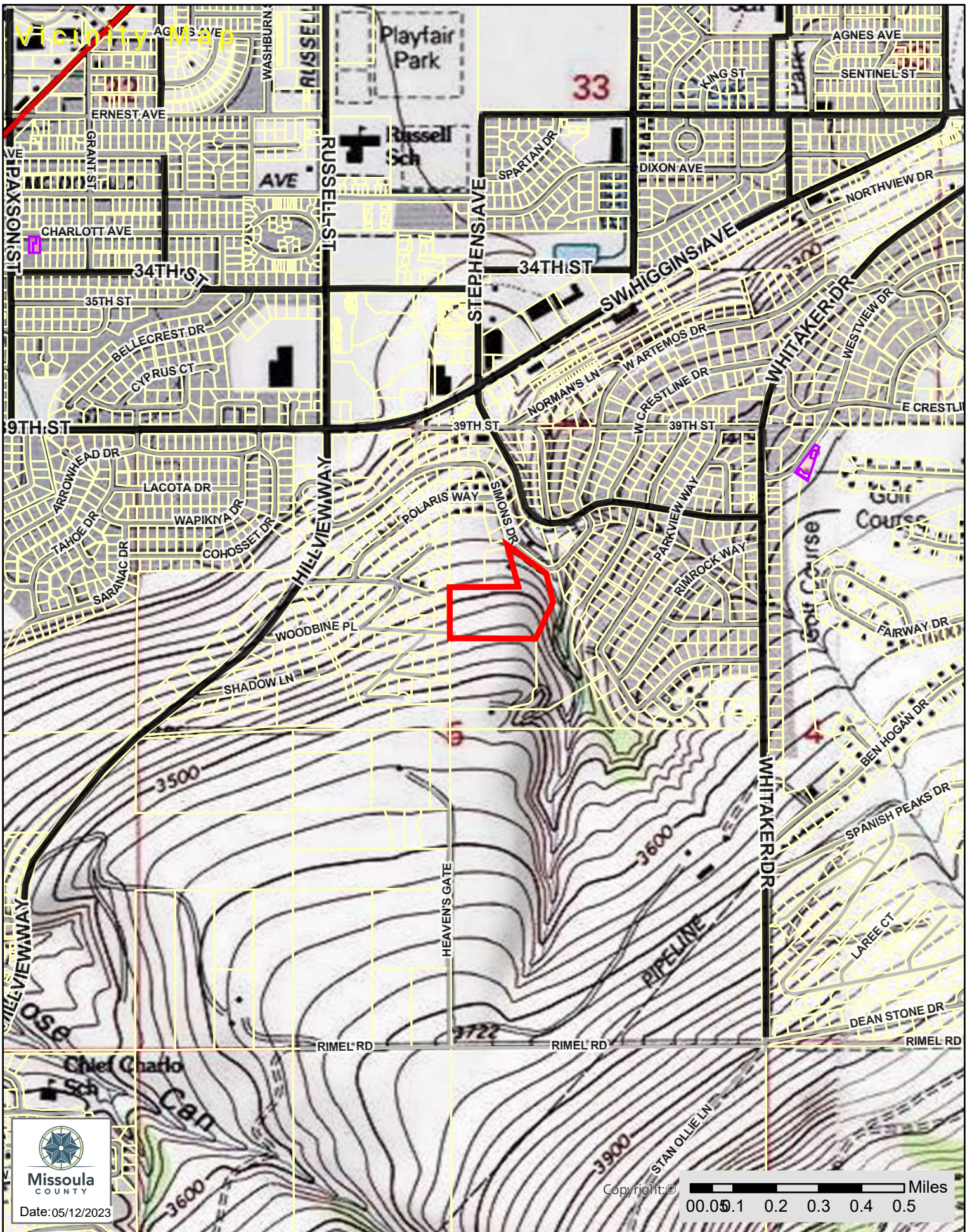


# Vicinity Map



Missoula  
COUNTY  
Date: 05/12/2023

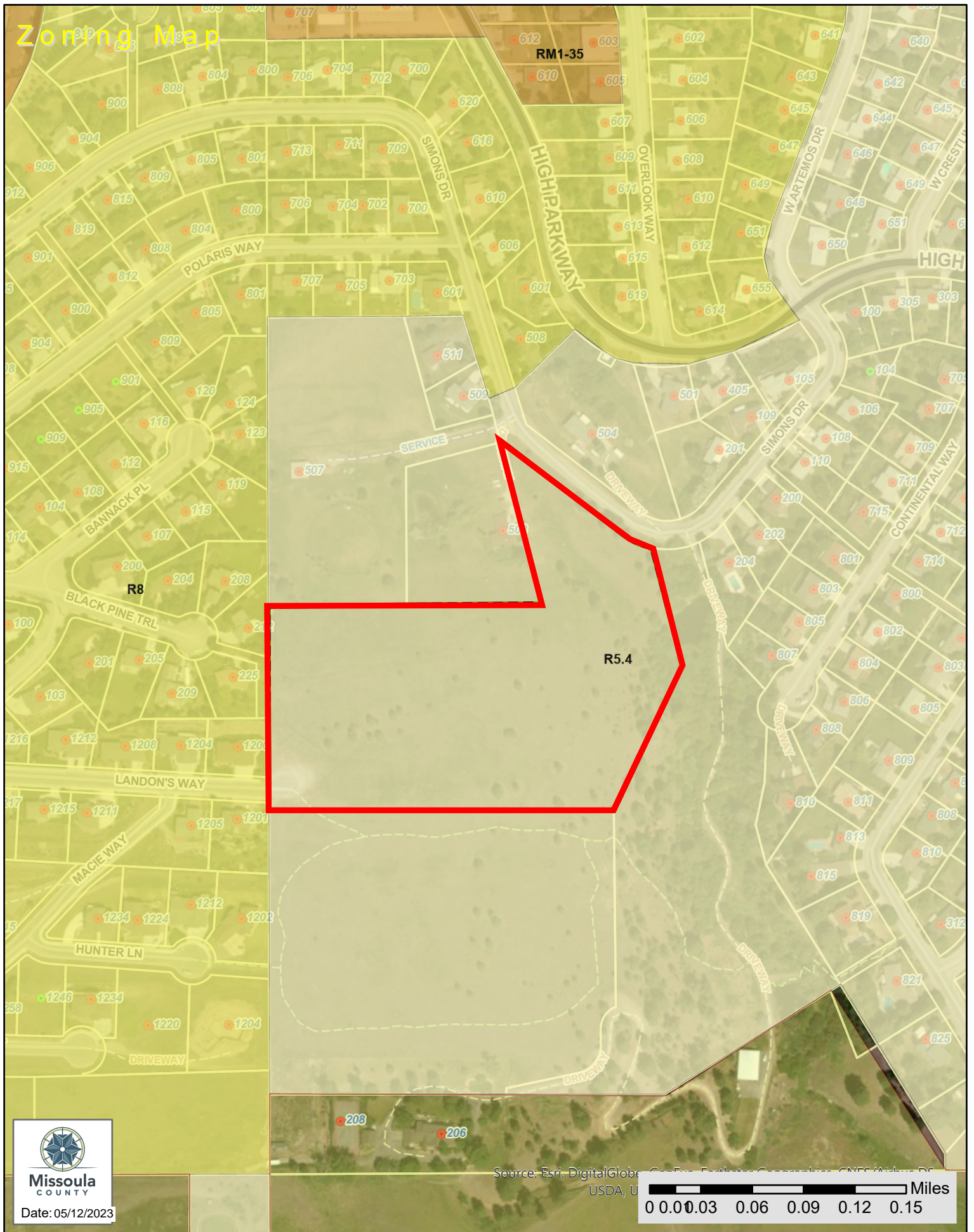
Copyright: © Miles  
0 0.1 0.2 0.3 0.4 0.5

Map Center: X: -114.01294 - Y: 46.82986

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# Zoning Map



Missoula  
COUNTY  
Date: 05/12/2023

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, U



Map Center: X: -114.01225 - Y: 46.83052

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Chapter 20.05 - Residential Districts

20.05.010 - General

A. Districts

1. List

The city's residential zoning districts are listed below. When this zoning ordinance refers to "residential" zoning districts or "R" districts, it is referring to these districts.

Map Symbol	District Name
R215	Residential 215
R80	Residential 80
R40	Residential 40
R20	Residential 20
RT10	Residential 10 (two-unit/ <u>townhouse</u> )
R8	Residential 8
R5.4	Residential 5.4
RT5.4	Residential 5.4 (two-unit/ <u>townhouse</u> )
R3	Residential 3
RT2.7	Residential 2.7 (two-unit/ <u>townhouse</u> )
RM2.7	Residential 2.7 (multi-dwelling)
RM2	Residential 2 (multi-dwelling)
RM1.5	Residential 1.5 (multi-dwelling)
RM1[1]	Residential 1 (multi-dwelling)
RM0.5	Residential 0.5 (multi-dwelling)
RMH	Residential Manufactured Housing Park

[1] There are two versions of the RM1 district: RM1-35 and RM1-45. Whenever this ordinance refers to the "RM1" district, the reference is referring to both the RM1-35 and RM1-45 districts.

