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RESOLUTION NUMBER 2011- 004

**A RESOLUTION TO AMEND SECTION 6.07,
THE MISSOULA DEVELOPMENT PARK
SPECIAL ZONING DISTRICT REGULATIONS**

WHEREAS, 76-2-201 M.C.A. authorizes the Board of County Commissioners to adopt zoning regulations; and,

WHEREAS, the Board of County Commissioners did adopt zoning regulations for Missoula County through the passage of County Resolution 76-113, as amended; and,

WHEREAS, 76-2-202 M.C.A. provides for the establishment and revision of zoning districts and regulations; and,

WHEREAS, a request to amend the Section 6.07 Missoula Development Park Special Zoning District (MDPSZD) Regulations was reviewed by the Missoula Consolidated Planning Board as required by Mont. Code Ann. § 76-2-204 at a public hearing held September 21, 2010; and,

WHEREAS, a notice of public hearing was advertised in the *Independent* on September 2, 2010 and September 9, 2010, and a hearing was held by the County Commissioners of Missoula County on October 6, 2010, in order to give the public an opportunity to be heard regarding the proposed rezoning; and,

WHEREAS, the Board of County Commissioners of Missoula County adopted a Resolution of Intent to amend the Section 6.07 Missoula Development Park Special Zoning District Regulations, and a protest period was held for thirty (30) days after the first publication of the Resolution of Intent on November 24, 2010; and,

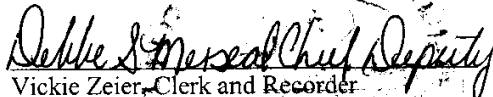
WHEREAS, no protest petitions were filed by persons who own real property within the area proposed for zoning regulation amendment (district freeholders);

NOW, THEREFORE, BE IT RESOLVED that Section 6.07 of the Missoula County Zoning Resolution, the Missoula Development Park Zoning District Regulations, is amended shown in Exhibit A attached.

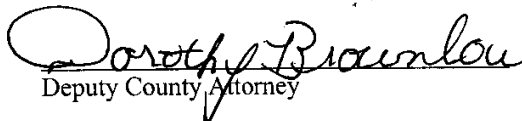
Copies of the regulations for the Missoula Development Park Special Zoning District are available for inspection at the Office of Planning and Grants, (4076) 258-4657.

PASSED AND ADOPTED THIS 18th DAY OF January, 2011.

ATTEST:


Vickie Zeier, Clerk and Recorder

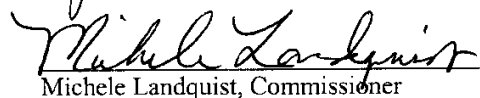
APPROVED AS TO FORM:


Deputy County Attorney

Section 6.07 – MDPSZD Regulations

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY


Jean Curtiss, Chair


Michele Landquist, Commissioner


Bill Carey, Commissioner

Pages: 15

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01/20/2011 09:02:34 AM Resolution
Vickie M Zeier, Missoula County Clerk & Recorder



EXHIBIT A

Section 6.07 -Missoula Development Park Special Zoning District Originally adopted by County Commissioners on September 25, 1996; and Amended January 30, 2008, and October 6, 2010.

A. Intent

The intent of this district is to accommodate a mix of industry and technology related land uses and community service and support activities. These standards are meant to promote a neighborhood of integrated uses and enhanced image.

B. General Provisions

1. Where provisions of this section conflict with other parts of the Resolution 76-1 13, the provisions of this section shall apply.

1. This section is subject to the following parts of County Zoning Resolution 76-1 13:

- a. Chapters I, IV, and VII;
 - b. Sections 2.03, 2.04, 8.01 through 8.08, 8.11, 8.12, 8.14, 8.15, 8.17, and other sub- sections as specified herein.

2. Definitions

Accessory Apartments. One or more dwelling units within a business building or in a detached building co-located with a business on the same property, which provides complete, independent, and permanent living facilities for each household. Accessory Apartments are only for the use and tenancy of people associated with the main business(es).

Accessory Use. A use clearly incidental, customarily found with and subordinate to the main use of the premises.

