

RESOLUTION 81-132

A RESOLUTION AMENDING SPECIFIED CITIZEN INITIATED ZONING DISTRICTS.

WHEREAS, the Missoula County Planning and Zoning Commission has created numerous zoning districts and has adopted regulations for such districts; and,

WHEREAS, it is necessary to revise district regulations from time to time to address community needs and the needs of district residents; and,

WHEREAS, after proper advertising within each district, the Planning and Zoning Commission conducted public hearings on June 24 and July 8, 1981, to receive public comment on the proposed amendments; and,

WHEREAS, the Planning and Zoning Commission subsequently adopted the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners does hereby affirm the decision of the Planning and Zoning Commission on the following specified amendments:

Section 1. County Zoning Districts 4, 5, 6, 7, 9, 10, 12, 12A, 13, 14, 16, 17, 18, 19, 30, 32, 33, 34, 37, 38 and 39 are hereby amended to include the following as permitted uses.

-Bus stop signs placed by the Missoula Urban Transit District.
-Bus stop bench advertising: Signs on bus stop benches are allowed subject to the following standards:
 - a. This allowance extends only to those benches placed under agreement with Missoula County at locations specified by the Missoula Urban Transit District.
 - b. Signs on bus benches are subject to the safety and maintenance provisions of Section 3.04 of Resolution 76-113.
 - c. For the purpose of enforcing safety and maintenance requirements, the bench is to be considered as part of the sign.
 - d. Signs are restricted to the side of the backrest facing the public right-of-way and shall not extend above or beyond the bench.

Section 2. Section I of County Zoning Districts 7, 8, 9, 12, 13, 14, 16, 17, 18, 19, 25A, 26, 31, 33, 34, 35, 37, 38, 39 and 40 is hereby amended to include the following:

Home Occupations as Customary Uses and Special Exceptions

A. INTENT

These amendments are proposed with the following intentions:

1. To provide greater flexibility in the types of uses allowed as home occupations.
2. To set performance standards as the means to protect the residential character of neighborhoods where home occupations are located, and otherwise clearly prohibit a range of intensive non-residential uses which should not be permitted.
3. To apply these standards to all citizen initiated zoning districts except Zoning Districts 4, 10, 12A, 32 and 36.
4. To establish this supplementary regulation as the basis for other amendments to create administrative procedures and definitions.
5. To separate home occupations into two categories:
 - a. Customary uses, which are allowed if specified criteria are met; and,
 - b. Special Exceptions, which are subject to specified performance standards and a public hearing.

B. DEFINITION

Home Occupation (Defined). Any use customarily conducted entirely within a dwelling or permitted accessory building and carried on by the inhabitants thereof, which is clearly incidental and secondary to the purposes of dwelling, OR, any use which has been approved as a Special Exception after public hearing and meets the performance standards set forth in this regulation.

C. STANDARDS

1. Customary. A customary home occupation is a permitted use, provided the following limitations are met:
 - a. The activity uses less than twenty-five (25) percent of the dwelling floor space or is located in an existing residential accessory building, or portion thereof, not to exceed an area equal to twenty-five (25) percent of the dwelling floor space.
 - b. The use shall not produce light, noise, odor, traffic, parking demand or any exterior activity inconsistent with the character of the neighborhood.
 - c. The use has no displays, advertising or signs.
 - d. There are no outside employees.
 - e. There is no increased parking demand.
 - f. Tradesmen such as electricians, carpenters and plumbers may keep one work vehicle on the property. There shall be no outside storage of tools or materials.
 - g. There is no necessary or intended remodeling of existing structures or new accessory structures, to accommodate the home occupation.
2. Special Exception. Uses which cannot qualify as customary home occupations may qualify as a Special Exception provided the following standards and limitations are met:
 - a. Hearing Procedure
 - (1) Hearing and Application Required. The Board of County Commissioners shall hold a public hearing. Written applications for home occupation permits shall be received thirty (30) days in advance of the hearing date and shall contain the following:
 - (a) A check for the specified fee made out to the Missoula County Treasurer.
 - (b) A legal description of the subject property.
 - (c) A detailed description of the intended home occupation.
 - (d) A site plan at a scale of not less than 1" = 20 feet, showing the following:
 - 1- Dimensions, positions and setbacks of all existing and proposed structures, storage areas, driveways and parking areas.
 - 2- Present and proposed use of existing and new structures.
 - 3- Lot lines and their dimensions.
 - 4- Adjacent streets, alleys and sidewalks.
 - 5- All structures within fifty (50) feet of the property and their current use.