2. Deciphering the District Names and Map Symbols

The "R" district names and map symbols are intended to provide a general indication of what is allowed in the district. The first letter, "R," denotes the residential orientation of the district. When a second letter following the "R" is present, that is an indication of a residential district that allows building types in addition to detached houses. "RT" districts allow two-unit and townhouse buildings, while "RM" districts allow multi-dwelling buildings in addition to other building types. The numeral following the "R," "RT," or "RM" is a shorthand reference to the allowed density, expressed in terms of the required minimum land area per dwelling unit (in thousands of square feet). The R5.4 district, for example, refers to a residential (detached house) zoning district that generally allows one dwelling unit per 5,400 square feet of parcel area.

B. Purposes

Missoula's residential (R) zoning districts are primarily intended to create, maintain and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. The R district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.

(Ord. 3586, 2016; Ord. 3439, 2010; Ord. 3410, 2009)

20.05.020 - Allowed Uses



**A. Use Table**

Principal uses are allowed in "R" zoning districts in accordance with Table 20.05-1, below. See [Chapter 20.45](#) for regulations governing accessory uses, such as home occupations.

**B. Use Classification System**

For the purpose of this zoning ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in [Chapter 20.105](#). Uses are identified in the first column of Table 20.05-1.

**C. Permitted Uses**

Uses identified with a "P" in Table 20.05-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

**D. Conditional Uses**

Uses identified with a "C" in Table 20.05-1 may be allowed if reviewed and approved in accordance with the conditional use procedures [20.85.070](#). Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

**E. Prohibited Uses**

Uses identified with a "-" are expressly prohibited.

**F. Use Standards**

The "use standards" column of Table 20.05-1 identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.

**Table 20.05-1 Uses Allowed in Residential Districts**

Use Category ↳ specific use type	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1	RM0.5	RMH	Standards
RESIDENTIAL																	
Household Living (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">20.05.030</a>
↳ Manufactured Housing Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	Title 16
Group Living (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">20.40.070</a>
↳ Community Res. Facility (8 or fewer)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Community Residential Facility (9+)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">20.40.070</a>
↳ Fraternity/Sorority	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	<a href="#">20.40.070</a>
PUBLIC/CIVIC																	
College/University	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	
Day Care																	
↳ Residential Day Care (1—12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Day Care Center (13+)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Library/Cultural Exhibit	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	
Park/Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Preschool																	
↳ Preschool (1—12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Preschool Center (13+)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	



School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities and Services																	
<sup>L</sup> Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<sup>L</sup> Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
COMMERCIAL																	
Lodging																	
<sup>L</sup> Bed and Breakfast	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	<u>20.40.030</u>
<sup>L</sup> Tourist Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>20.40.135</u>
Office	-	-	-	-	-	-	-	-	-	-	-	P	P	P[2]	-	-	
Parking, Non-accessory	-	-	-	-	-	-	-	-	-	-	-	C	C	C[1]	-	-	
Personal Improvement Service	-	-	-	-	-	-	-	-	-	-	-	P	P	P[2]	-	-	
Residential Support Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	<u>20.40.120</u>
INDUSTRIAL																	
Residential Storage Warehouse	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	<u>20.40.110</u>
OTHER																	
Agriculture, Animal	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture, Crop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water Testing Laboratory	-	-	-	-	-	-	-	-	-	-	-	-	C	C [1]	-	-	
Wireless Communication Facility																	
<sup>L</sup> Ground-mounted support <u>structure</u>	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	<u>20.40.160</u>
<sup>L</sup> Roof-mounted and <u>structure</u> mounted support <u>structures</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>20.40.160</u>

[1] Allowed (as conditional use) in RM1-35 district only.

[2] Permitted in RM1-35 district only.

(Ord. 3705, 2022; Ord. 3586, 2016; Ord. 3583, 2016; Ord. 3549, 2015; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.05.030 - Building Types

A. **Allowed**

Residential uses allowed in R districts must be located in residential or mixed-used buildings. The following building types are allowed in R districts. All buildings are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the building type-specific standards referenced in the final column of Table 20.05-2.

Table 20.05-2 Building Types Allowed in Residential Districts

<u>Building Type</u>	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1	RM0.5	RMH	Additional Standards
----------------------	------	-----	-----	-----	------	----	------	-------	----	-------	-------	-----	-------	-----	-------	-----	----------------------



Residential																	
<u>Detached house</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Lot line house</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>20.40.080</u>
Townhouse																	
↳ <u>2-unit townhouse</u>	P/C	P/C	P/C	P/C	P	-	-	P	-	P	P	P	P	P	P	P	<u>20.40.140</u>
↳ <u>3+-unit townhouse</u>	P/C	P/C	P/C	P/C	P/C	-	-	-	-	-	P	P	P	P	P	P	<u>20.40.140</u>
<u>Two-unit house</u>	-	-	-	-	P	-	-	P	-	P	P	P	P	P	P	P	
<u>Multi-dwelling house</u>	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	<u>20.40.100</u>
<u>Multi-dwelling building</u>	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	<u>20.40.090</u>
Mixed-use																	
<u>Mixed-use building.*</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
<u>Vertical mixed-use building</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

P = permitted; P/C = permitted in cluster/conservation development (see 20.05.040.B); and - = prohibited

\* Subject to the permitted residential building types of the zoning districts

**B. Described**

Descriptions of the residential building types and references to applicable regulations follow:

**1. Detached House**

A detached house is a principal residential building containing one dwelling unit located on a single parcel with private yards on all sides. Detached houses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3). More than one detached house may be located on a single parcel, subject to compliance with all parcel and building standards, including minimum-parcel-area-per-dwelling-unit and building setback/separation standards.



Figure 20.05-1 Detached House

**2. Lot Line (Detached) House**

A lot line house is a principal residential building containing one dwelling unit located on a single parcel that is not attached to any other dwelling units. The building is shifted to one side of the parcel so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Lot line houses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the lot line house standards of 20.40.080. No more than one lot line house may be located on a single parcel.

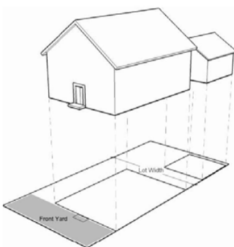


Figure 20.05-2 Lot Line (Detached) House

**3. Townhouse**

A residential building containing more than one dwelling unit, each located on its own parcel or TED ownership unit with a common or abutting wall along shared parcel lines or TED ownership unit boundaries. Each dwelling unit has its own external entrance. Townhouses are subject to the parcel and building standards of

20.05.050 (Table 20.05-3) except as modified or supplemented by the townhouse standards of 20.40.140. No more than one dwelling unit may be located on a single parcel or TED ownership unit. There are two types of townhouses: two-unit townhouses and three+-unit townhouses.

- a. A two-unit townhouse is a townhouse building containing no more than two dwelling units.

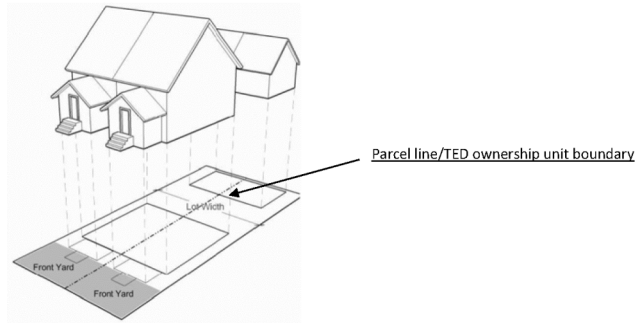


Figure 20.05-3 Two-Unit Townhouse

- b. A three+-unit townhouse is a townhouse building containing three or more dwelling units.

4. **Two-unit House**

A two-unit house is a residential building containing two dwelling units, both of which are located on a single parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3). More than one two-unit house may be located on a single parcel, subject to compliance with all parcel and building standards, including minimum-parcel-area-per-dwelling-unit and building setback/separation standards and multi-dwelling building standards, (20.40.090.A.2).

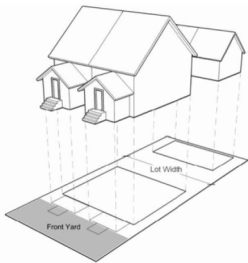


Figure 20.05-4 Two-Unit House

5. **Multi-dwelling House**

A multi-dwelling house is a residential building containing three to six dwelling units located on a single parcel. Multi-dwelling houses appear as large detached houses and have only one entrance visible from the street. Multi-dwelling houses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the multi-dwelling house standards of 20.40.100. More than one multi-dwelling house may be located on a single parcel, subject to compliance with all applicable parcel and building standards.

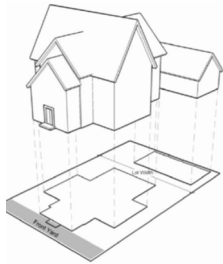


Figure 20.05-5 Multi-dwelling House

6. **Multi-dwelling Building**

A multi-dwelling building is a residential building containing three or more dwelling units (other than a multi-dwelling house) that share common walls and/or common floors/ceilings. Multi-dwelling buildings are typically served by more than one common building entrance. Multi-dwelling buildings are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the multi-dwelling building standards of 20.40.100. More than one multi-dwelling building may be located on a single parcel, subject to compliance with all applicable parcel and building standards.