Airway Boulevard Corridor. Airway Boulevard Corridor is generally described as two lots, either side of Airway Boulevard, shall specifically mean and refer to the following described lots as shown on the approved preliminary plat of the Missoula Development Park:

Block 9 Lots 3, 4, 5, 6, 7A, 7B, 8 and 9; Block 10 Lots 1 and 2; Block 11 Lots 1 through 4; Block 13 Lots 1, 2, 3, 4, 9 and 10

Bicycle Parking. Class I Facility. A high security facility to fully protect the entire bicycle and its components and accessories from theft and weather. These facilities are intended for long-term Use. Examples are bicycle lockers, in-building parking, check-in systems, fenced areas and covered parking structures, which are attended.

Bicycle Parking. Class II Facility. A stationary rack to which the user can lock the bicycle frame and both wheels with a U-shaped or cable lock.

Boulevard. The area of public right-of-way between the edge of the public street, whether curbed or not, and the private property line.

Caretaker Apartment. One and only one dwelling unit within a business building which provides complete independent and permanent living facilities for one household. Occupancy of a caretaker apartment is restricted to the household of an owner or employee of the business in which it is located.

Civic Center. A building or complex of buildings that house government offices and services and which may include cultural, recreational, athletic, convention and entertainment facilities owned leased or operated by a government agency.

Conference Center. A building or rooms used for conventions, seminars, workshops or similar activities and which may include dining, lodging and other compatible accessory facilities for participant use.

Existing Grade. The grade of a site prior to building construction and after road and utility construction.

Finished Grade. The grade of a site after construction inclusive of retaining walls.

Incidental use of stone and wood. Stone or wood used as mulch in a planting bed with plantings that will provide a minimum of 50% coverage at maturity and/or stone (mixed sizes and boulders) that is designed to function as an intermittent channel for stormwater run-off.

Industrial Mini-Warehouse. A building with divisions separately rented or leased for the purpose of storing retail, wholesale or industrial materials, or merchandise.

Noxious Weed Control. Site and vegetation management in conformance with Missoula County Weed Control Act and the Missoula County Noxious Weed Management Plan.

Sign, Back Lit. A sign with letters raised beyond the sign's background and the covered lighting source, which illuminates the background.

Sign, Externally Lit. A sign illuminated by external lights, spot or otherwise.

Sign, Internally Lit. A sign made of translucent material with internal lights.

Yard, Front. The yard that exists between a principal building and the street(s) on which the building is located, extending along the full length of the street between the side property lines.

Yard, Rear. The yard that exists between a principal building and the rear property line of the parcel on which the building is located, extending along the full length of the rear property line between the side property lines.

Yard, Side. The yard that exists between a building and the side property line of the parcel on which the building is located, extending along a side property line from the point of the minimum front setback to the point of the minimum rear setback.

C. Permitted and Conditional Uses

It is not the intent of this district to permit any use, which generates dust, fumes, smoke, vapors, odors, or noise; or, uses which degrade air or water quality, or pose a threat to the health and safety of the community. No building or lot shall be used, maintained, erected, altered, replace, or occupied except for one or more of the following uses:

1. LIGHT INDUSTRIAL

a. Permitted Uses

- Light manufacturing, processing, fabrication, and assembly of products or materials.
- Warehousing and related distribution.
- Industrial mini-warehouse.
- Incidental retail, repair, or service of products manufactured or warehoused on site.
- Research and development offices and laboratories.
- Private or public vocational training facilities.
- University Business and Technology Business Park.
- Educational and institutional offices and displays.
- Caretaker apartment, Accessory to A Permitted Use.
- Correctional institutions and facilities.
- Fire stations and law enforcement patrol offices.
- Accessory building to A Permitted Use.

b. Conditional Uses

- (1) Within the Airway Boulevard Corridor, the following shall be conditional uses and shall meet the site development standards of Sections D and E:

- Sale and service of automobiles, motorcycles, trucks, marine and recreational vehicles
- Retail or wholesale of furniture, hardware, home building supply, automotive supply, electrical, plumbing, machine parts, and tools.

- (2) As a conditional use, outside storage may be permitted as accessory to an on-site use on all lots except those adjacent to Interstate 90, specifically Lot 1, Block 2; Lots 2, 4, 5, 6 and 7, Bloc 3; Lots 1 and 6, Block 5; and Lots 3 and 4, Block 7. If these lots are combined with other lots or reconfigured, the restriction for outside storage shall apply to the area of their original configuration. Conditional uses for outside storage shall meet the standards of Sections D and E.

