

Codification Instructions: Amend the following section to add the new row to the existing table.

20.25.040 - /NC, Neighborhood Character Overlays Generally

G. Districts Established

The City's /NC overlay districts are listed below:

Map Symbol	District Name	Regulations
/NC-RT	Riverfront Trails Neighborhood Character Overlay	20.25.058

Codification Instructions: Add the following new section to the code.

20.25.058 - /NC-RT, Riverfront Trails Neighborhood Character Overlay

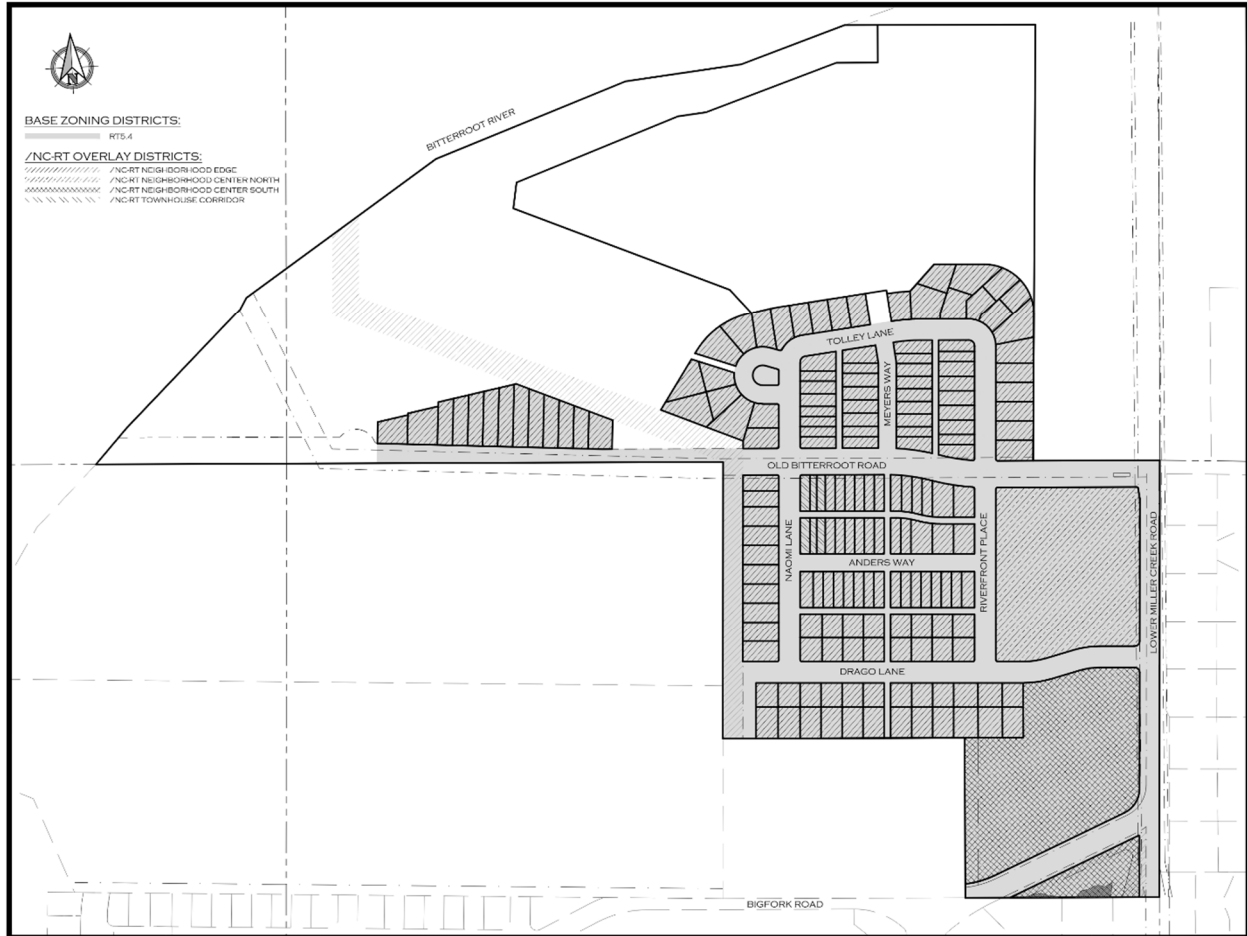
A. Purpose

The /NC-RT, Riverfront Trails Neighborhood Character Overlay District, is intended to create a variety of housing types, including large and small lot single-dwelling, townhouse, multi-dwelling, and senior living. The /NC-RT overlay district is intended to fit with the already established residential neighborhoods that adjoin the /NC-RT overlay district, while allowing enhanced opportunities for conservation of open lands and building upon the adjacent civic land use already established. The /NC-RT, Riverfront Trails Neighborhood Character Overlay District enhances the base RT5.4 zoning by:

1. Adapting setback and height standards of residential parcels to allow traditional neighborhood development patterns and architectural diversity, including alleys, rear garages, street facing townhouses, and courtyard cluster housing types.
2. Expanding the permitted uses to include a mix of residential and public/civic land uses which will add architectural and socioeconomic diversity to the neighborhood.
3. Expanding the building types to provide a wide array of housing options, accommodating a range of household sizes and generational characteristics.
4. Incorporating trails to provide for a variety of outdoor and recreational activities and clustering of residential uses to allow for conservation of open resource lands outside the /NC-RT overlay district.

B. Applicability

1. The /NC-RT overlay district regulations apply to the property legally described in the ordinance and in the location shown on Map 20.25.058-1.
