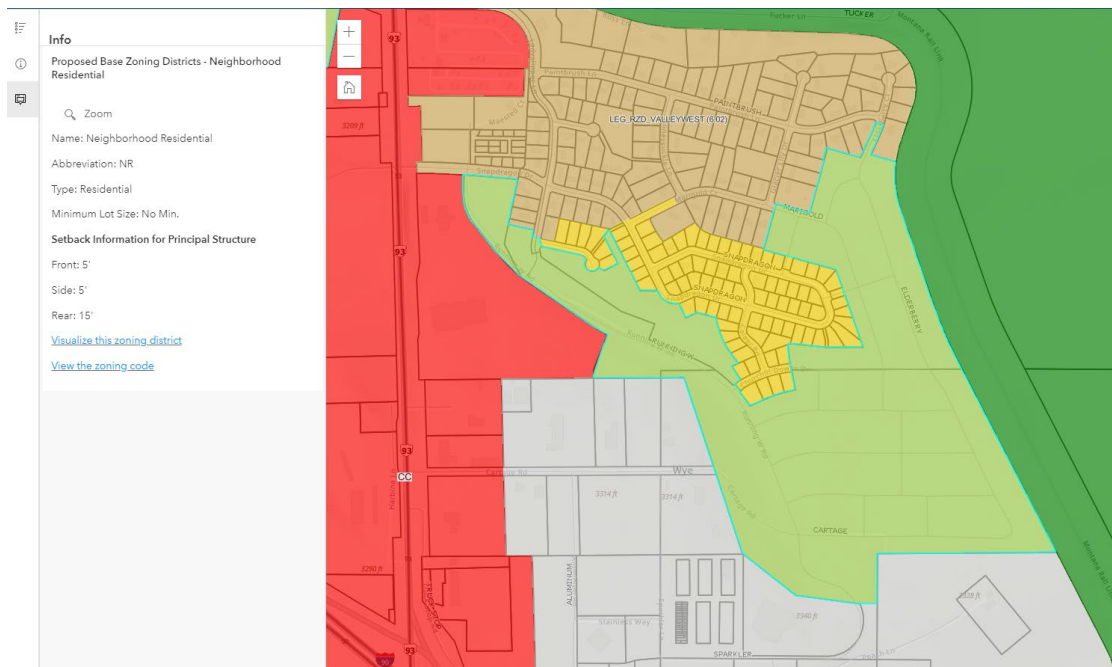


MEMORANDUM

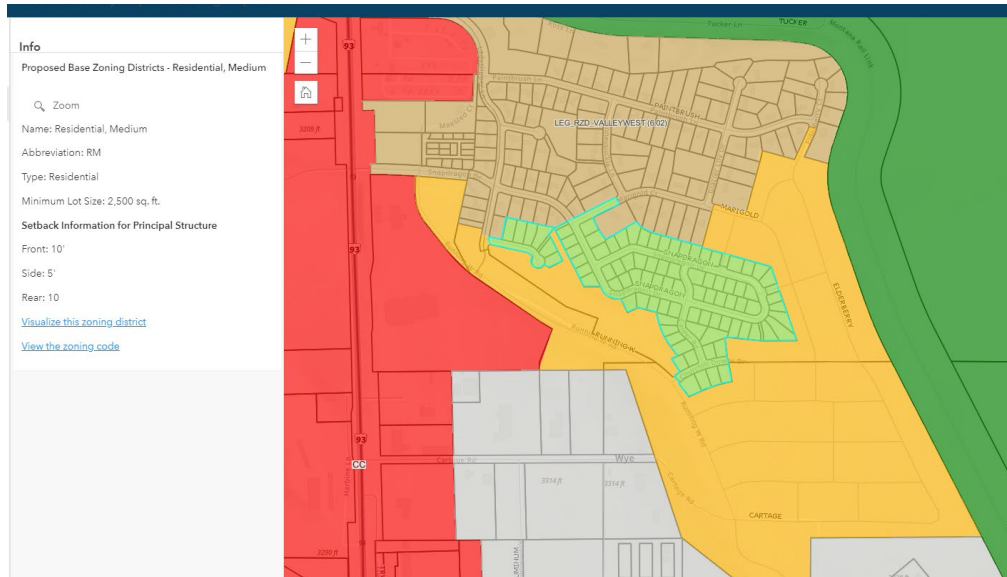
DATE: June 13, 2022
TO: Jason Suchecki
FROM: Jamie Erbacher
CC: Dustin Hover, Kate Dinsmore, WGM Group
RE: Zoning - Meadowlands Subdivision

