

SUMMARY OF PLANNING BOARD MOTIONS FROM MAY 19, 2009 PUBLIC HEARING

Planning Board recommended revisions will be incorporated into a revised draft of the proposed City Zoning Ordinance – Title 20 and will be available for City Council consideration at a later date.

For a full description of the Planning Board hearing please go to the OPG website at: <ftp://www.co.missoula.mt.us/opgftp/Minutes/MCPB/2009/> and click on the specific date, or go to www.zoningmissoula.com.

Note: The amendments made by Planning Board are shown with a yellow (or grey) highlight and are based on staff notes from the meeting. Motions made for concepts (without specific language suggested) are also described. Additional direction or clarifications requested by the Board (without a motion) are shown in *italics*. Review of minutes from the meetings may yield additional clarifications and corrections. Planning Board reserves the right to revisit previously reviewed chapters to make additional revisions as needed and as additional review of the document occurs.

PLANNING BOARD MADE THE FOLLOWING MOTIONS:

Chapter 20.05. Residential Districts:

1. Make the following changes to **Table 20.05-3:**

- Change the existing B residential district to a proposed new RM1.5-45 district (1,500 square foot minimum lot area per unit/45-foot maximum height)
- Change the existing R-III and R-IV districts to a proposed new RM1.5-35 district (1,500 square foot minimum lot area per unit/35-foot maximum height)

Chapter 20.45. Accessory Structures and Uses:

2. Approve this chapter with the following amendment:

- **45.020. Parcel and Building Standards in Residential Districts, B Setbacks 2:**
Change the side and rear setback for R8, RT2.7, RM1, RM0.5, and RMH to 3'

Chapter 20.50. Natural Resource Protection:

3. **20.50.010. Hillside Protection, B Applicability:** add reference to “natural grade” per Planning Board original motion from April 29, 2009.

Chapter 20.70. Miscellaneous Regulations:

4. Approve this chapter with the following amendments: **.010. Unzoned Areas, E. Compliance with General Zoning Regulations:**

- Change the maximum height to match the recommended maximum height and setback for most single-dwelling residential districts. The table should include the following revisions:
 - Maximum height should be 30' for primary roof pitch less than 8/12 and 35' for primary roof pitch greater than 8/12.

- Add side yard setback footnote: Minimum interior side setback for principal buildings must equal at least 33% of the height of the subject building.

Chapter 20.100. Terminology:

5. Lot: *Strike the statement "see also parcel."*

Chapter 20.105. Use Classifications:

6. 20.105.060 Other Use Groups, A. Agriculture Crop:

- *Ensure that "community garden" can occur as a type of agriculture crop. Suggest striking the reference to community garden to this use classification does not preclude, and allow the separate description of "community garden" to remain unchanged.*

Chapter 20.110. Measurements and Exceptions:

7. 20.110.060. Building Height, A. Measurement:

- *Correct the drawing for a hip roof structure to match the text.*
8. Motion to recommend approval of the Public Hearing draft as amended to City Council.