



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 18, 2008

Re: Missoula City Zoning and Subdivision Regulations Update, Module One

Summary of Substantive Changes

The new format of the proposed zoning ordinance is obviously quite different from the current format. That combined with the sheer amount of language to review sometimes makes detecting the differences or changes a little time consuming. So, with that in mind, we put together an informal assemblage of the significant or substantive changes we have found in the proposed module. The list is not all-encompassing. It is only meant to help identify certain standards or other important language that is new or changed during the consolidation and clarification of the first drafting of module one. There is no order of importance attached to the listing.

- Use classifications updated and expanded to more clearly define and update uses we see today.
- Residential building types expanded and defined.
- General conversion of an acre calculation from 43,560 sq ft to 40,000 sq ft - industry standard.
- Simplified density calculation. Eliminate the reference to bedrooms/unit, and du/acre. Now based on square footage per unit.
- Smaller lot area allowed (square feet) but no change in density in the newly named R2.7, R2.7(M), R1, and R0.5
- Heights in residential districts to 35' (from 30') and no longer refer to stories.
- Incentive to do more mixed use in commercial districts (B, C, and CBD) and disincentive to develop single-use residential buildings (proposed as a conditional use).
- Cluster Development option for flexible lot size, reduced setbacks, and no change in density with required 30% open space set aside. Only available for the newly named R10 and greater.
- Conservation Development option with 60% open space set aside and less than 20% density bonus. Only available for the newly named R10 and greater (R10 requires 5 acre minimum parcel size, R20 requires 10 acre min., etc.)
- Require a minimum amount of commercial space in the B and CBD zones (so that the commercial use is not token in order to develop the residential).
- Use of intensity designators (-1, -2, etc.) with district names to distinguish varying intensity and development standards.

- If development in the C, B, and CBD zones is mixed use then no maximum density requirement.
- Different setback standards for commercial development adjacent to residential districts and commercial development adjacent to other zones. More responsive to neighborhood character
- **Combined Districts.** One of the biggest proposed principal changes is the combining of some zoning districts that have similar fundamental development standards and uses. These new classifications generally result in some standards being altered (to fit both districts) and some new and previously undefined uses added in one or more of the old districts. Note, more uses are proposed as conditional (see in the “Uses Allowed” tables.)
 - Existing A and R-1 to new R-5.4:
 - Compromise height standard – 35’
 - Other development standards similar
 - Existing B, R-III, and R-IV to new R1:
 - Higher height in R-III and R-IV
 - Change to density calculation – elimination of bedroom/unit approach resulting in using the highest density calculation (1000sq/unit)
 - Minimum lot area for R-III and R-IV changed from 3600 to 3000.
 - Minimum lot area for B changed from 3500 to 3000.
 - Add Residential Support Services (as part of a residential building only) in B and R-III as conditional.
 - Add more commercial uses in R-IV but need to be part of a residential building
 - Not permit stand alone commercial uses in R-IV
 - Existing R-XII and MU to new R2.7(M): (very similar as is)
 - Height to 35’ from 30’
 - Development standards similar, no lot width minimums
 - Minimum lot size reduced for both old districts
 - Allow existing commercial uses as permitted instead of legal non-conforming, but not permit additional new commercial uses.
 - Existing BC and R-V to new B2:
 - Intensity designator technique results in varied development standards compared to the existing zones.
 - Minimum lot area changes for residential from 3500 and 3600 to zero for both old districts. Commercial same at no minimum lot area.
 - Uses mostly similar; adds hospital, office to old R-5
 - Existing C and C1 to new C1:
 - Intensity designator technique results in varying development standards compared to the existing zones.
 - Minimum lot area for residential changes in the existing C1 from 3500 to zero.
 - More uses in the C1 zone (especially auto related)

Obviously there are many other small detail changes (like page numbering style or changing the industrial district names from “I” to “M”). Hopefully this helps with your review of the larger changes that have been proposed.