

Zoning Map and Zoning District Standards

C-I1
WORKPLACE NEIGHBORHOOD UNIT

TOWN CENTER NEIGHBORHOOD UNIT

A

COMMUNITY CENTER NEIGHBORHOOD UNIT

CROSSROADS CENTER NEIGHBORHOOD UNIT

RT5.4/NC-RF
RM1-45/PUD/Flynn Ranch Lot 1
SD/44 Ranch
RM1-45/PUD/Flynn Ranch
T2 RURAL TRANSECT ZONE
OP3
SIREN RD
RT5.4
SD/Hellgate - Neighborhood General
SD/Hellgate - Village General
SD/Hellgate - Village Core
SD/Hellgate - Neighborhood Center
SD/Hellgate - Neighborhood Edge
SD/Hellgate - Common Area
B2-2
C1-3
C1-4
C2-4
C1-4/MH
RMH
RM2.7
Unzoned
JTL-ALLEN SPECIAL ZONING DISTRICT
MOONAH LODGES (STAHL PUD)

M1R-2
M2-4
M1-2
C2-2
C-C2
C-RR3/WHEELER MH
C-RR3
C-C1
UNZONED/SPECIAL CON. 7

WHIPPOORWILL DR
MULLAN RD
I-90
ABBY LN
OLD FANCHER LN
EMINGTON DR
HORN RD
RESISTOL LN
KATIE LN
CATTLE DR
NESTING LN
LOIS LN
OLD MULLAN RD
YORKSHIRE PL
MELROSE PL
LANCASTER RD
CONVEY WAY
O SHAUGHNESSY ST
SAISON BLVD
STRATFORD LN
FLEET ST
CANTERBURY LN
KNIGHTBRIDGE LN
KINGSBURG PL
SAXONY PL
PARENT ST
BAILEY ST
HANDLER ST
GRAHAM ST
RICHIE ST
WHITE ST

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, Swayze

Date: 12/7/2021

Scale: 0.0 0.1 0.2 0.3 0.4 0.5 Miles

0 0.1 0.2 0.3 0.4 0.5 Miles

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**TABLE 2-1: NEIGHBORHOOD
UNIT TYPE STANDARDS**

	Town Center ¹	Community Center	Crossroads Center	Workplace
General Standards				
Neighborhood Size	60 - 160 acres	50 - 160 acres	80 - 180 acres	45 - 80 acres
Max. Average Block Perimeter Per Master Site Plan	2,000 ft	2,000 ft	2,400 ft	3,000 ft
Allocation of Transect Zones Per Master Site Plan²				
T2: Rural	no min.	no min.	no min.	no min.
T3: Edge	5 - 30 %	10 - 40%	50 - 89%	no min.
T4-R: General Restricted	30 - 60% (Mix of R / O)	20 - 40%	0 - 10%	5 - 15% (Mix of R / O)
T4-O: General Open		10 - 30%	0 - 10%	
T5: Mixed-Use Center	10 - 50% ¹	0 - 15%	not permitted	5 - 15%
SD-W: Workplace	not permitted	not permitted	not permitted	60 - 80%
OS: Open Space	Required Percentage of Open Space Determined by Section 2.1.C Open Space Requirements			
C: Civic	no min.	no min.	no min.	no min.

Notes:

1. At least 100 linear feet of Frontage shall be ground floor Office or Retail use with a Shopfront Frontage Type per Master Site Plan
2. Allocation of Transect Zones standards (except for Open Space) do not apply to Master Site Plans less than five (5) acres in size.