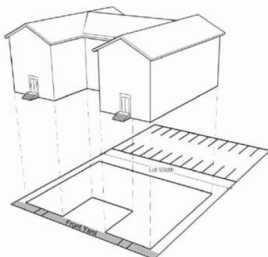




Figure 20.05-6 Multi-dwelling Building

(Ord. 3609, 2018; Ord. 3586, 2016; Ord. 3483, 2012; Ord. 3439, 2010; Ord. 3410, 2009)

20.05.040 - Development Options

Different development options are offered in many of the R districts as a way of promoting a wide variety of community and lifestyle choices and to promote conservation of natural resources, including agricultural lands. Not all development options are allowed in all districts (see Table 20.05-3 to determine which options are allowed in each district). Where allowed, the development options described in this section may be used at the property owner's election.

A. **Conventional Development**

"Conventional development" is any development that is not part of an approved cluster development or conservation development. Parcel and building standards for conventional development can be found in 20.05.050 (Table 20.05-3).

B. **Cluster and Conservation Development**

1. **Intent**

The cluster and conservation development options are intended to encourage development designs—whether approved through the subdivision plat, condominium plat or planned unit development review process—that are more efficient and provide more open space and greater natural resource protection than conventional development designs. Cluster development and conservation development designs allow more compact and less costly networks of roads and utilities. They can also help reduce stormwater runoff and non-point source pollutant loading rates and can be used to preserve an area's semi-rural character. Cluster developments and conservation developments are intended to reduce stormwater runoff and flooding, preserve natural resources, protect water quality and encourage the provision of needed open space and recreational amenities for residents.

2. **General Description**

- a. The cluster development and conservation development standards of this chapter require that a specified portion of each development be set aside and permanently preserved as open space.
- b. The primary difference between "cluster" developments and "conservation" developments is the amount of open space that must be preserved.
- c. Cluster and conservation developments must be reviewed in accordance with the city's subdivision plat, condominium plat or planned unit development review process.
- d. Additional information on cluster and conservation development can be found in Chapter 20.55.

3. **Cluster Development**

The cluster development option is available in the R215, R80, R40, R20 and RT10 districts. It allows smaller parcels and other flexible parcel and building standards in exchange for the provision of common open space that is not typically provided in a conventional development. Parcel and building standards for cluster development can be found in 20.05.050 (Table 20.05-3). Additional cluster development standards are included in Chapter 20.55.

4. **Conservation Development**

The conservation development option is available in the R215, R80, R40, and R20 districts. It requires more common open space than the cluster development option. In return, the conservation development option allows the flexibility offered by the cluster development option and a moderate density bonus (approximately 20%). Parcel and building standards for conservation development can be found in 20.05.050 (Table 20.05-3). Additional conservation development standards are included in Chapter 20.55.

C. **Permanently Affordable Development (three or more dwelling unit project)**

The permanently affordable development option is available in the RM2.7, RM1.5, RM1-45, RM1-35, RMH and RM0.5 districts. It allows smaller parcel size and other modified building standards in exchange for up to 50% (based on an adjusted ratio scale) of the project developed as permanently affordable for residents whose return, the permanently affordable development option allows a moderate density bonus based on an adjusted ratio scale, see table below. This option only applies to parcels that contain or will contain detached residential units meeting the building type descriptions of detached house (20.05.030.B.1), or lot line (detached) house (20.05.030.B.2) and townhouses (20.05.030.B.3). Parcel and building standards for permanently affordable development can be found in 20.05.050 (Table 20.05-3).

1. **Adjusted ratio scale:**

% of PERMANENTLY AFFORDABLE HOUSING:	DENSITY BONUS:
a. 30%	10%
b. 40%	15%
c. 50%	20%

D. **Townhome Exemption Development (TED)**

1. **Intent**

- a. The Townhome Exemption Development Option (TED) is intended to encourage affordable fee simple detached house, two-unit townhouse, and 3+-unit townhouse development without subdivision review in accordance with City zoning regulations.
- b. The Townhome Exemption Development tool is intended to encourage residential development in the city's core in concert with the City of Missoula's stated policy goals, including the development of compact and walkable neighborhoods; the effective use of existing infrastructure, and the building of new, affordable housing in a timely manner.
- c. The administrative TED review is not intended for new greenfield development if it is in an area that is lacking in existing infrastructure; or for sites that would jeopardize the City's ability to manage development in an orderly manner or protect and promote the general health, safety and welfare of the community.

2. General Description

- a. The only permitted building types that may be included in a TED project are detached houses, two-unit townhouses, and 3+-unit townhouses as described in Section 20.05.030 and as allowed within the applicable zoning district. TED is not permitted for development that includes nonresidential uses.
- b. Two-unit townhouse and 3+-unit townhouse building types as part of TED projects must also comply with Section 20.40.140, Townhouse standards.
- c. TED projects must comply with Section 20.40.180, Townhome Exemption Development (TED) Standards.
- d. Townhome Exemption Developments must meet all applicable City Municipal regulations (see Figure 20.05-7).

<b>TED Project includes the following:</b>	R Districts (except R3), and RT5.4 and RT10 Districts	RT2.7 and R3 Districts All RM Districts All B, C, Districts and M1R
One (1) to ten (10) total <u>dwelling units</u>	Administrative Approval, Comply with Zoning	Administrative Approval, Comply with Zoning
Eleven (11) to Twenty (20) total dwelling Units	Prohibited as <u>TED</u>	Administrative Approval, Comply with Zoning
More Than Twenty (20) total dwelling Units	Prohibited as <u>TED</u>	
Property is not suitable for <u>TED</u> 20.40.180.B	Prohibited as <u>TED</u>	

Figure 20.05-7 Townhome Exemption Development Requirements

3. Condominium Conversion to Townhome

Conversion of condominium projects constructed prior to May 18, 2016, to Townhome Exemption Development (TED) are not subject to the provisions of TED regulations unless dwelling units are added.

4. Notice to Neighboring Property Owners and Request for Agency Comment

The following is required for TED projects of more than 5 dwelling units:

- a. Public noticing standards found in Chapter 20.85 - Review and Approval Procedures.
- b. Relevant agencies shall be notified and given 15 days for comment before a permit is issued. This requirement does not apply to TED projects being reviewed at the same time as an associated subdivision.

(Ord. 3669, 2020; Ord. 3648, 2019; Ord. 3609, 2018; Ord. 3570, 2016; Ord. 3442, 2010; Ord. 3439, 2010; Ord. 3410, 2009)

20.05.050 - Parcel and Building Standards

A. General

This section establishes basic parcel and building standards for all development in R districts. The standards that apply may vary based on the zoning classification, building type and development type. These standards are not to be interpreted as a guarantee that allowed densities and development yields can be achieved on every parcel. Other factors, such as off-street parking requirements, central water and wastewater service availability, and other factors may work to further limit development potential on some sites.

B. Basic Standards

All residential and nonresidential development in R districts must comply with the parcel and building standards of Table 20.05-3, except as otherwise expressly provided. Nonresidential development in R districts must comply with the "conventional" development standards of Table 20.05-3. General exceptions to parcel and building standards and rules for measuring compliance can be found in Chapter 20.110.

Commentary: Existing parcels and buildings are subject to the conventional development standards, below. Only new developments that comply with the cluster/conservation development standards listed below and in Chapter 20.55 are eligible to use the following cluster or conservation standards.

Table 20.05-3 Parcel and Building Standards (Residential Districts)

Standards	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1-35	RM1-45 RMH [1]	RM0.5
CONVENTIONAL DEVT																
Min. District Area (sq. ft.)	None	None	None	None	None	None	None	None	30,000	None	None	None	None	None	None	None
Minimum Parcel Size																



⌊ Area (square feet) [8]	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
⌊ Area per unit (sq. ft.)	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	2,700	2,700	2,000	1,500	1,000	1,000	500
<b>Minimum Setbacks(feet)</b>																
⌊ Front	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20	20
⌊ Side (interior)	25	25	15	15	7.5 [4]	7.5 [4]	7.5 [4]	7.5 [4]	3	5	5	5	5	5	5	7.5
⌊ Side (street)	12.5	12.5	12.5	12.5	10	10	10	10	10	10	10	10	10	10	10	10
⌊ Rear	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20	20
<b>Max. Building Height (feet) [5]</b>	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	45	45	35	45	125
CLUSTER DEV'T																
<b>Overall Site</b>																
⌊ Min. open space (% site)	30	30	30	30	30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
⌊ Min. area per unit (sq. ft.)	215,000	80,000	40,000	20,000	10,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Minimum Parcel Area (sq. ft.)</b>	None	None	None	None	None	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Minimum Setbacks (feet)</b>																
⌊ Front [2]	25	25	25	25	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
⌊ Side (interior)	20	15	10	10	7.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
⌊ Side (street)	12.5	12.5	12.5	12.5	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
⌊ Rear	25	25	25	25	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Max. Building Height (feet) [5]</b>	30/35	30/35	30/35	30/35	30/35	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
CONSERVATION DEV'T																
<b>Overall Site</b>																
⌊ Min. area (acres, gross)	100	40	20	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
⌊ Min. open space (% site)	60	60	60	60	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
⌊ Min. area per unit (sq. ft.)	177,000	66,000	33,000	16,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Minimum Parcel Area (sq. ft.)</b>	None	None	None	None	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

<b>Minimum Setbacks (feet)</b>																
↳ Front [2]	25	25	25	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
↳ Side (interior)	20	15	10	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
↳ Side (street)	12.5	12.5	12.5	12.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
↳ Rear	25	25	25	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Max. Building Height (feet) [5]</b>	30/35	30/35	30/35	30/35	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PERMANENTLY AFFORDABLE DEV'T [6]																
<b>Minimum Parcel Size</b>																
↳ Area (sq. ft.)													None	None	None	None
↳ Area per unit (sq. ft.)[7]													2,160	1,600	1,200	800
<b>Min. Setbacks (feet)</b>																
↳ Front													20	20	20	20
↳ Side (interior)													3	3	3	3
↳ Side (street)													10	10	10	10
↳ Rear													20	20	20	20
<b>Max. Building Height (feet) [5]</b>													30/35	45	45	35

[1] RMH standards do not apply to manufactured housing parks. Manufactured housing parks are subject to Title 16.