- 5- Location, height and description of existing and proposed trees, vegetation and decorative fences.
- (e) A landscape plan.
- (f) A listing of any Federal, State and local licenses required of this activity.
- (g) The signature of the property owner if not the same as the applicant.
- (2) Notice of Hearing. The Zoning Office shall give notice of the hearing as follows:
 - (a) The Zoning Office shall publish a notice in a newspaper of general County circulation, which shall appear at least fifteen (15) days prior to the public hearing.
 - (b) The notice shall contain:
 - 1- The type of application sought;
 - 2- The location of the property;
 - 3- The date, time and place of the public hearing;
 - 4- A statement that the application is on file for public inspection at the County Zoning Office; and,
 - 5- A map depicting the property location.
 - (c) The Zoning Office shall post the notice in three (3) public places at least fifteen (15) days in advance of the hearing. 76-2-106 MCA.
 - (d) The Zoning Office shall send written notification to property owners according to the following procedures:
 - 1- Mailing lists shall include all persons listed on the last completed tax assessment list who own property within three hundred (300) feet of the applicant's property.
 - 2- The mailing shall be made at least fifteen (15) days prior to the public hearing.
 - 3- The notice shall contain a brief description of the district boundaries and regulation; the nature of the application; the time, place and date of the public hearing; and, the phone number and address of the Zoning Office.
 - 4- The cost of the mailings shall be billed to the applicant.

b. Standards

- (1) Structures and Alterations. New structures, remodeling and alterations shall be limited as follows:
 - (a) New accessory structures intended for home occupation use shall be erected as residential accessory buildings and meet the following standards:
 - 1- Be located in a side or rear yard and be at least ten (10) feet from the residence and three (3) feet from any property line. Stricter setbacks may apply in individual zones. See regulations.

- 2- A height less than the dwelling.
- 3- Design consistent with the dwelling and other buildings in the neighborhood.
- 4- The ground cover area when added to the ground cover area of other detached accessory buildings shall not exceed that of the dwelling, and shall not exceed an area equal to one-half the dwelling floor space.

- (b) Homes which are built or remodeled to accommodate home occupations shall not incorporate design or mechanical features which would require extensive revisions to permit full residential use in the future.
- (c) The activity shall not occupy more than one-half of the dwelling floor area, or, if located in an accessory structure, shall not occupy an area greater than one-half the dwelling floor space.

(2) Storage

- (a) Outside storage shall be restricted to less than one-half of the rear yard, but not to exceed an area equal to the ground cover of the dwelling, and meet the following:
 - 1- Such areas shall be enclosed by a vegetative or decorative screen not less than five (5) feet high and having one-hundred (100) percent opacity if the screen is decorative and seventy-five (75) percent opacity at planting if the screen is vegetative.
 - 2- Stored materials shall not be visible from adjacent dwellings or lots. If necessary, canopies shall be used.
 - 3- Stored materials shall be at least ten (10) feet from the dwelling.
 - 4- Outside storage of vehicles not in regular use, heavy equipment, scrap materials, salvage auto parts, used lumber or bricks, refuse material, toxic or controlled substances, flammable liquids and explosives is prohibited.
 - 5- The Fire Department may approve the storage of a limited amount of flammable liquids in approved containers.

(3) Signs and Advertising

- (a) One sign no larger than four (4) square feet and mounted flush to a wall is permitted.
- (b) On-site displays and advertising are prohibited.
- (c) Advertising in TV, radio, publications and telephone books is permitted.

(4) Landscaping

- (a) All non-residential activity, including customer parking, home occupation accessory structures and outside storage areas shall be landscaped and screened from view on adjacent lots, public streets and lots located across alleys and streets.
- (b) A proposed land-scape plan shall be submitted with the application and is subject to modification by the governing body.

- (c) Landscaping and required vegetative screens shall be installed within the first growing season after approval and shall be maintained thereafter.

