



Project News #15 Zoning/Subdivision Regulations Update May 11, 2009

Planning Board Hearing and Review Work to Conclude

The latest rounds of Planning Board meetings for review of Consolidated Public Review Draft took place on May 5th and 6th. On May 5th the board discussed landscaping and parking chapters. Review of commercial and industrial zones occurred on the 6th. The Board will take the next week off to allow the consultant (Duncan Associates) time to incorporate the board's amendments into a revised draft. The next Planning Board meetings are scheduled for the 19th and 20th of May to wrap up review of the draft code.

In a Nutshell

The following is a short list of code items that have drawn attention over the past few months and a brief description of the Planning Board's recommendations regarding those issues.

- **Eliminate 1/3 ht Side Setback Regulation in Residential** – Reinstated in single family Districts
- **Standardized Approach to Density Calculation** - Accepted
- **Minimum Lot Size Requirements** - Accepted
- **Building Height Increases in Residential** – Removed from draft
- **Cluster and Conservation Developments** - Accepted
- **Lot Line House Development Option** – Removed
- **Accessory Dwelling Units (ADU's) Overlay Option** Accepted
- **Commercial Liquor and Beer Overlay change to conditional use** - Accepted
- **Bed and Breakfast Conditional Use in residential** - Accepted
- **New Administrative Adjustment process** - Accepted
- **New R3 Small Lot Zoning District**– Accepted and **added new district (RM1.5)**
- **Residential Wind Energy Generation Systems new regulations** - Removed
- **Dynamic Display Sign Regulations added** - Accept

Many of the accepted items above were 'accepted in concept' with recommendations for minor amendments. For a listing of Board motions and meeting minutes, please see the project website www.zoningmissoula.com. Summary of Motions made at the 28th, 29th, May 3rd and 4th are forthcoming. The next meetings (see notice right) will focus on review of the revised draft.

Comment on Zoning Ordinance Draft

As the Consolidated Public Review Draft moves through review, comments may be submitted to the City Council through the Office of Planning and Grants (OPG) at 435 Ryman, Missoula, MT 59802, or email opg@co.missoula.mt.us.

City Council Hearing to Address the Draft Code Review to be Moved

The proposed April 27 City Council meeting date was not met. New date to be determined.

- Meetings:**
- May 19 - Planning Board Public Hearing** is scheduled for **7:00 pm., City Council Chambers, 140 W. Pine**, public welcome.
 - May 20 - Planning Board Public Hearing** scheduled for **7:00 p.m. Room 201 County Courthouse** (Use Pine Street entrance), public welcome.

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Continuation of Public Hearing

Planning Board

**Project: Consolidated Public Review Draft of
The City Zoning Ordinance Update**

• **Tuesday, May 19, 2009 7:00 p.m.**

Topic: Review of revised draft

City Council Chambers, 140 W. Pine
Note: this is the 2nd item on the agenda

• **Wednesday, May 20, 2009 7:00 p.m.**

Topic: Items carried over from May 19th meeting

Note: new Location for meeting
Rm. 201 County Courthouse – Use Pine St. Entrance

**For More Info: Office of Planning & Grants:
406.258.4657 or www.zoningmissoula.com**

Written comments are encouraged and may be sent to Planning Board, 435 Ryman, Missoula, MT 59802

If anyone attending these meetings needs special assistance, please provide 48 hours advance notice by calling 258-4657. The City of Missoula will provide auxiliary aids and services.