Missoula County adopted the final resolution for the County Zoning Code Regulations and Map Amendment on Thursday, June 8, 2022. The unfiled phases of Meadowlands Subdivision (previously Running W Ranch) are now zoned Neighborhood Residential as shown below or viewed at this link.

<https://mcgis.maps.arcgis.com/apps/instant/minimalist/index.html?appid=aa87917c734e42c7a2fc41a100efd233>



For reference, the filed phases of Running W were zoned Residential Medium.



NEIGHBORHOOD RESIDENTIAL ZONING

The goal of the Neighborhood Residential designation is to accommodate a range of residential options that contribute to countywide housing diversity.

Single-family, two-family, and multi-family dwellings are the primary building types supported by this designation at a density of eight (8) dwelling units per acre with public sewer and water. According to the Neighborhood Residential Zoning District, uses expanded from what was allowed under the C-RR3/Planned Variation legacy district, density was increased, and setbacks were reduced. Below is summary of permitted building types, lot dimensions and density. Note that no minimum lot area and no maximum number of units per acre are specified in the Neighborhood Residential Zone.

Building Type	Lot Dimensions			Minimum Homes per Acre
	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage	
Duplex, twin-house	50 feet	50 feet	60%	8 homes/acre
Townhouse, tri-and quadplex, multi-plex small	65 feet	75 feet	60%	8 homes /acre
Multi-plex large, apartment	75 feet	75 feet	70%	8 homes per/acre
Neighborhood Shopfront	65 feet	75 feet	70%	N/A
Civic	150 feet	150 feet	80%	N/A
All other types as permitted	50 feet	50 feet	60%	8 homes/acre

PRIMARY BUILDING STANDARDS FOR NEIGHBORHOOD RESIDENTIAL ZONE

Building Setbacks		Build to Zone (BTZ)	% Of Façade Required in BTZ
Front Setback	5 feet	5-15 feet	60%
Side (interior)	5 feet	N/A	N/A
Side (street)	5 feet	5-15 feet	30%
Rear	15 feet	N/A	N/A
Height Maximum	60 feet		
Maximum Building Footprint	10,000 square feet		

- A joint utility trench will be necessary along the frontages of all lots. It is recommended that homes are set back at least 7 feet from the property line, however 10 feet is preferred.
- Garage doors shall be set back a minimum of 20 feet from the back of sidewalk abutting the street from which the garage is accessed.
- Transparency and blank wall requirements apply to multi-household and non-residential building types.

MOBILITY

Additional standards apply within the Neighborhood Residential Zone for vehicle access, parking locations, and parking setbacks. It may be beneficial for a developer to consider providing an easement on the rear portion of some of the lots to accommodate a 20-foot-wide alley.