[2] In a cluster or conservation development, when a contiguous set of parcels is served by a rear alley and no building line has been established by existing buildings on the subject block face, the minimum front setback requirement is 10 feet.

[3] Combined total front and rear setback depths must equal at least 30 feet (e.g., 10' front and 20' rear or 15' each).

[4] Minimum interior side setbacks for principal buildings must equal at least 33% of the height of the subject building.

[5] Maximum height limit is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

[6] Only applies per Section 20.05.040.C.

[7] Area per unit calculation may include a density bonus up to 20% when a project meets the criteria in Section 20.05.040.C.

[8] The minimum parcel area requirement does not apply to lots created through subdivisions approved under MCA § 76-3, parts 5 and 6 after May 6, 2019. Total unit yield is calculated based upon the gross parcel area divided by the minimum parcel area per unit and any applicable hillside density reductions.

(Ord. 3648, 2019; Ord. 3609, 2018; Ord. 3586, 2016; Ord. 3570, 2016; Ord. 3442, 2010; Ord. 3439, 2010; Ord. 3410, 2009)

20.05.060 - Other Regulations

Uses and development in R districts may be subject to other provisions of this zoning ordinance, including the following:

- A. Overlay Districts  
See Chapter 20.25.
- B. Use and Building Specific Standards  
See Chapter 20.40.140 for Townhouse Development Standards.  
See Chapter 20.40.180 for Townhome Exemption Development (TED) Standards.
- C. Accessory Uses and Structures  
(e.g., home occupations, detached garages, gazebos, and sheds) See Chapter 20.45.
- D.



**Natural Resource Protection**

See [Chapter 20.50](#).

**E. Parking and Access**

See [Chapter 20.60](#).

**F. Landscaping**

See [Chapter 20.65](#).

**G. Signs**

See [Chapter 20.75](#).

**H. Nonconformities**

See [Chapter 20.80](#).

**1. RM2.7 District****a. Expansion of Existing Commercial and Industrial Uses**

Any commercial or industrial use lawfully established in the RM2.7 district before November 4, 2009 may be expanded if the (conventional development) parcel and building standards of [20.05.050](#), the parking and access standards of [Chapter 20.60](#), and the landscaping standards of [Chapter 20.65](#) are met.

**b. Substitution of Commercial and Industrial Uses**

Any commercial or industrial use lawfully established in the RM2.7 district may be replaced by a use of similar or less intensity. If a less intensive use is established, the use may not later revert back to the previous intensity.

**c. Replacement of Commercial and Industrial Buildings**

Any commercial or industrial building lawfully established in the RM2.7 district before November 4, 2009 may be replaced or expanded if the (conventional development) parcel and building standards of [20.05.050](#), the parking and access standards of [Chapter 20.60](#), and the landscaping standards of [Chapter 20.65](#) are met.

**d. New Commercial and Industrial Uses**

Except as expressly allowed by this zoning ordinance, no additional parcels may be committed to commercial or industrial use in the RM2.7 district and no more intensive commercial or industrial use may be established after November 4, 2009.

(Ord. [3648](#), 2019; Ord. [3439](#), 2010; Ord. [3410](#), 2009)