2. COMMUNITY COMMERCIAL

a. Permitted Uses

- Full-service destination and transient lodging.
- Bars, off-sale liquor stores, and on-premise consumption of alcohol.
- Civic, conference and cultural centers.
- Private or public vocational training facilities.
- University Business and Technology Business Park.
- Educational and institutional offices and displays.
- Indoor recreational and amusement facilities.
- Accessory apartments. The total floor area of accessory apartments shall not exceed 25% of the total floor area of the primary use located on the property.
- Fire stations and law enforcement patrol offices.
- Business, professional, and government offices.
- Radio or television offices and studios.
- Financial institution and drive-through.
- Automotive service station.
- Convenience and specialty store (foods, ice cream, coffee, bakery, etc.).

- Restaurant, café, and other food services.
- Personal services.
- Day care facility.
- Retail food store.
- Retail sale of goods incidental to a permitted use.
- Accessory building and uses.

b. Conditional Uses

(1) Within the Airway Boulevard Corridor, the following shall be conditional uses and shall meet the site development standards of Sections D. and E.:

- Sale and service of automobiles, motorcycles, trucks, marine and recreation vehicles.
- Retail or wholesale of furniture, hardware, home building supply, automotive supply, electrical, plumbing, machine parts, and tools.
- Retail sale of goods, including retail food store

3. NEIGHBORHOOD COMMERCIAL

a. Permitted Uses

- Automotive service station.
- Convenience and specialty store (foods, ice cream, coffee, bakery, etc.).
- Restaurant, café and other food services.
- Personal services
- Day care facility accessory to another permitted use.
- Retail food store not to exceed 3,500 square feet.
- Retail sale of goods incidental to a permitted use.
- Accessory apartments. The total floor area of accessory apartments shall not exceed 25% of the total floor area of the primary use located on the property.
- Accessory building and uses.

4. TECHNOLOGY

- c. Permitted Uses as allowed by MCA 7-15-4295 with sub. 1 and Missoula County Resolution No. 2005-121.

These uses include businesses or organizations engaged in technology based operations within Montana that through the practical application of science to commerce or industry, includes, but is not limited to elements of the following:

- The tools and machines that help solve problems;
- The techniques and knowledge that includes methods, materials, tools, and processes for solving a problem (such as building technology or medical technology);
- A culture-forming activity (such as manufacturing technology, infrastructure technology, or space-travel technology);
- The application of resources to solve a problem (such as knowledge, skills, processes, techniques, tools, and raw materials).
- Caretaker Apartments, Accessory to A Permitted Use.
- Accessory apartments. The total floor area of accessory apartments shall not exceed 25% of the total floor area of the primary use located on the property.

- Accessory Buildings, Accessory to a Permitted Use.
- Day care Facility, Accessory to a Permitted Use.

In addition, a determination shall be made by Missoula County Development Park Manager or successor that the proposed use meets the standards of MCA 7-15-4295 with sub. 1 and Missoula County Resolution No. 2005-12, as adopted or subsequently amended.

D. Site Development Standards

1. Space and Bulk Requirements

a. Maximum Lot Building Coverage (as determined from the primary use):

- (1) 60% for Warehousing and Industrial Mini-Warehouse.
- (2) 40% for Light Manufacturing and R&D.
- (3) 25% for all other uses. 50% if located with accessory apartments.

b. Minimum Setbacks

(1) Lots fronting on:	Front Yard <u>Airway Blvd.</u>	Front Yard <u>Expressway</u>	Front Yard <u>Other Street</u>	Side/Rear <u>Yards</u>	Building <u>Separation</u>
<u>Sub-District</u>					
Light Industrial	60'	50'	40'	20'	20'
Community Comm.	60'	50'	40'	40'	40'
Neighborhood Com.	60'	50'	40'	30'	30'
Technology	60'	50'	40'	20'	20'
(2) Parking/ Driveways	20'	20'	15'	15'	15'

(3) Driveways or parking areas shared by adjacent owners have no setbacks from the shared lot line.

c. Maximum Height

No building shall exceed a height equal to the shortest distance between the building and the closest lot line, to a maximum of fifty (50) feet. Height shall be measured from finished grade to the highest point of the building. Subject to approval by the Missoula County Airport Authority, structures shall comply with Part 77 of Federal Aviation Regulations (FAR).

d. Traffic Safety Visibility

Traffic safety requires sight distances be maintained on lot corners formed by intersecting public streets or a public street and access driveway. Control areas are defined and restricted as follows and shall be reviewed and approved by County Public Works prior to building permit approval:

(1) Visibility Obstruction Triangle.