Vehicular Access	Driveway Width (max.)
Primary Street	20 feet
Secondary Street	16 feet
Alley	12 feet
Shared Drive	20 feet

	Open Air Parking Location	Open Air Parking Setbacks
Front	Not permitted	N/A
Side (interior)	Permitted	3 feet
Side (street)	Not Permitted	N/A
Rear	Permitted	3 feet
Alley Setback	N/A	3 feet

BUILDING TYPES

The Neighborhood Residential zoning district permits buildings based on type, which include the following:

- Detached House
- Cottage
- Single Frontage Duplex
- Tri-plex
- Quad-Plex
- Townhouse
- Multi-plex Small and Large
- Apartment
- Neighborhood Shopfront
- Mixed-Use Shopfront
- General Stand-alone
- Civic
- All Purpose

PERMITTED USES

Permitted uses within the Neighborhood Residential Zoning District are included below. Use-specific standards may apply per Chapter 5 of the County Zoning Regulations. It is advisable that developers consider these standards during the initial stages of development.

- Administrative Facility
- Agriculture and Agricultural related businesses
- Small Animal Services
- Cottage Court
- Accessory Dwelling Unit, Attached or Detached
- Single Home Dwelling
- Two Home Dwelling
- Multiple Home Dwelling
- Eating and Drinking Establishments
- Small Event Venues
- Financial Services
- Food and Beverage Sales
- Medical Facility, walk-in clinic
- Microbreweries, wineries, and distilleries
- Mobile Home Park
- Nursing Home/skilled Nursing Facility
- Open Space
- Public or Private Park
- Personal Improvement Service
- Pre-School/Center
- Professional Office
- Public Safety Service Facility
- Recreation, Active and Passive
- Religious Assembly

- Funeral and interment services, funeral home/mortuary
- Galleries and exhibitions
- Home Occupation
- Lodging, Bed and Breakfast
- Lodging, Hostel
- Lodging, Tourist Home
- Retail Sales and Service
- School
- Social Service Facility
- Solar Energy System, Ground Mounted Small and Medium, Roof Mounted
- Tiny Home Development
- Utilities, Minor

Special Exception Uses include those noted below. Special Exceptions must be approved by the Board of Adjustments.

- Medium Event Venues
- Gasoline and Fuel Sales
- Homeless Shelter and Meal Center
- Lodging, Hotel/Motel
- Parking Structure

MULTIPLE-HOUSEHOLD DWELLING DEVELOPMENTS

Density within the Neighborhood Residential Zoning District is calculated by adding the total number of homes on a lot or parcel proposed, divided by the lot or parcel area in acres, excluding area in road rights-of-way, road easements, parks, common areas, etc., outside the lot or parcel boundary. The minimum homes per acre calculations do not apply to vertically mixed-use buildings with both a commercial and a residential component.

Based on the Meadowlands concept design, attached, the areas shown for potential multi-family housing are computed below at a minimum of 8 dwelling units per acre. Maximum density calculations will be based on design and sewer and water capacities. Items that will affect the design and ultimately the density, include but are not limited, to parking, landscaping, setbacks, lot coverage, build to zones, height, maximum footprint structure sizes, and unit sizes.

Area 1: 120,940 Sq. Ft. = 22 Units Minimum

Area 2: 105,300 Sq. Ft. = 19 Units Minimum

Area 3: 91,800 Sq. Ft. = 16 Units Minimum

Area 4: 26,600 Sq. Ft. = 4 Units Minimum

Area 5: 35,000 SQ. Ft. = 6 Units Minimum

Area 6: 37,000 Sq. Ft. = 8 Units Minimum

Area 7: 89,600 Sq. Ft. = 16 Units Minimum

Area 8: 87,000 Sq. Ft. = 15 Units Minimum

Area 9: 93,000 Sq. Ft. = 17 Units Minimum

Area 10: 42,100 Sq. Ft. = 7 Units Minimum

Area 11: 45,600 Sq. Ft. = 8 Units Minimum

Area 12: 180,500 Sq. Ft. = 33 Units Minimum

Area 13: 151,200 Sq. Ft. = 27 Units Minimum

Area 14: 57,000 Sq. Ft. = 10 Units Minimum

Total 208 Multi-family Housing Units (Minimum)



- Single Family Housing (103 Lots)
- Multi-Family Housing (104 Lots)