TABLE 3-1: TRANSECT STANDARDS SUMMARY

	OS	T2	T3	T4-R T4-O	T5	SD-W	C
Residential Density							
Minimum, By Right ^{1,2}	n/a	1 unit / 20 ac.	6 units / ac.	12 units / ac.	24 units / ac.	n/a	n/a
Maximum, By Right ^{1,2}	n/a	1 unit / 20 ac.	8 units / ac.	36 units / ac. (R)	72 units / ac.	n/a	n/a
Building Placement							
Front Build-to-Zone, or Setback	by warrant	20' min.	20' min., 48' max.	6' min., 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Front Street Frontage Buildout	by warrant	n/a	40% min.	60% min.	80% min.	25% min.	by warrant
Side Street Frontage Buildout	by warrant	n/a	n/a	30% min.	40% min.	20% min.	by warrant
Side Street Build-to-Zone	by warrant	20' min.	12' min.	6' min. to 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Interior Side Property Line Setback	by warrant	30' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	15' min.	0' min.
Rear Setback (Lot or Alley)	by warrant	30' min.	12' min.	5' min.	5' min.	15' min.	0' min.
Lot and Block Standards							
Maximum Block Perimeter	n/a	by warrant	2,400 linear ft	2,000 linear ft	2,000 linear ft ³	3,000 linear ft	n/a
Lot Width	n/a	by warrant	50' min.	18' min., 100' max.	18' min., 180' max.	None	n/a
Lot Depth	n/a	by warrant	110' min.	80' min.	30' min.	None	n/a
Lot Coverage	by warrant	by warrant	60% max.	70% max.	90% max.	60% max.	by warrant
Building Heights							
Principal Building	by warrant	2 Stories max.	2 Stories max.	3 Stories max.	5 Stories max.	3 Stories max.	by warrant
Ground Floor Elev. Above Sidewalk ⁴	by warrant	0' min.	24" min.	6" max. (Non-Res.) 24" min. (Res.)	6" max. (Non-Res.) 24" min. (Res.)	n/a	by warrant
Ground Floor Ceiling Height	by warrant	9' min.	9' min.	12' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min.	by warrant
Upper Floor(s) Ceiling Height	by warrant	9' min.	9' min.	9' min.	9' min.	14' min.	by warrant
Parking Location⁵							
Front Setback	by warrant	12' min.	30' min.	30' min.	30' min.	40' min.	by warrant
Side Street Setback	by warrant	12' min.	12' min.	6' min.	5' min.	20' min.	by warrant
Interior Side Property Line Setback	by warrant	5' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	5' min.	by warrant
Rear Setback	by warrant	5' min.	5' min.	5' min.	5' min. 0' min. (When Adjacent to Alley)	5' min.	by warrant
Allowed Frontages & Encroachments							
Allowed Frontage Types	n/a	n/a	Common Yard, Porch	Shopfront (only in T4-R), Forecourt, Gallery, Porch, Stoop	Shopfront, Forecourt, Gallery, Stoop	n/a	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements			n/a	n/a
Front Setback	n/a	n/a	12' max.	3' T4-O / 6' T4-R	12' max.	n/a	n/a
Side Street Setback	n/a	n/a	8' max.	3' max.	8' max.	n/a	n/a
Rear Setback	n/a	n/a	3' max.	3' max.	0' max.	n/a	n/a

Notes:

1. See Section 3.1.D for more information about density requirements.
2. Residential Density within the EADA Zone is 4 Dwelling Units per Acre.
3. 3,000 linear ft max. with parking structure
4. Lobbies for multi-family residential buildings shall have a 6" max. ground floor elevation above sidewalk or finished grade.
5. Parking Location applies to location of garage, surface parking lot, and parking structure.

B. Character Examples for Transect Zones

Note: Precedent images are for illustrative purposes only to demonstrate the intent of the standards. They are provided as examples, and shall not imply that every element in the image is permitted.

OS



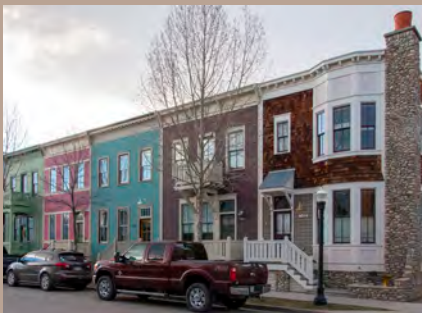
T2



T3



T4 - R/O



T5



SD-W