# Comprehensive Plan

SERVICE

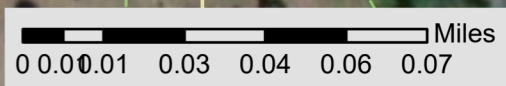
RESERVATION

SIMONS DR

DRIVEWAY

*Our Missoula City  
Growth Policy 2035  
(2015)*

*South Hills  
Comprehensive Plan  
(1986)*

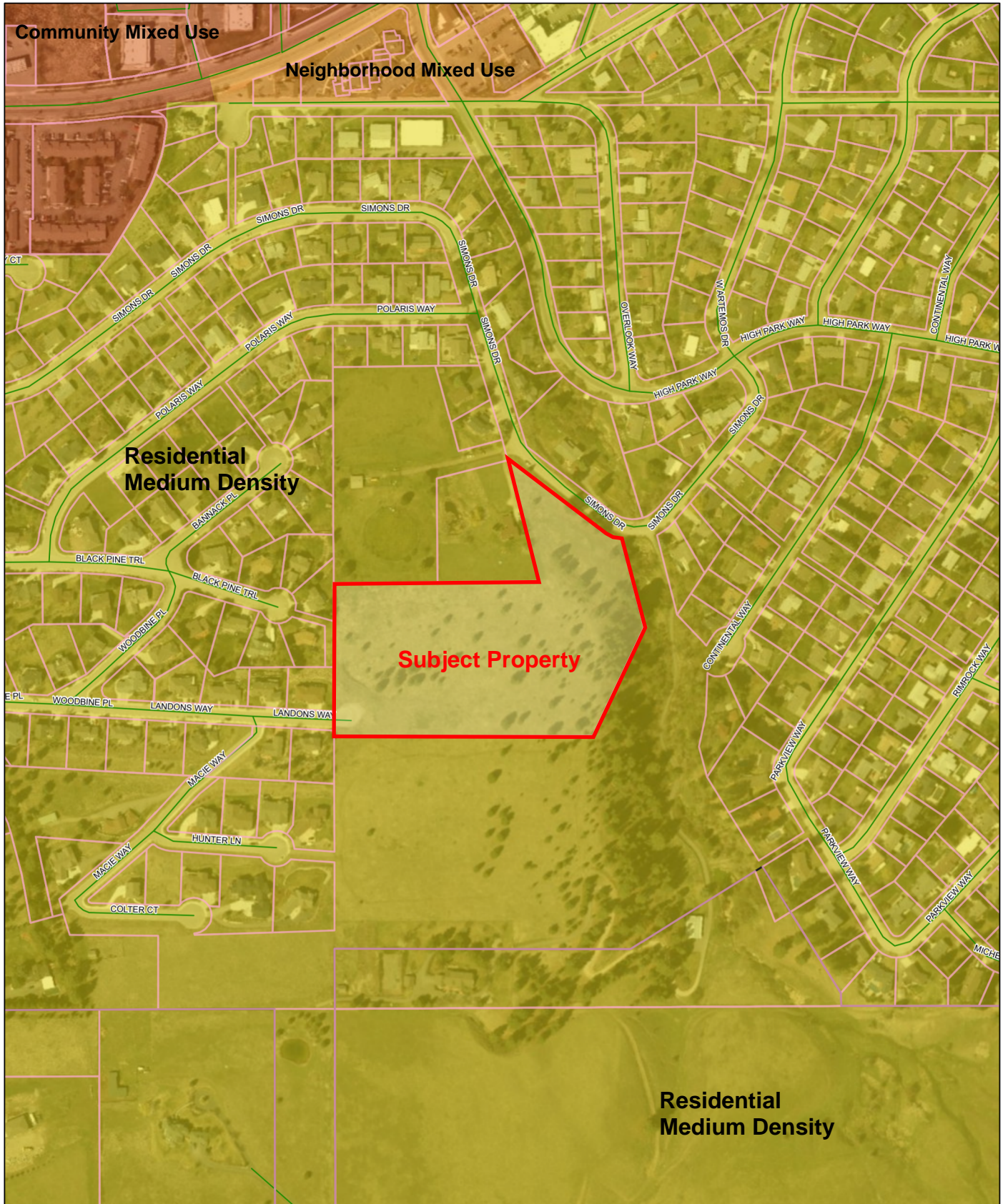


Map Center: X: -114.01233 - Y: 46.83047

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# Land Use Designation



5/15/2023, 8:49:15 PM

Parcels

City Limits

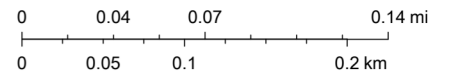
Land Use

Community Mixed Use

Neighborhood Mixed Use

Residential Medium Density - 3 to 11 units per acre

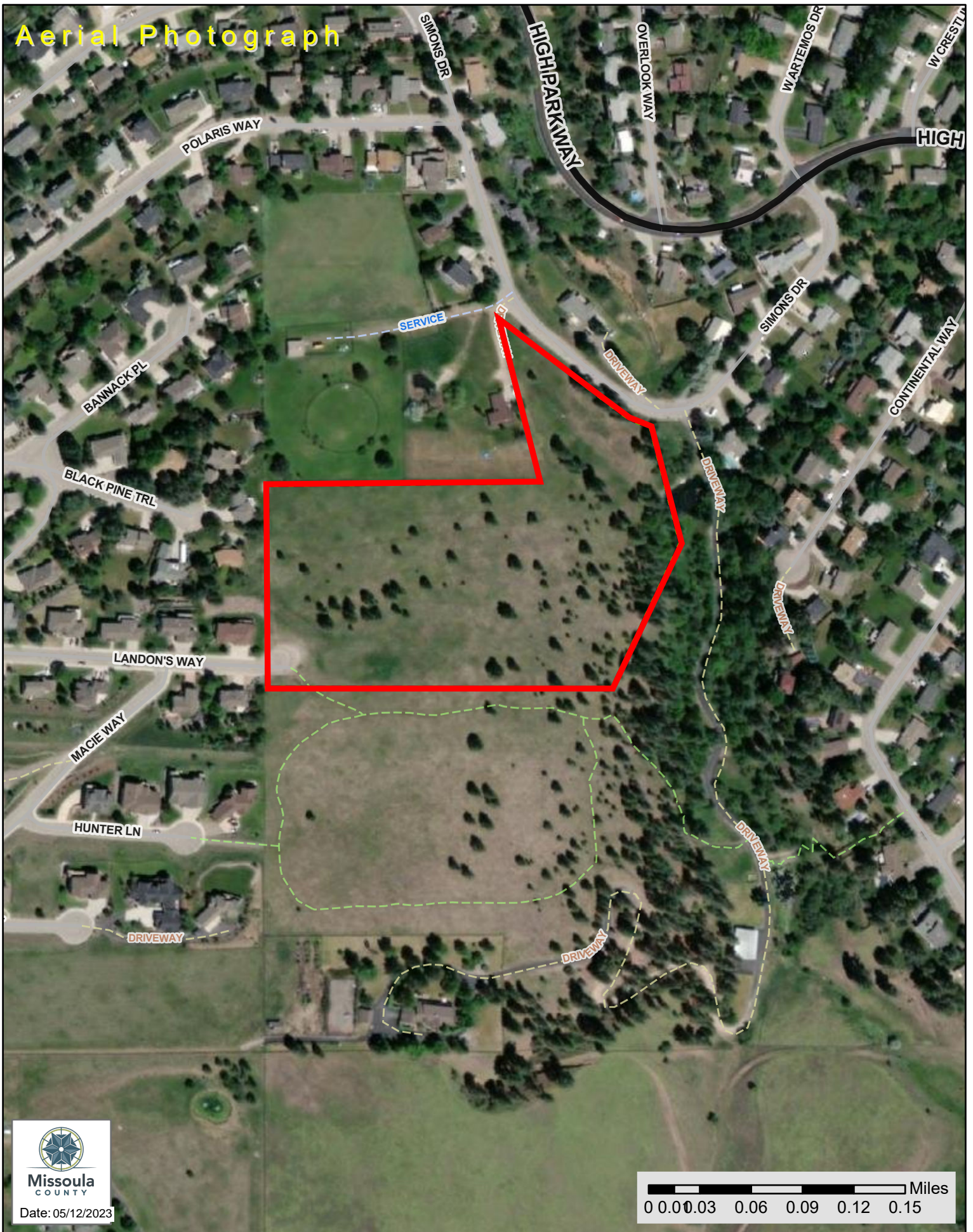
1:4,514



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



# Aerial Photograph

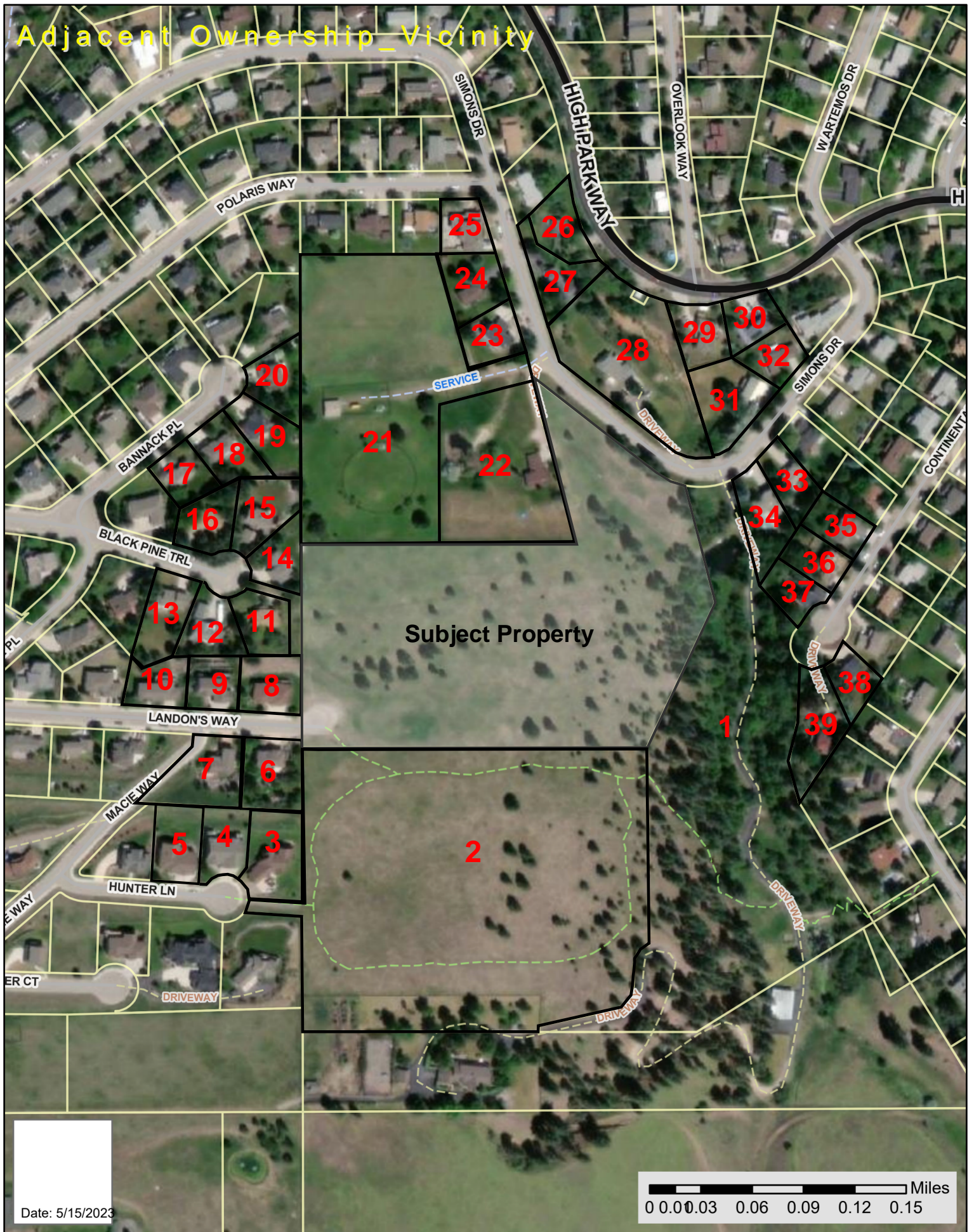


Map Center: X: -114.01225 - Y: 46.82981

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# Adjacent Ownership\_Vicinity