2. New construction and re-development including additions, of primary structures shall address all parcel and building standards contained within the /NC-RT overlay district when development is proposed.



Map 20.25.058-1

C. General Standards

1. Except as provided in this chapter, all applicable portions of the City of Missoula Zoning Ordinance Title 20 shall apply.
2. Where four or more adjoining Lots access a Private Access and Utility Easement, the townhouse development standards of Section 20.40.140 applicable to the street-facing façade of each building shall be applied to that façade which faces the Private Access and Utility Easement. Setback standards shall be applied only to the outside boundary of each group of four Lots accessing the Private Access and Utility Easement as if the four Lots were a single Lot.
3. Garages and carports that abut a Private Access and Utility Easement must be set back at least 20 feet from the boundary of the Public Access and Utility Easement.

D. /NC-RT Overlay Sub-District Designations

The /NC-RT overlay sub-districts are designated as depicted on Map 20.25.058-1. Applicable standards for each sub-district are defined in the following sections.

E. Allowed Uses

Table 20.25.058-1. Allowed Uses per Sub-District

/NC-RT Overlay	/NC-RT Neighborhood Edge	/NC-RT Neighborhood Center South	/NC-RT Neighborhood Center North	/NC-RT Townhouse Corridor
Uses per RT5.4	P	P	P	P
Group Living Community Res. Facility (9+)	C	P	C	C
Religious Assembly	C	C	P	C

Additional uses identified with a "P" in the table above are permitted by-right within the overlay sub-districts. Uses identified with a "C" in the table above are permitted conditionally.

F. Residential Building Types

Table 20.25.058-2. Allowed Residential Building Types per Sub-District

/NC-RT Overlay Sub-District	/NC-RT Neighborhood Edge	/NC-RT Neighborhood Center South	/NC-RT Neighborhood Center North	/NC-RT Townhouse Corridor
Building Types per RT5.4	P	P	P	P
3+-unit Townhouse	--	P	--	P
Multi-dwelling Building	--	P	--	--

Building types identified with a "P" in the table above are permitted within the overlay sub-districts. Building types identified with a "--" in the table above are not permitted.

