



Missoula City Zoning and Subdivision Regulations Update, Module Two

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, chapter by chapter. The list is meant to help identify significant standards or other important language that are new or changed during the consolidation and clarification of the first drafting of module three. This list is intended to supplement review of the document. The highlighted "Editors' Notes" found throughout the document also help to identify changes. Those highlighted Editors' Notes may or may not be included in this list.

Chapter 20.25 Overlay Districts

Several types of overlays exist in the current ordinance. They include: general overlays that are applied when certain conditions exist (such as Riparian Resources or the Enterprise Commercial districts); specific overlays assigned to specific areas (such as the Boulevard, Southside Riverfront, For Missoula and Hillview Heights Overlays), specific overlays for specific uses (such as Casino Liquor or Commercial Gasoline Overlays) and some overlays that would be applicable to a specific area but where no map amendment has occurred (the overlay has not been applied to an area on the ground) so the Overlay exists as text in the ordinance but can not be used to regulate.

In an effort to simplify, clarify and to provide a better set of standards in the future the following changes are proposed. Some existing overlay districts are proposed for elimination; some new overlay districts are proposed and some existing overlay districts remain with modifications.

.020 Pedestrian Overlay (new):

This overlay is intended to be applied upon request to areas where the relationship between the street, sidewalk (pedestrians) and the buildings are important. The district offers consistent standards, if and when, an overlay is approved through the Map Amendment process and perhaps along a few main travel corridors.

.030 Enterprise Commercial Overlay (deleted):

Many of the standards that were a part of the existing overlay are retained under Use and Building-Specific Standards (in Module 3). The landscaping standards have been moved to the Landscaping Chapter (20.65 of this Module).

.040 Boulevard Overlay (existing):

This overlay is applied to a specific area along the east end of Brooks Street. It is part of an existing overlay referred to as 19.58 Historic, Boulevard, and Park Environs District in the existing regulations. The existing Boulevard Overlay is the only overlay in that chapter that is geographically applied in the City. The new ordinance does not propose any changes to the existing language for the boulevard standards.

.050 CLB & CLB-1 Liquor/Beer Sales Overlays (deleted):

Instead of using an overlay, use-specific standards are proposed in Module 3 to address development standards for Casinos, Taverns and Nightclubs.

.060 CG, Commercial Gasoline Station Overlay (deleted):

Instead of using an overlay, use-specific standards are proposed in Module 3 to address development standards for gas stations.

.070 Parks Environ Overlay (deleted):

It has never been applied. It exists as part of the existing Chapter 19.58 Historic, Boulevard, and Park Environs District.

.080 Southside Riverfront Overlay (existing):

This overlay is map applied to a specific area. Organizational, formatting, and editing changes are proposed. Some substantive standards are eliminated because of overlap or close similarity to regulations of general applicability (such as the bicycle parking and landscaping standards).

.090 Riparian Resource Overlay (existing):

Modifications to this section are proposed in order to better align with the existing County and City Subdivision standards.

.100 Rattlesnake Valley Overlay (existing):

Organizational, formatting and editing changes are proposed throughout. No substantive changes are intended. Because this district has never been applied, the question is raised as to whether it should remain, or be placed as part of an appendix.

.110 Planned Unit Development Overlay (existing):

This overlay is substantially reworked, including new criteria intended to provide clearer guidance for decision-making on PUD applications.

.120 Historic Overlay (deleted):

This existing overlay has never been applied. It exists as part of the existing chapter 19.58 Historic, Boulevard, and Park Environs District. Existing enabling language for future Historic Overlays still remains.

.130 Fort Missoula Historic Overlay (existing):

Organizational, formatting and editing changes are proposed throughout. No substantive changes are intended.

.140 Neighborhood Character Overlay (new):

This new overlay provides “enabling authority” for the creation of “neighborhood character” districts. The Overlay provides criteria and consistency for future applications.

.150 Hillview Heights Overlay (existing):

No substantive changes are proposed.

20.66 Parking and Access

Organizational, formatting, and editing are proposed throughout this chapter.

010. General:

A section on “applicability” has been added. Sections that address parking from other parts of the existing regulations are moved into this chapter.

.020 Required Motor Vehicle Parking:

Some revisions are proposed to the “Off-street Parking Schedule” in order to be responsive to current trends in parking calculations. A new section on “calculations” is added to help clarify how and what to count when determining parking spaces.

.050 Parking Area Design

This section provides new regulations referring the applicant to City Engineering for general parking area and driveway design. It continues to provide guidance for pedestrian walkways. Existing standards that are engineering-based will be moved to, and coordinated with, the City Engineering Department.

.070 Alternative Compliance:

This section is mostly new, allowing for the zoning officer to approved certain alternatives, while allowing other – more open-ended alternatives to be approved through an as-yet defined public process.

.080 Bicycle Parking:

Design and Location standards for Long Term Bicycle Parking are new.

.090 Drive-through Facilities and Vehicle Stacking Spaces:

This is a new section and provides clarification.

20.65 Landscaping

This chapter retains the substantive requirements of the City's existing landscaping regulations and attempts to combine various use and zoning-specific standards (such as EC district and multi-dwelling) into a single chapter. Other editing organizational changes have been made.

.020 General Site Landscaping:

A general tree replacement provision is included and comes from the existing townhouse regulations.

.070 Screening:

Eliminate screening requirements for multi-dwelling/townhouse from freeways and RRs.

.080 Landscape Materials and Design:

Plant Selection standards are expanded and the description of mulch is clarified.

20.105 Measurements and Exceptions

Organizational, formatting and editing occur throughout this Chapter. Additional graphics are added and clarification of "obstructions/projections" allowed into setbacks is added.

.070 Building Height:

This section is completely reworked in order to provide clear and simple direction.