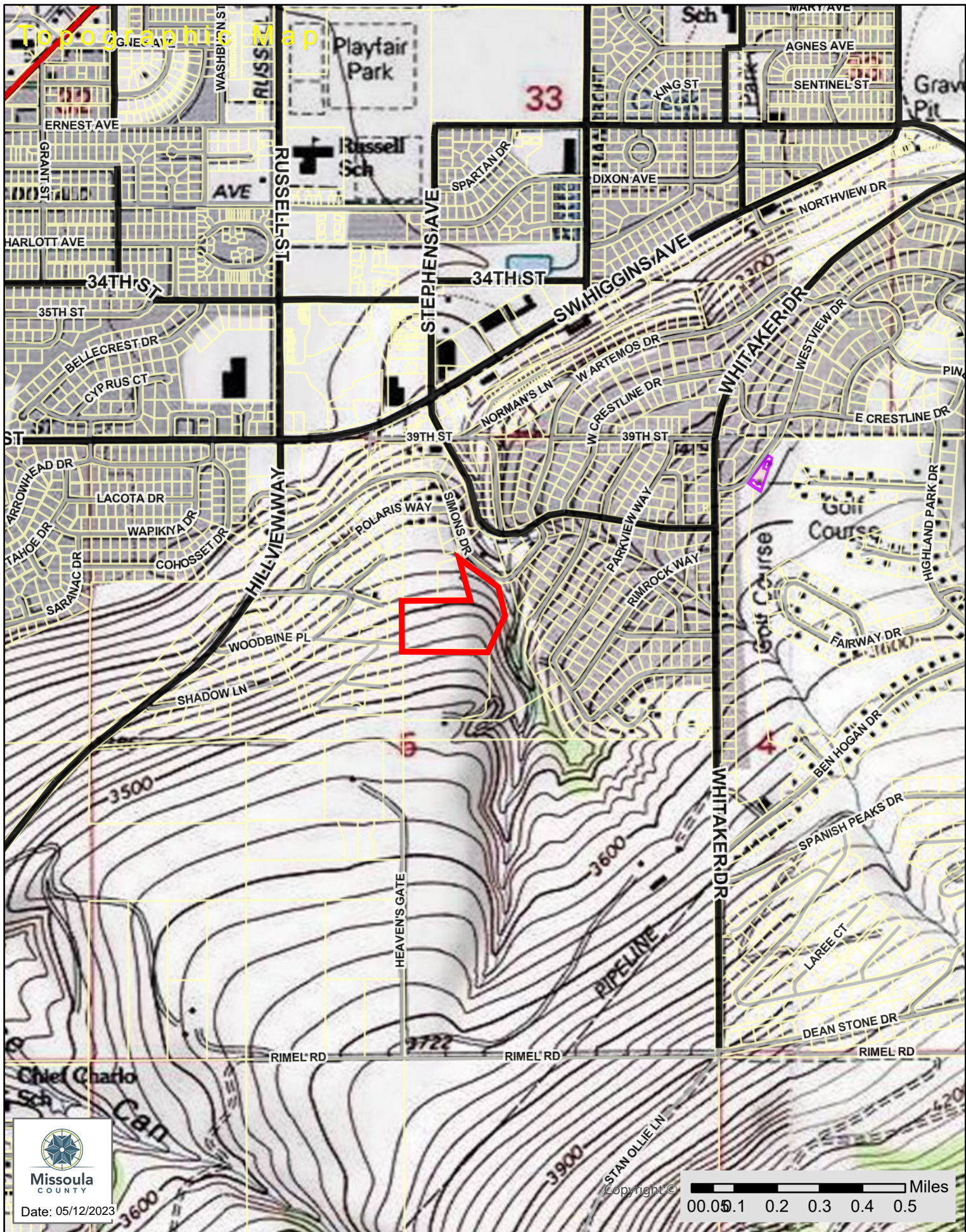
Map Center: X: -114.01253 - Y: 46.83016

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Map #	Geocode	Property Owner	Property Address				Mailing Address (if different from Property)			
1	04-2093-05-1-23-01-0000	DVORAK JUNE (Trustee)	206 Simons Dr	Missoula	MT	59803				
2	04-2093-05-1-23-04-0000	CITY OF MISSOULA	High Park #1 (No physical Address)				435 RYMAN ST	Missoula	MT	59802-4207
3	04-2093-05-2-18-12-0000	Dennis & Robin Round	1202 Hunter LN	Missoula	MT	59803				
4	04-2093-05-2-18-10-0000	Steven & Sheila Hall	1212 Hunter LN	Missoula	MT	59803				
5	04-2093-05-2-18-08-0000	Katherine Fogerty	1224 Hunter LN	Missoula	MT	59803				
6	04-2093-05-2-23-11-0000	Nancy & Rowan McQuarrie (Trustees)	1201 LANDON'S WAY	Missoula	MT	59803				
7	04-2093-05-2-23-12-0000	LIGHTHALL DAVID & MARTIN KAYLENE	1205 LANDON'S WAY	Missoula	MT	59803				
8	04-2093-05-2-23-10-0000	Shirley & Donald Oliver (Trustees)	1200 LANDONS WAY	Missoula	MT	59803				
9	04-2093-05-2-23-09-0000	HAY GEORGE & CHARLTTE	1204 LANDONS WAY	Missoula	MT	59803				
10	04-2093-05-2-23-08-0000	SELLERS JACQUELINE & WADE	1208 LANDONS WAY	Missoula	MT	59803				
11	04-2093-05-2-03-04-0000	WATSON MARGARET & KENT	225 BLACK PINE TRL	Missoula	MT	59803				
12	04-2093-05-2-03-03-0000	CINQUEGRANI MARY	209 BLACK PINE TRL	Missoula	MT	59803				
13	04-2093-05-2-03-02-0000	POWELL MONICA & ROBERT	205 BLACK PINE TRL	Missoula	MT	59803				
14	04-2093-05-2-03-05-0000	Sharon & James Pennington	212 BLACK PINE TRL	Missoula	MT	59803				
15	04-2093-05-2-03-06-0000	SMITH PRUDENCE ANNE	208 BLACK PINE TRL	Missoula	MT	59803				
16	04-2093-05-2-03-07-0000	DAVEY CHARLOTTE VIRGINIA AND DAVEY GEORGE CURTIS	204 BLACK PINE TRL	Missoula	MT	59803				
17	04-2093-05-2-03-09-0000	BULEY KAREN & RICHARD	107 BANNACK PL	Missoula	MT	59803				
18	04-2093-05-2-03-10-0000	BIERBACH PETER	115 BANNACK PL	Missoula	MT	59803				
19	04-2093-05-2-03-11-0000	DUNGAN KATHY & MIKE	119 BANNACK PL	Missoula	MT	59803				
20	04-2093-05-2-03-12-0000	MAST STANLEY ALAN AND FREEMAN SHERRY	123 BANNACK PL	Missoula	MT	59803				
21	04-2093-05-1-23-07-0000	City of Missoula (Denise)	507 SIMONS DR	Missoula	MT	59803				
22	04-2093-05-1-23-06-0000	Rebecca Donnelly	503 SIMONS DR	Missoula	MT	59803				
23	04-2093-05-1-23-08-0000	Trisha & Andrew Drobeck	509 SIMONS DR	Missoula	MT	59803				
24	04-2093-05-1-23-09-0000	GIBSON KENNETH & CAROL	511 SIMONS DR	Missoula	MT	59803				
25	04-2093-05-2-04-13-0000	CHAPMAN LOREN	601 SIMONS DR	Missoula	MT	59803				
26	04-2093-05-1-24-08-0000	HOLMAN GEOFFREY AND MOORE KATHERINE	601 HIGH PARK WAY	Missoula	MT	59803				
27	04-2093-05-1-24-01-0000	KUEHN JAMES & JENNIFER	508 SIMONS DR	Missoula	MT	59803				
28	04-2093-05-1-24-02-0000	Lora Adami	504 SIMONS DR	Missoula	MT	59803				
29	04-2093-05-1-24-07-0000	PO HUBERT TANG AND NGUYEN KIM	501 HIGH PARK WAY	Missoula	MT	59803				
30	04-2093-05-1-24-06-0000	HAMPTON WARREN SCOTT II AND PETERSON BRITTANY	405 HIGH PARK WAY	Missoula	MT	59803				
31	04-2093-05-1-24-03-0000	MCVAY SUSANNAH - POWER OF ATT	201 SIMONS DR	Missoula	MT	59803	PO BOX 17312	Missoula	MT	59808
32	04-2093-05-1-24-04-0000	KOST SHERRY	109 SIMONS DR	Missoula	MT	59803				
33	04-2093-05-1-22-06-0000	SWAN KATHERINE AND WEBER JOSEPH	202 SIMONS DR	Missoula	MT	59803				
34	04-2093-05-1-22-07-0000	HORSLEY JENNIFER	204 SIMONS DR	Missoula	MT	59803				
35	04-2093-05-1-21-03-0000	CURTIS KEN & BONNIE	803 CONTINENTAL WAY	Missoula	MT	59803				
36	04-2093-05-1-21-02-0000	ZUURING BARBARA & HANS	805 CONTINENTAL WAY	Missoula	MT	59803				
37	04-2093-05-1-21-01-0000	OBRIEN CARLEIGH & RIFE KALE	807 CONTINENTAL WAY	Missoula	MT	59803				
38	04-2093-05-1-20-11-0000	CURRIE TREVOR AND ROBERTS ANNIE	808 CONTINENTAL WAY	Missoula	MT	59803				
39	04-2093-05-1-20-12-0000	MERILA BILLY ANN	810 CONTINENTAL WAY	Missoula	MT	59803				



# Topographic Map



Map Center: X: -114.01131 - Y: 46.83011

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# Missoula County Floodplain

## Floodplain Map

**City of Missoula Floodplain  
Not Shown  
Contact 406-552-6625**

- Flood Zones
- Zone A (100 YR Floodplain - Approximate)
  - Zone AE (100 YR Floodplain - With Elevations)
  - Zone AE (100 YR Floodway)
  - Zone AH (100 YR Floodplain - Ponding)
  - Zone AO (100 YR Floodplain - Sheet Flow)
  - Area Not Included (Tribal Lands)
  - Zone D (Undetermined Flood Hazard)
  - SHADED-X (100/500 YR Floodplain)
  - SHADED-X (500-YR Floodplain Only)
  - SHADED-X (Protected by Levee)
  - Unshaded X (Out of Designated Floodplain)



Missoula County  
Community and Planning Services  
127 E Main St, Suite 2  
Missoula, MT 59802  
406-258-4657  
<http://gis.missoulacounty.us/caps/floodplain>

Printed: 11/15/2022



**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Flowpaths** have been determined, users are encouraged to consult the **Flood Profiles and Flowpath Data and/or Summary of Elevation Elevations** tables contained within the **Flood Insurance Study (FIS)** Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only to landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Elevation Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Elevation Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **Flowpaths** were computed at cross sections and interpolated between cross sections. The flowpaths were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Flowpath width and other pertinent flowpath data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

Accredited **Letter to Users**. Check with your local community to obtain more information, such as the estimated level of protection provided which may exceed the 1-percent annual-chance level and Emergency Action Plan, on the levee systems shown as providing protection for areas on this panel. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/index.shtm>.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18N. The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations shall be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/galaxy/galaxy.nsf>.

NOAA Information Services  
NOAA, NWS17  
National Geodetic Survey  
S2MC-1 #2020  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3262

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was derived from NADIP-Orthoregistry produced with a one meter ground resolution from photography dated 2011.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://maps.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

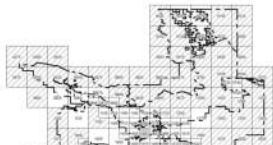
If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/fip/>.