On intersecting public streets with no stop control, the triangle is defined by the rights-of-way intersect point and points on the rights-of-way which are fifty (50) feet back from the intersect point.

On intersecting public streets with one stop control, the triangle is defined by the rights-of-way intersect point, a point on the uncontrolled right-of-way which is seventy-five (75) feet back from the intersect point and a point on the control right-of-way which is fifteen (15) feet back from the intersect point. The standard shall also apply to driveways, which access public streets, with points being placed on the right-of-way and driveway edges.

(2) Clear Zone of Visibility.

As measured from the center of the public street or driveway, a space within a Visibility Obstruction Triangle which extends vertically from two and one-half feet to eight feet.

(3) No building, off-street parking area, or off-street loading area shall be located in a Visibility Obstruction Triangle.

(4) No finished grade, fence, sign, landscaping berm, shrubbery or tree foliage shall extend into the Clear Zone of Visibility.

2. Off-street Parking, Off-street Loading, Driveways and Access

a. Sections 3.02 and 3.03 of Resolution 76-1 13 shall apply, unless otherwise stated

(1) For industrial zoned lots, there shall be a minimum of one parking space per two employees at peak shift. The maximum number of parking spaces must allow a minimum of twenty percent (20%) of the lot area in landscaping, excluding approved landscape division areas. Any parking plans must have Missoula Development Authority approval prior to issuance of a zoning compliance permit for the main use.

(2) For commercial zoned lots, the number of off-street parking spaces constructed shall not exceed the minimum number of spaces required in Section 3.02 by more than ten percent (10%).

a. Access (approach) points to public streets must be approved by the County Public Works Department before a building permit is issued.

b. All off-street parking and off-street loading areas shall be connected to a public street by a paved driveway(s). Off-street loading in front yards is prohibited.

c. All off-street parking areas, off-street loading areas, and driveways shall be paved or surfaced to conform to County Public Works and City/County Health Department requirements. Parking areas shall be striped and defined by poured curb and gutter or an alternative approved by the Office of Planning and Grants and County Public Works Department to prevent vehicles from encroaching onto adjacent landscaping and pedestrian paths. Plans must be approved by the County Public Works Department.

3. Signs

a. Sections 3.04A. through 3.04L. of Resolution 76-113 shall apply.

b. Privately Owned Lot Areas:

- i. As measured in background profile, the maximum signing allowance for each lot is one hundred (100) square feet, or one (1) square foot of signing per one hundred (100) square feet of business floor area to a maximum of two hundred (200) square feet. Directional required signs shall not be assessed against this signing allowance.
- ii. All signs shall have a minimum setback from all property lines of ten (10) feet. No pole sign shall overhang a sidewalk, pedestrian path, traffic lane or parking area.
- iii. The following types of signs are prohibited; billboards, off-premise, projecting, roof, portable, trailer mounted, moving, flashing, blinking, or signs, which use intermittent light sequence or glitter material.
- iv. Internally lit signs are restricted to commercial retail and service uses, which are open for business at night and shall be turned off when the business is closed.
- v. Externally lit or back lit signs are permitted. The source of illumination shall not be directly exposed to view and reflected light shall not exceed one (1) foot-candle.
- vi. Signing allowances may be applied with the following types of signs in the maximum number height and size indicated:

Type	Number	Height	Size
Pole (night business*)	One	24' above the road**	48 s.f.
Pole (day business)	One	16' above the road**	32 s.f.
Wall (surface)	Two	2' below roof lines***	10% of the wall
Directional	As needed	10' above Finished grade	12 s.f.

* Open for business at night.

** As measured at the centerline of the closest adjacent street. (I-90 not included)

*** As defined by a parapet or eaves and no more than 24' above finished grade.

- vii. The total signing allowance for directional signs is fifty (50) square feet. One directional sign may be located at each access point.

4. Exterior Lighting (This standard does not apply to ballpark field lights)

- d. Exterior lights, pole or wall mounted, shall not exceed a height of forty (40) feet.
- e. Exterior lights shall have reflectors, shields or refractor panels which provide a total cut off of light rays at an angle* of less than ninety (90) degrees.
- f. Exterior lights shall emit maximum candlepower at an angle* no greater than seventy-five (75) degrees.