G. Parcel and Building Standards

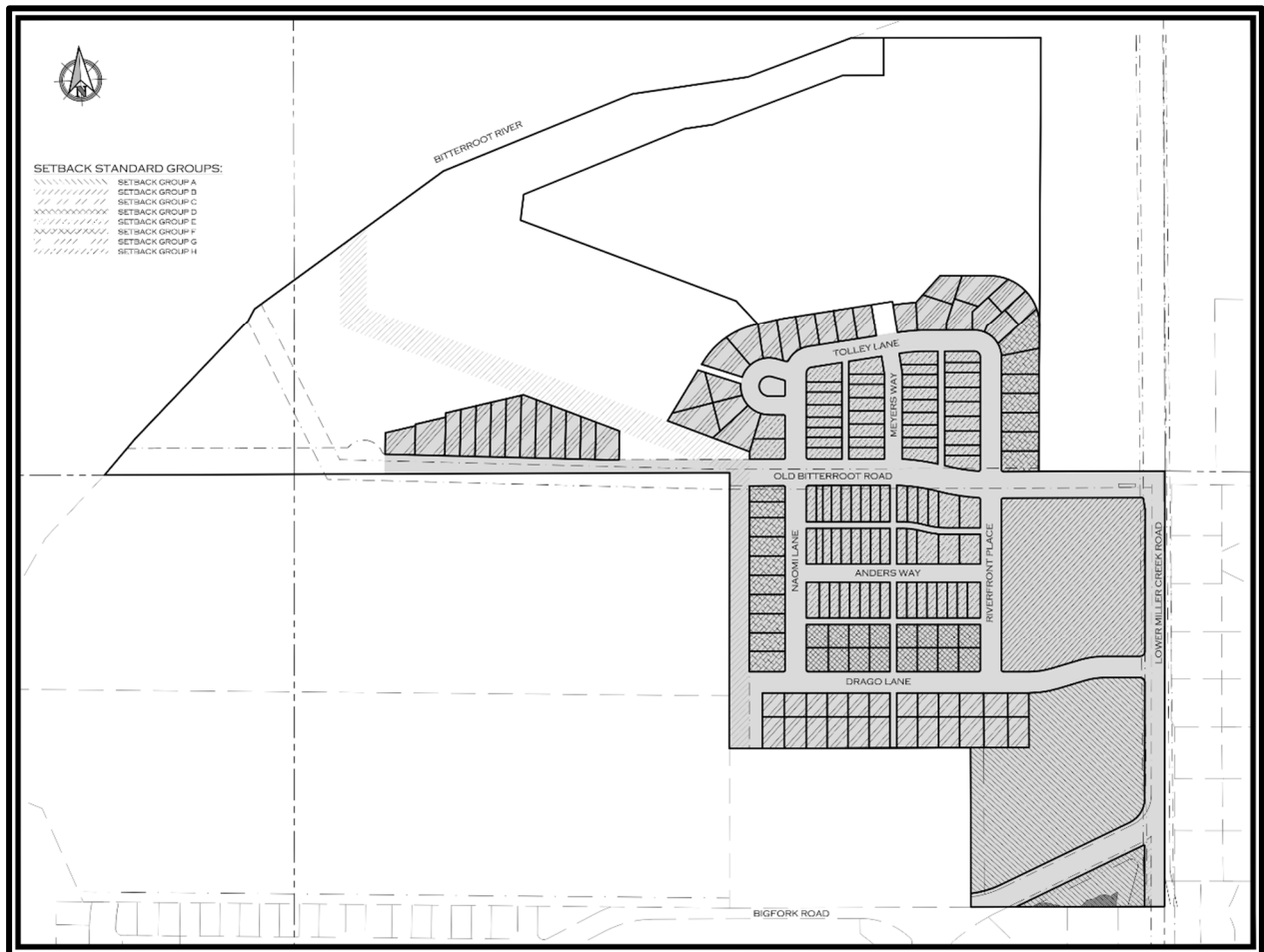
All primary structures shall comply with the parcel and building standards of the RT5.4 district, except as provided below.

Table 20.25.058-3. Parcel and Building Standards

/NC-RT Overlay Sub-district	/NC-RT Neighborhood Edge	/NC-RT Neighborhood Center South	/NC-RT Neighborhood Center North	/NC-RT Townhouse Corridor
Minimum Setbacks	Per Table 20.25.058-4 and Map 20.25.058-2			
Maximum Building Height (feet)	35	45	45	35

Table 20.25.058-4. Setback Standards

Setback Group	A	B	C	D	E	F	G	H
Minimum Setbacks (feet)								
¹ Front	10	10	10	10	10	20	20	20
¹ Side (interior)	10	10	6	6	6	6	6	6
¹ Side (street)	10	10	5	10	10	10	10	10
¹ Rear	20	10	30	10	6	20	10	6



Map 20.25.058-2