This map may reflect more detailed or up to date stream channel configurations than those shown on the previous FIRM. The flowpaths and flowpaths that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations and improved topographic data. The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles and flowpath data tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside the flowpath.

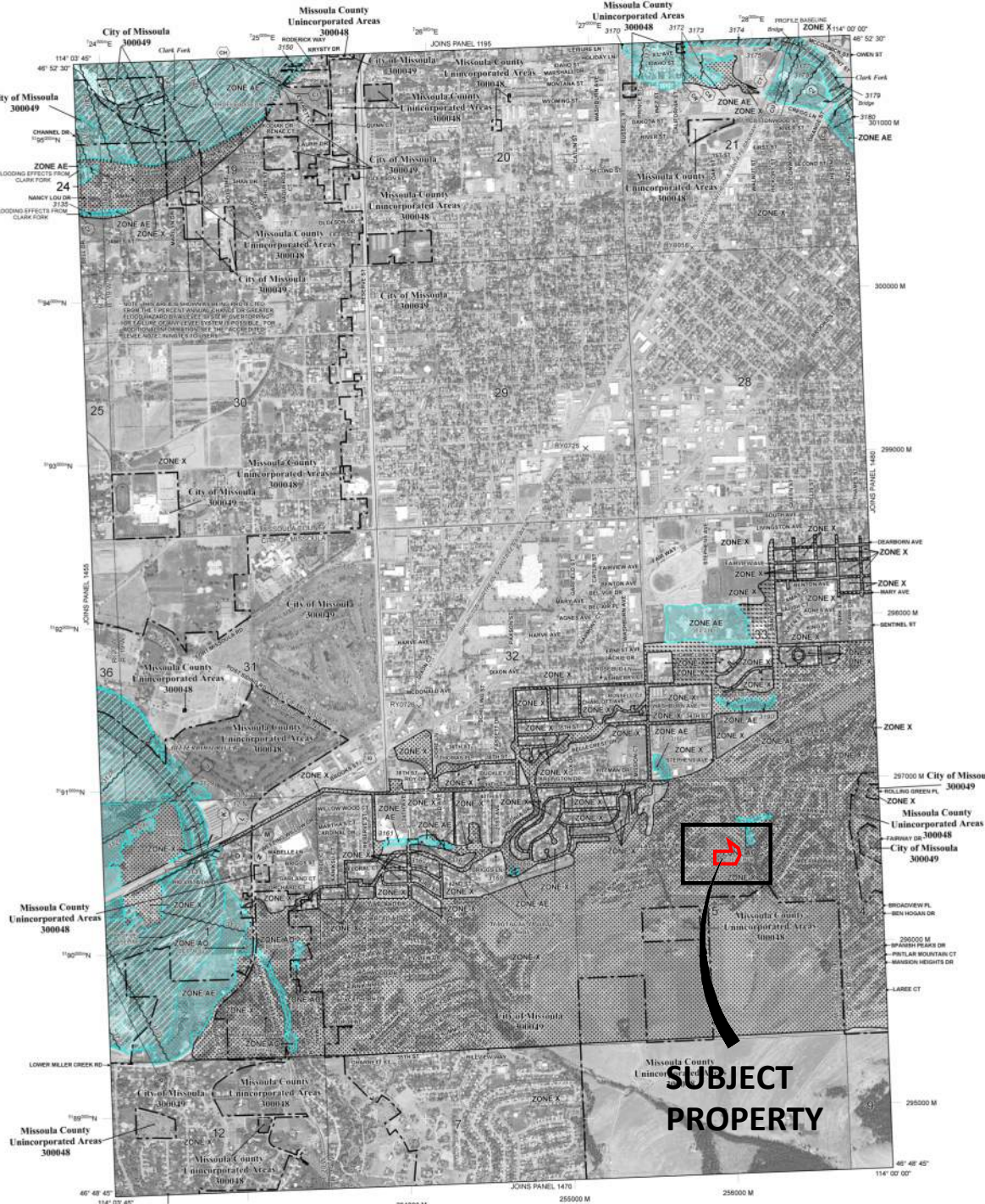
Flooding Source	Vertical Datum Offset (ft)	Flooding Source	Vertical Datum Offset (ft)
Bitterroot River	3.6	Lower Great Creek	3.0
Browns River	3.1	Miller Creek	3.0
Clark Fork	3.0	Palmer Creek	3.0
Chewaucum River	1.7	Mathews Creek	2.8
Great Creek	3.8	Rock Creek	3.0
Lost Creek	3.8		

Example: To convert Clark Fork elevations in NAVD 88, 3.0 feet were added to the 1929 VAD elevations.

**PANEL INDEX**



Panel Not Printed



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INSURANCE BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the "base flood," is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas in this map are subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, AV, X, and V. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

- ZONE A**: No Base Flood Elevations determined.
- ZONE AE**: Base Flood Elevations determined.
- ZONE AH**: Flood depths of 1 to 3 feet (local areas of ponding); Base Flood Elevations determined.
- ZONE AO**: Flood depths of 1 to 3 feet (local areas of ponding); average depth determined; for areas of shallow flooding, whether also determined.
- ZONE AR**: Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system was destroyed to prevent production from the 1% annual chance or greater flood.
- ZONE AV**: Areas to be protected from the 1% annual chance flood by a flood control protection system under construction; no Base Flood Elevations determined.
- ZONE V**: Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE**: Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of obstructions so that the 1% annual chance flood can pass without substantial increases in flood heights.

- OTHER FLOOD AREAS**
- ZONE K**: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot and with storage areas less than 1 square mile; areas protected by levees from the 1% annual chance flood.
- OTHER AREAS**
- ZONE D**: Areas determined to be outside the 0.2% annual chance floodplains.
- ZONE X**: Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary defining Special Flood Hazard Area Zones and boundary defining Special Flood Hazard Areas of different Base Flood Elevation, flood depths, or flood effects.
- Base Flood Elevation type and value; elevation in feet
- Base Flood Elevation value where uniform within area; elevation in feet

Referenced to the North American Vertical Datum of 1988

- Cross section line
- Terraced line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere

- 3850-meter scale: Horizontal State Plane Zone
- (FIPS Zone 2303), Lambert Conformal Conic projection
- 1000-meter Universal Transverse Mercator and UTM Zone 18N
- Uppercase "X" = Bench mark (see explanation in Notes to Users section of this FIRM panel)
- Lowercase "x" = Spot height
- MAP REPOSITORIES
- Refer to Map Repositories List on this page
- EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP: August 18, 2008
- EFFECTIVE DATES OF REVISIONS TO THIS PANEL: July 6, 2015 - to change Base Flood Elevations, to update terrace and spot heights, to change Special Flood Hazard Areas, to incorporate previously issued Letters of Map Revision and to reflect updated geographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or visit the National Flood Insurance Program at 1-800-638-6622.

**MAP SCALE 1" = 1000'**

0 100 200 300 400 FEET  
0 100 200 300 400 METERS

**NFIP**

**PANEL 1460E**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**MISSOULA COUNTY, MONTANA, AND INCORPORATED AREAS**

**PANEL 1460 OF 1900**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUBSET
MISSOULA CITY OF	30004	1460	E
MISSOULA COUNTY	30004	1460	E

For more information, visit [www.fema.gov](http://www.fema.gov)

Notice to User: The **Map Number** shown below should be used when placing map orders, the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER 30063C1460E**

**MAP REVISED JULY 6, 2015**

Federal Emergency Management Agency



# National Flood Hazard Layer FIRMette



114°1'4"W 46°50'1"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                                    |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                                    |  | Area with Flood Risk due to Levee <i>Zone D</i>  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    |  | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard <i>Zone D</i>  |
|                                    |  | Channel, Culvert, or Storm Sewer   |
|                                    |  | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |  | 17.5 Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
|                                    |  | Jurisdiction Boundary  |
| <b>MAP PANELS</b>                  |  | Coastal Transect Baseline  |
|                                    |  | Profile Baseline   |
|                                    |  | Hydrographic Feature   |
|                                    |  | Digital Data Available   |
|                                    |  | No Digital Data Available  |
|                                    |  | Unmapped   |
|                                    |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                                     |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/15/2022 at 11:33 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone X
	Area with Flood Risk due to Levee Zone D
<b>OTHER AREAS</b>	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
<b>OTHER AREAS</b>	Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
<b>OTHER FEATURES</b>	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

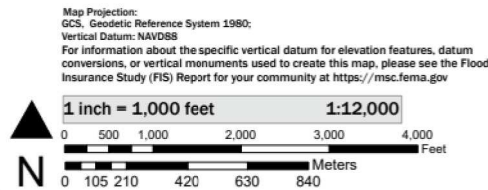
For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery. Last refreshed October, 2020.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 11/19/2022 11:34 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/118418>.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map is void if the user has not been able to update the 2020 FIRM panel boundaries with the NFHL. The flood hazard data inside this boundary on the FIRM panel has been republished from the previous effective (historic) FIRM for this area, after being converted from NGVD 29 to NAVD 88.