* As measured from a vertical line from the light source to the ground.

5. Landscaping

- a. Areas to be landscaped shall be planted in living ground cover with a mix of lawns, flowerbeds, evergreens, shrubs, deciduous trees and natural grasses. Use of stone and wood shall be incidental. Landscaping may incorporate the use of structural features, including but not limited to, walls, fences, benches, kiosks, fountains, pools and outdoor art work. Landscape features shall accomplish the following objectives:
 - (1) Emphasize entrances to the property and buildings;
 - (2) Screen trash receptacles, out buildings, mechanical equipment, utility features and designated outside storage and loading areas;
 - (3) Blend with, and gradually transition into, adjacent open space, boulevards, parks and landscaping on adjacent properties; and,
 - (4) Buffer impacts between different adjacent land uses on the same or adjacent lot.
- b. For purposes of this sub-section; the owner may create "landscape division lines" to define lot portions for future expansion or subdivision. Such "landscape division lines" shall fully encompass all improvements, setbacks, and areas for required landscaping. Except for required front yards on Airway Boulevard and Expressway, which shall be landscaped, the lot area outside division lines shall not be subject to the landscaping requirements of this section, but shall be kept free of trash, have noxious weeds controlled, shall not be used for parking, storage or fill material and shall be kept mowed to a maximum height of six (6) inches or a stand of natural grasses maintained weed-free shall be allowed to grow unmowed; during times of very high fire danger natural grasses must be watered to keep moist or cut to 10 inch height.

Concept: Irrigation system features are specified to minimize water application. Reducing the application of water during the growing season will reduce the amount of run-off water generated by the irrigation system. (additional calculations are provided to demonstrate natural stormwater and irrigation caused run-off quantities. Sensors at Controllers and heads with the least precipitation rates are described.)

The irrigation plan shall include:

- (1) Controller: Use a controller with at least one of the following water conservation devices installed and operational; rain shut-off sensor, soil moisture or ET sensor, or weather station. Controller shall be equipped with 'cycle-soak feature.
 - (2) Spray heads, Rotors: Use most recent technologies to provide uniform coverage, large droplet size, low angle trajectory and low precipitation rates. 'Matched Precipitation Rate (MPR)' nozzles are recommended.
 - (3) The zoning officer has some discretion in the strict application of these standards based in current water conservation technology.
- c. All landscaped areas shall be maintained and irrigated by an automatic underground sprinkler system and surface drip or xeriscape, low volume system with backflow prevention. The goal of irrigation design is to maximize water conservation and minimize the rate of application.

Concept: The use of grasses is increased. Grasses are consistent with the natural landscape at the Missoula Development Park, are low maintenance, and use limited amounts of supplemental irrigation. Native grasses need irrigation for the first 3 years during establishment and then only 2-3 times annually. Grasses can be used in raised berms that collect or direct stormwater runoff away from infrastructure to help prevent damage from saturated, unstable soils.

- c. Natural grasses may be used for 100% of the area of the plant cover in the rear yard, 50% of the area in the side yard and up to 20% of the area in the front yard area; when used in the front yard, plants (not seed) are to be planted and may be 4" pot size, or larger, at spacing recommended. Natural grasses are defined as native, adapted non-native and ornamental grasses that may be planted in the side or rear yard by seeding method or by planting plants.

List of Grasses

Spacing in Planting Bed

Natives: Bluebunch Wheatgrass, Idaho
Fescue, Junegrass, Rough Rescue, Basin
Wildrye

1-2 feet or seeded @ 15#/acre

Adapted Grasses: Intermediate Wheatgrass
Sheep Fescue, Hard Fescue

Seeded @ 15#/acre

Ornamental Grasses: Blue Oatgrass, Blue
Fescue, Karl Forester, Tufted Hairgrass

2-6 feet

- e. Exclusive of boulevard trees as required by Section D.5.g. (1), there shall be a minimum of one tree planted for each two thousand (2,000) square feet of on-site landscaped area. Minimum tree size at planting shall be two inch (2") caliper (American Nursery Standard) and eight feet (8') tall. Minimum size for a shrub at planting is 24 inches (height or spread depending on species).