(5) General Standards

- (a) Hours of operation are restricted to between 7:00 a.m. and 6:00 p.m. Monday through Saturday. The Commissioners may set expanded hours of operation.
- (b) Two paved off-street parking spaces and a paved access drive are required. This condition shall not be satisfied by off-street parking required of the dwelling; however, the access drive may be shared. The parking requirement may be waived by the Board if it is evident no parking demand exists, or if the property is located outside the designated air quality non-attainment area and area affecting non-attainment.
- (c) There shall be no more than one (1) employee who is not a resident on the property.

c. Prohibited Uses

- (1) Any use which generates a parking demand for more than two (2) vehicles, inclusive of spaces to be used by non-resident employees, is prohibited. Section 3.02 B. of Resolution 76-113 shall be used to determine parking demand.
 - (2) Any use which depends on pick-up and delivery by trucks other than those operated by the U.S. Post Office or parcel delivery services is prohibited. The Board may allow pick-up and delivery by trucks other than those operated by the U.S. Post Office or parcel delivery services provided the following issues are addressed and found acceptable to maintaining public safety and preserving residential character:
 - (a) The lot's functional location relative to collector and arterial streets.
 - (b) The routing of trucks relative to homes, schools and playgrounds.
 - (c) Frequency and timing of pick-up and deliveries.
 - (d) The size of the truck relative to street width and the existence of sidewalks.
 - (e) Truck noise relative to maintaining the tranquility of residential areas.
- d. Decision. The Board of County Commissioners shall approve, approve with modifications or deny the application within fifteen (15) days of the public hearing. In reaching their decision, the Board gives consideration to the following:
- (1) Full compliance to standards and limitations set forth in this section.
 - (2) The extent to which the concerns of adjacent property owners are addressed.
 - (3) Testimony for and against the application received during the public hearing.
 - (4) The recommendation of the Missoula Planning Office.

e. Compliance

- (1) Upon approval of the application, the applicant may request a home occupation permit from the County Zoning

Office. Operation will not begin until the permit is issued.

- (2) A permit will not be issued until the following are complete and filed with the County Zoning Office:
 - (a) The site and landscape plans as submitted or revised in accordance with the decision.
 - (b) Copies of required Federal, State and local licenses.
 - (c) Written clearances by the Fire Department, City-County Health Department and Building Inspector.
- (3) Installation of paved parking and landscaping shall be inspected within one (1) year of the decision or at any earlier date specified by the Board of County Commissioners.

f. Appeal and Interpretation

- (1) Home occupation permits shall run with the property, and not the owner, in perpetuity; however, the following limitations apply:
 - (a) If the use ceases for more than one-hundred and eighty days (180), the home occupation permit is voided, and all signs, improvements, materials, and alterations related to the use shall be removed or converted within sixty (60) days.
 - (b) The fact that a home occupation permit has been granted will not be recognized as the basis for granting or denying variances or rezonings.
 - (c) Home occupation permits are granted for a specific use with specific conditions. Any change in use, however similar, shall be resubmitted for review and action by the Board as set forth in Section 2a.
 - (d) The action of the Board of County Commissioner may be appealed to a court within thirty (30) days of the decision. 76-2-110 MCA.
- (2) Nothing in this Resolution shall restrict the right of property owners to request use variances based on hardship.
- (3) Applications for uses which are specifically prohibited in the individual district regulations shall not be considered under the provisions of this Resolution.

PASSED AND ADOPTED THIS 23 DAY OF JULY, 1981.


BOARD OF COUNTY COMMISSIONERS
Missoula County, Montana

Germaine Conrad
Germaine Conrad, Chairman

Barbara Evans
Barbara Evans, Commissioner

Bob Palmer
Bob Palmer, Commissioner

ATTEST:


Fern Hart
Fern Hart, Clerk and Recorder

ONE COPY OF THIS RESOLUTION SHALL BE PLACED IN EACH DISTRICT FILE MAINTAINED BY THE CLERK AND RECORDER

492075

I received and filed this instrument for record on the 24 day of July, 1981 at 12:01 o'clock P.M. and it is recorded in Vol. 65 of Micro Records of the County of Missoula, State of Montana, on page 140. Fee do fee
Paid Before to See File Witness my hand, Fern Hart, County Recorder
Attest: Debra Kemin Deputy

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