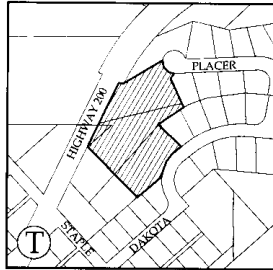


2
4B

RESOLUTION 2007- 091

**A RESOLUTION TO APPLY THE CHEYENNE LANE PLANNED
VARIATION TO THE C-RR3 (RESIDENTIAL) ZONING DISTRICT ON THE
CHEYENNE LANE SUBDIVISION LOCATED IN EAST MISSOULA
BETWEEN DAKOTA AVENUE AND HIGHWAY 200 EAST IN THE SE ¼
OF SECTION 13 AND THE NE ¼ OF SECTION 24, TOWNSHIP 13N,
RANGE 19W, P.M.M. (SEE MAP T)**



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, Section 8.13 of the Missoula County Zoning Resolution authorizes the application of Planned Variations to modify space and bulk requirements for specific property in any zoning district created under the County Zoning Resolution 76-113, as amended, in order to permit innovative approaches to housing and environmental design.

WHEREAS, a notice of a hearing to be held on May 2, 2007, was mailed to freeholders within three hundred (300) feet of the Planned Variation on March 21, 2007; and,

WHEREAS, notice was posted at the area affected at least 15 days prior to the May 2, 2007, hearing; and,

WHEREAS, a notice of a hearing to be held on May 2, 2007, was published in the Missoulian on April 1 and 8, 2007; and,

WHEREAS, on May 2, 2007, the Board of County Commissioners voted in favor of applying the Cheyenne Lane Planned Variation to the C-RR3 (Residential) zoning district of the Cheyenne Lane subdivision, as amended and shown in the attachment to this resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Cheyenne Lane Planned Variation, as shown in the attachment, shall apply to the Cheyenne Lane Subdivision, which is zoned C-RR3 (Residential).

DATED THIS 13th **DAY OF** June, 2007

ATTEST:

Vickie M. Zeier
Vickie M. Zeier, Missoula County Clerk
Janet K. Barnes
DEPUTY
Vickie Zeier, Clerk and Recorder

APPROVED AS TO FORM AND CONTENT:

Michael Senestedt
Michael Senestedt, Deputy County Attorney

**BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY**

Barbara Evans
Barbara Evans, Chairman

Jean Curtiss
Jean Curtiss, Commissioner

Bill Carey
Bill Carey, Commissioner



CHEYENNE LANE PLANNED VARIATION**A. Intent**

The intent of the Cheyenne Lane Planned Variation is to provide single family residential lots of a reasonable size. The allowance recognizes the need for the relaxation of larger-lot single family zoning requirements, thereby making more efficient use of infrastructure, utilities, and nearby community services. These standards are intended to provide adequate yard and building areas, and increased landscaping to promote an aesthetic neighborhood quality. The following criteria shall apply to this subdivision.

B. Space and Bulk Requirements

Number of Lots Up to 14 single detached dwelling units and up to one half plex (attached 2-unit townhome)

Area of the Site 2.87 acres

Maximum Building Height 30 feet

Minimum Lot Size (Net) 5000 square feet

Minimum Lot Width 45 feet for single detached dwellings, and 40 for half-plex (attached two-unit townhome) dwellings

Setbacks:

Front 12.5 feet, measured from edge of right of way.

Side None, except that lots directly adjacent to the exterior boundary of the subdivision shall maintain a 7.5 foot side yard setback. Side yard setback shall be measured from the side property line or abutting private access easement

Rear 15 feet, measured from rear property line, except that lots with rear yards adjacent to Highway 200 shall be a minimum of 20 feet.

Garage Garages which access from a street shall have a minimum 20 foot front setback from back of sidewalk

C. General Standards

1. Each home shall have a front porch, with the front porch and front building façade oriented toward the front property line.
2. Fifty percent (50%) of the lots within this subdivision shall be constructed with single detached dwelling units where the building footprint does not exceed 900 square feet in size, exclusive of everything except the ground floor living area.



Missoula County Vickie M Zeier RES

200714985

Page: 2 of 2

06/14/2007 11:47A

BK-799 Pg-518