- f. For each ten (10) contiguous parking spaces there shall be a landscape island. Landscape islands shall be a minimum of one hundred-fifty (150) square feet and shall contain no fewer than one (1) tree or three (3) shrubs such that no parking space shall be more than fifty (50) feet from a tree or shrub trunk.

- g. Boulevard Landscaping Standards

(1) Boulevard landscaping shall contain grass and one (1) tree per every forty feet (40') of street frontage. Minimum size at planting shall be two inch (2") caliper (American Nursery Standard) and eight feet (8') tall. Boulevard trees shall be (a) Green Patmore Ash, or (b) Burr Oak, or (c) Greenspire Little Leaf Linden, or a substitute approved prior to issuance of a zoning compliance permit.

(2) Boulevard landscaping may also consist of shrubs, flowers, or other ornamental plants. Except for sidewalks, walkways, benches, bus stops, kiosks, driveways and signs, boulevard landscaping shall not include non-living materials.

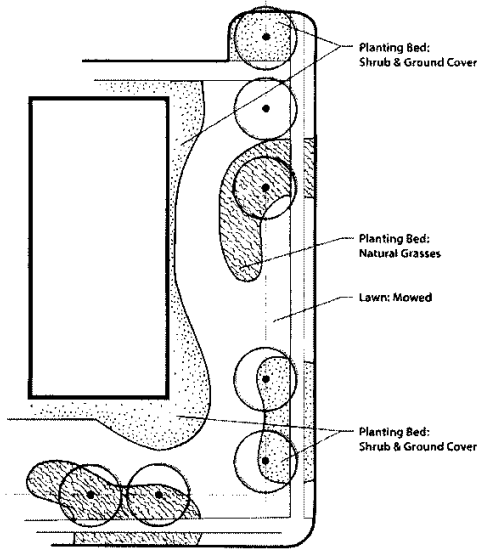


DIAGRAM I-a:
FRONT YARD AREA WITH NATURAL GRASS PLANTING BEDS & GROUPED BOULEVARD TREES

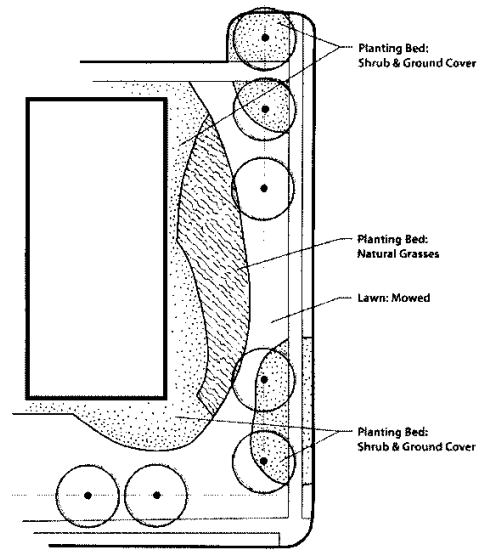


DIAGRAM I-b:
FRONT YARD AREA WITH NATURAL GRASS PLANTING BEDS & GROUPED BOULEVARD TREES

h. Except for excluded areas (see b. above), all lot areas shall be landscaped. The total area paved on any lot shall not exceed the minimum required by this section and standards of the County Public Works Department and Missoula Health Department. Lots within the Light Industrial sub district shall have a minimum of twenty percent (20%) of the lot in landscaping, excluding approved landscape division areas.

i. A detailed landscaping maintenance plan must be submitted with all development permit applications. The landscaping maintenance plan must cover all developed and undeveloped areas of the property and include methods for providing the following:

- Consistent irrigation
- Integrated pest management
- Fertilization
- Tree care and pruning
- Replacement of lost vegetation
- Weed management plan that includes methods to control all the noxious weeds listed in the Missoula County Weed District plan.

6. Grading and Drainage

a. Plans must be approved by the County Public Works Department.

b. The landscape design shall incorporate berms and/or landscape grading to:

- (1) slow or direct stormwater run-off,
- (2) provide shallow infiltration and evaporation, and
- (3) distribute collection and detention throughout the site to minimize large, ditch like detention ponds, and to

- (4) minimize standing water, especially due to the collection of irrigation run-off.
- c. Drywells (Sumps) are not allowed within the Missoula Development Park.
- d. Each site will provide for the adequate storage for the difference between the existing storm runoff for 24 hour-100 year storm and the developed runoff for the 24 hour-100 year storm.

