Breakfasts
  - Casinos, Taverns, Nightclubs
  - Gas Stations
  - Group Living
  - Lot Line Houses
  - Multi-dwelling house
  - Temporary Uses
  - Mini-warehouses
  - Residential support services

## Ch 20.40: Use-/Building Standards

- Enterprise Commercial Uses
  - Based on existing EC district
- Multi-dwelling
  - Revised height...to track nonresidential approach
  - Other minor changes as noted



## Ch 20.40: Use-/Building Standards

- Townhouses
  - Revised number of attached units from 6 to 8
  - Other “minor” changes as noted

## Ch 20.45: Accessory Uses...

- “Minor” changes as noted
- ~~New proposed accessory dwelling unit (ADU) provisions~~
  - ~~– Would allow interior conversions or detached units~~
  - ~~– Standards proposed to help integrate ADUs into neighborhoods~~

## Ch 20.70: Miscellaneous

- Grading, Drainage, Erosion Control
- Unzoned Areas

## Ch 20.75: Signs

- Reorganized
- New (proposed):
  - Prohibition on electronic billboards
  - Merged sign regulations of B1 and B2 districts (ex BN, R-V, BC)
  - Revised regulations for changeable copy signs, including electronic graphic display and video display signs

## Ch 20.80: Nonconformities

- “Minor” changes as noted
- New (proposed):
  - Eliminated prohibition on rebuilding nonconformities that are accidentally damaged or destroyed, regardless of extent of damage; changed timeframe for pulling permits (from 6 to 12 months)
  - Tightened restrictions on nonconforming uses of open land
  - Relaxed controls on expansion of n/c use within the same building
  - Revised “abandonment” criteria

## Ch 20.85: Approval Procedures

- Substantial reorganization; “minor” changes as noted
- Administrative Adjustments (New)
  - Intended as streamlined procedure for review of minor deviations of certain specified standards
    - /P district and ground floor commercial standards
    - Bike parking
    - Nonconformities
    - Minor lot area adjustment

## Ch 20.90: Administration

- Carryover of existing powers, duties and rules

## Ch 20.95: Enforcement

- Clarifies actions that constitute violations
- Include broad range of penalty and enforcement actions

## Ch 20.100: Terminology

- Additions and revisions intended to clarify meanings
- Subject to on-going revisions/additions