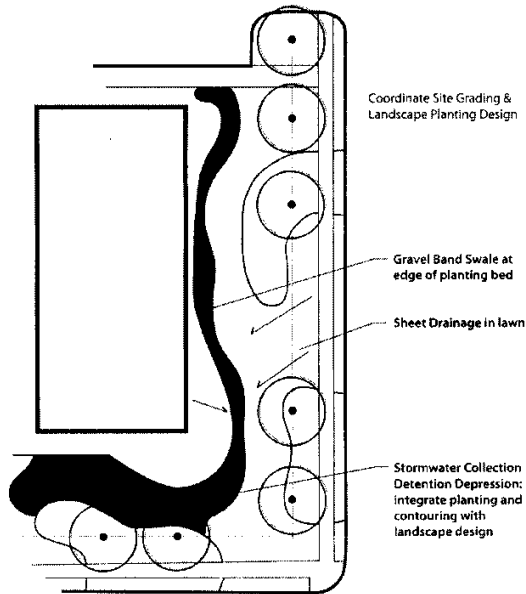


DIAGRAM 2-a:
STORMWATER & LANDSCAPE INTEGRATION

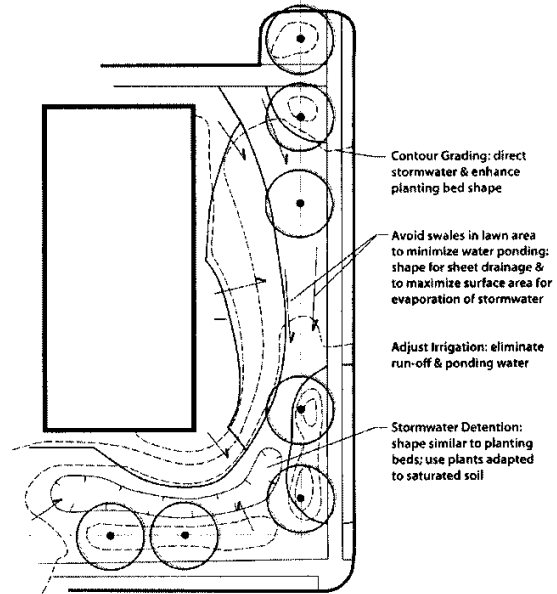


DIAGRAM 2-b:
STORMWATER & LANDSCAPE INTEGRATION

7. Fences

- a. Except for screening required herein, fences are not permitted in front yards. Except for security or screening use, fences shall not exceed a height of five (5) feet.
- b. Security fences are restricted to rear yards and the rear one-half of side yards, and shall not encompass areas beyond a functional minimum. Where secured area is less than 40 feet from the property line, locate fences on property line to facilitate access to side and rear yards for maintenance. Use of security fences, is restricted to securing company vehicles, outside storage units, equipment specified in sub-section 10.e. and along public park boundaries adjacent to railroad right-of-way.
- c. Fences shall be kept in good repair and free of trash and weeds. Use of barbed wire, other than in security fences, and use of razor wire or electric fence is prohibited.

8. Pedestrian Movement, Sidewalks, and Safety

- a. Movement. At a minimum and on the same property, pedestrians shall be able to walk on paved surfaces, sidewalks, or combinations thereof, between the following:
 - (1) Entrances to the same or separate buildings;

- (2) Building entrances and parking lots; and,
- (3) Building entrances and a public street or sidewalk.

b. Sidewalks. A cement sidewalk which meets ADA standards shall lead from each building entrance to the closest point on an adjacent driveway or parking area.

c. Safety. Land uses frequented by the public, including apartments, shall separate pedestrian and vehicle traffic by means of cement sidewalks constructed to lead from public entrances to adjacent public streets, public sidewalks, and parking lots.

9. Bicycle Parking.

Bicycle parking facilities shall be in clearly designated, safe, and convenient locations and shall not impede pedestrian access or movement. Facilities shall be placed no more than fifty (50) feet, from the intended building entrance.

- a. Non-residential Use. Class II facilities shall be provided to accommodate bicycle parking at a ratio of (1) bicycle for every four (4) automobile parking spaces. At a minimum, there shall be a facility for one (1) bicycle.
- b. Residential Use. Bicycle parking facilities shall be provided for each structure used in whole or in part as a multi-family dwelling. Such structures shall have Class I facilities to accommodate one (1) bicycle for each dwelling unit and Class II facilities to accommodate one (1) bicycle for every five (5) dwelling units.

10. General Site Standards.

- a. Utility lines shall be buried.
- b. Outside Storage.
 - (1) Except where permitted as a conditional use, outside storage is restricted to materials within truck trailers, vans and other types of enclosed mobile storage units accessory to an on-site use.
 - (2) Areas for approved outside storage shall be designated on the site plan. Outside storage areas shall be paved, landscaped in accordance with this section, and located in a rear yard, or in the case of corner lots, located in the rear one-half of side yards.
 - (3) Where outside storage is authorized as a conditional use, the standards of Section E. must be met.
- c. Manufacturing, assembly, servicing, or processing of materials, goods or products shall be conducted within enclosed buildings.
- d. Accessory buildings are not permitted within a front yard.
- e. Mechanical equipment mounted on a roof, stand or ground; lift and pumping stations for water and sewage; bins, storage tanks, accessory buildings and trash receptacles; and, pad mounted utility equipment and utility buildings are subject to the following:
 - (1) Unless otherwise required by function, such devices and uses shall be located in rear yards or the rear one-half of side yards; and,

- (2) Assuming a pedestrian's view along applicable lot line(s), or portions thereof, such devices and uses shall be screened by shrubs, decorative fences, facades, walls, or any combination thereof, as follows:

- (a) 75% opacity as viewed from the front yard;
- (b) 50% opacity as viewed from the side yard; and,
- (c) 25% opacity as viewed from the rear yard.

f. Inordinate use of colors, symbols, designs, structures or any aspect of development which is unsightly or wholly inconsistent with adjacent development and the theme of the Development Park is prohibited.

g. With the exception of one-day promotions for on-site businesses or non-profit fund raising, roadside vending stands, or the "For Sale" display of goods or services on a private frontage are prohibited. All such activities are prohibited on public right-of-way.

E. Conditional Uses

1. The purpose of this section is to provide additional design standards for conditional uses within the Airway Boulevard Corridor allowed in Sections 6.07.C.1.b. (1) and 6.07.C.2.b. (1) of this district.

- a. Perimeter Buffer Landscaping. When a lot is located adjacent to a public right-of-way, a minimum of twenty (20) foot perimeter landscaped buffer shall be planted with shade, canopy or ornamental trees and shrubs, and mowed turf, excluding that area required for sidewalks. The twenty (20) foot width may, at the discretion of the Zoning Officer, include landscaping in the boulevard.
- b. No free-standing light fixture shall exceed thirty feet (30') in height.
- c. For outdoor display and parking areas, landscaping in the amount of ten percent (10%) of the paved area shall be placed within the paved area. The landscaping in the outdoor display and parking areas contributes to the total on-site landscaping required in the zoning.
- d. Except as integral to permitted signs, the use of neon or directly exposed lighting tubes external to the building is prohibited.

2. The purpose of this section is to provide standards for conditional uses for outside' storage allowed in Section 6.07.C.1.b. (2).

- a. Outside storage shall be located in the rear yard and/or the rear one-half of side yards. Outside storage shall be screened to a minimum of seventy-five percent (75%) year-round opacity (within three (3) years in the case of vegetative screening), as viewed from the public right-of-way, or from the lot line of common boundaries of adjacent lots or parks. The height of storage shall not exceed the height of screening.
- b. Screening may consist of landscaped berms, decorative fences, walls, facades, coniferous shrubs and trees, the sides of buildings, or any combination thereof. Berms shall not exceed a 2:1, (2 feet horizontal and one foot vertical) slope and shall have a crown of at least two feet (2') in width. Design of the screening must be approved by the Missoula Development Authority prior to issuance of a zoning compliance permit for the main use.

- c. Proposed outside storage areas shall not exceed twenty-five percent (25%) of the lot area, excluding areas outside the landscape division line, and shall be shown on the site plan. The development application shall also include an elevation drawing of the screen design and a brief narrative describing the stored items.
- d. The Zoning Officer has some discretion in the strict applications of these standards based on topography, existing adjacent screening, and zoning or use of adjacent lots.

F. Plans

Before building permits are approved, a narrative and scaled graphics shall be provided by the developer to demonstrate compliance with this section. A Plans Checklist may be obtained at the Office of Planning and Grants.