**SCALE**



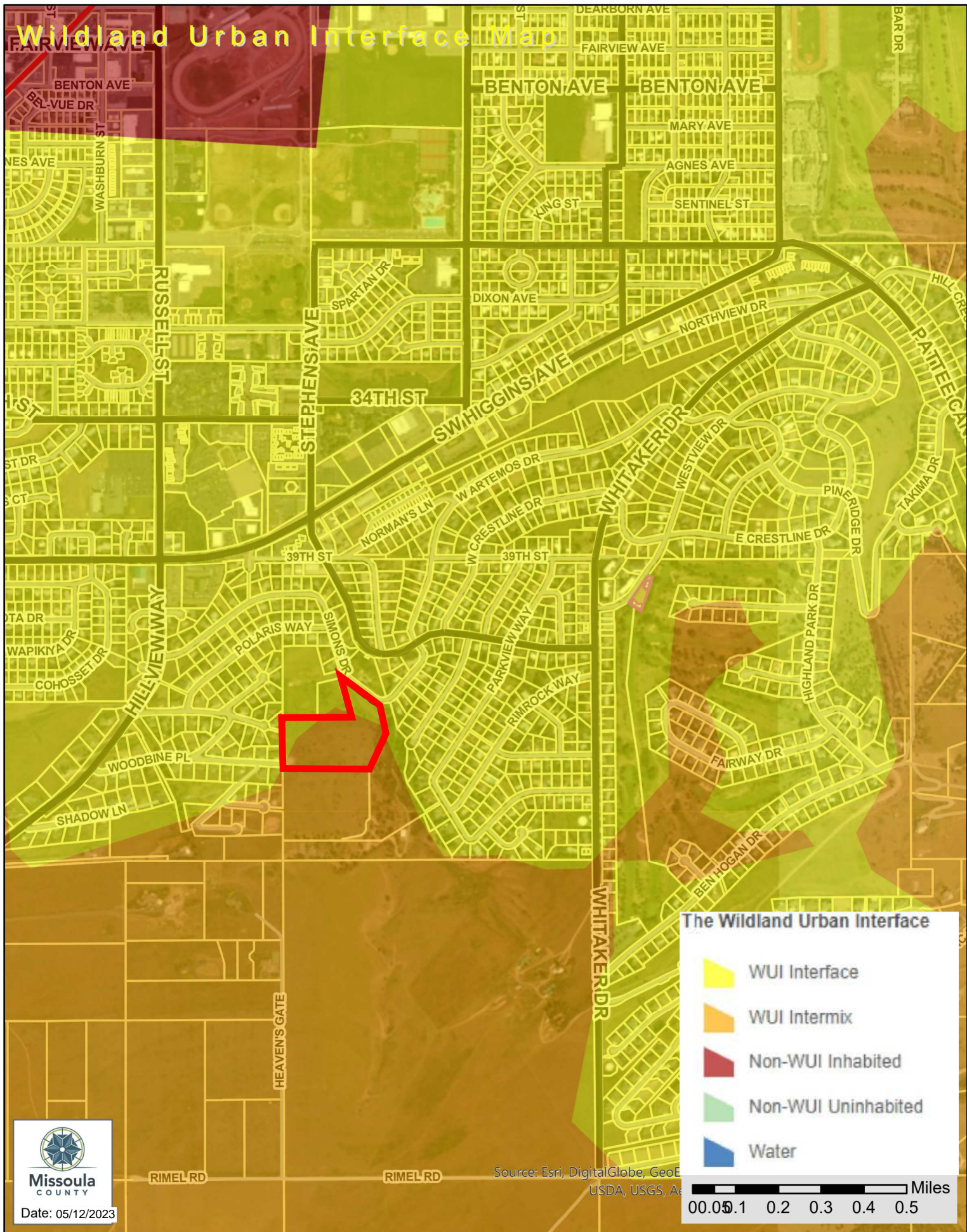
**NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP**

PANEL 1460 of 1860

COMMUNITY	NUMBER	PANEL
MISSOULA COUNTY	300048	1460
CITY OF MISSOULA	300049	1460



# Wildland Urban Interface Map



**Missoula**  
COUNTY

Date: 05/12/2023

**The Wildland Urban Interface**

- WUI Interface
- WUI Intermix
- Non-WUI Inhabited
- Non-WUI Uninhabited
- Water

Miles

0.0 0.1 0.2 0.3 0.4 0.5

Map Center: X: -114.00723 - Y: 46.83288

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# Vegetation Exhibit

The proposed Property is primarily vegetated with wild grasses and sporadic weeds. It is also home to a small and intermittent population of young, and therefore small, pine trees. **The majority of those trees are found at the easternmost portion of the property, located at the bottom of a steep hill (designated a no-build zone as a result of the slope).**

Ground-level view from Landon's Way Turnaround



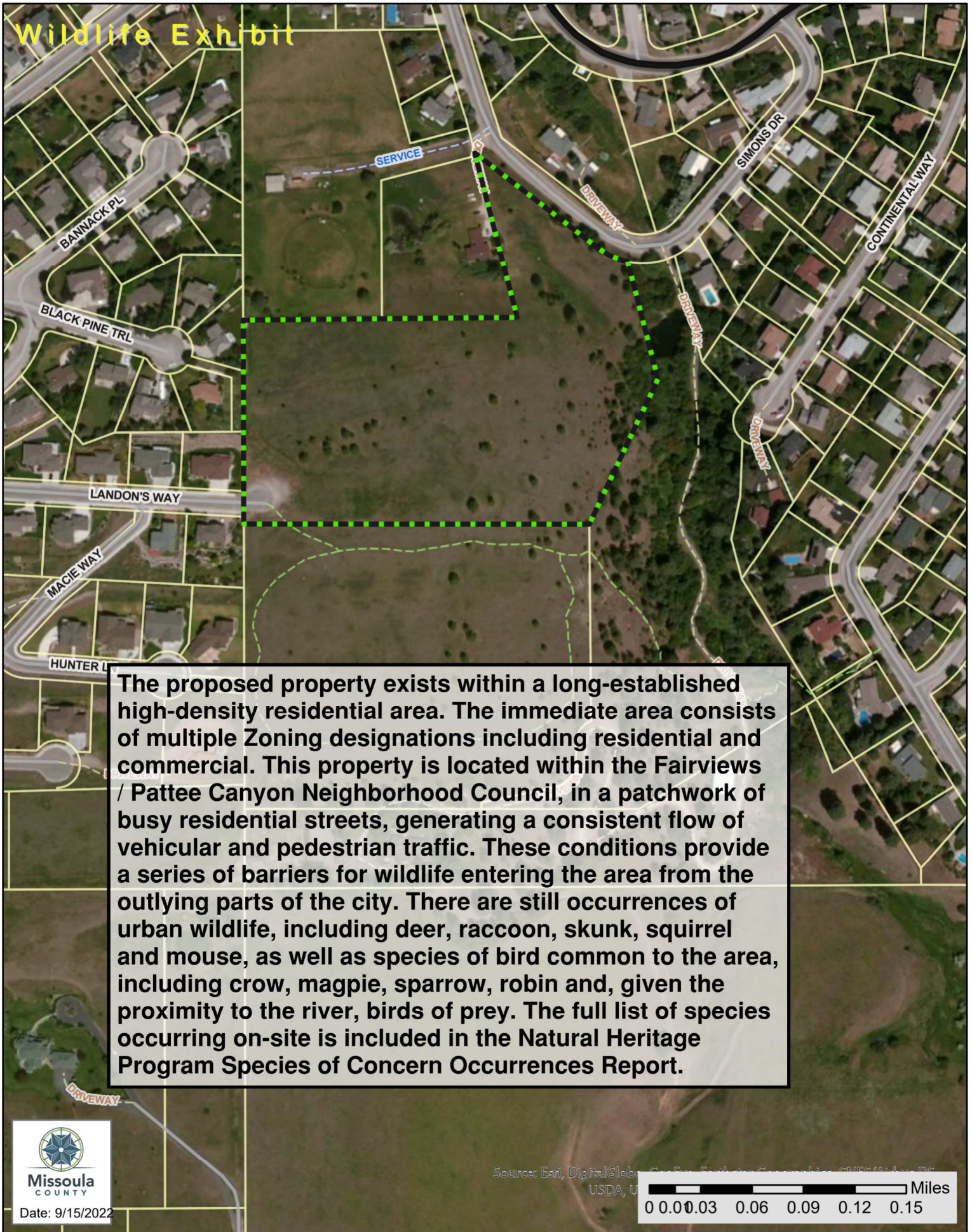
Source: Esri, DigitalGlobe, GeoEye, Earthstar (United States), CNRS/Airbus DS, USDA, U

0 0.0001 0.03 0.04 0.06 0.07 Miles

Map Center: X: -114.01245 - Y: 46.83016



# Wildlife Exhibit



**The proposed property exists within a long-established high-density residential area. The immediate area consists of multiple Zoning designations including residential and commercial. This property is located within the Fairviews / Pattee Canyon Neighborhood Council, in a patchwork of busy residential streets, generating a consistent flow of vehicular and pedestrian traffic. These conditions provide a series of barriers for wildlife entering the area from the outlying parts of the city. There are still occurrences of urban wildlife, including deer, raccoon, skunk, squirrel and mouse, as well as species of bird common to the area, including crow, magpie, sparrow, robin and, given the proximity to the river, birds of prey. The full list of species occurring on-site is included in the Natural Heritage Program Species of Concern Occurrences Report.**



Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNR/Air, USDA, U



Map Center: X: -114.01205 - Y: 46.82887

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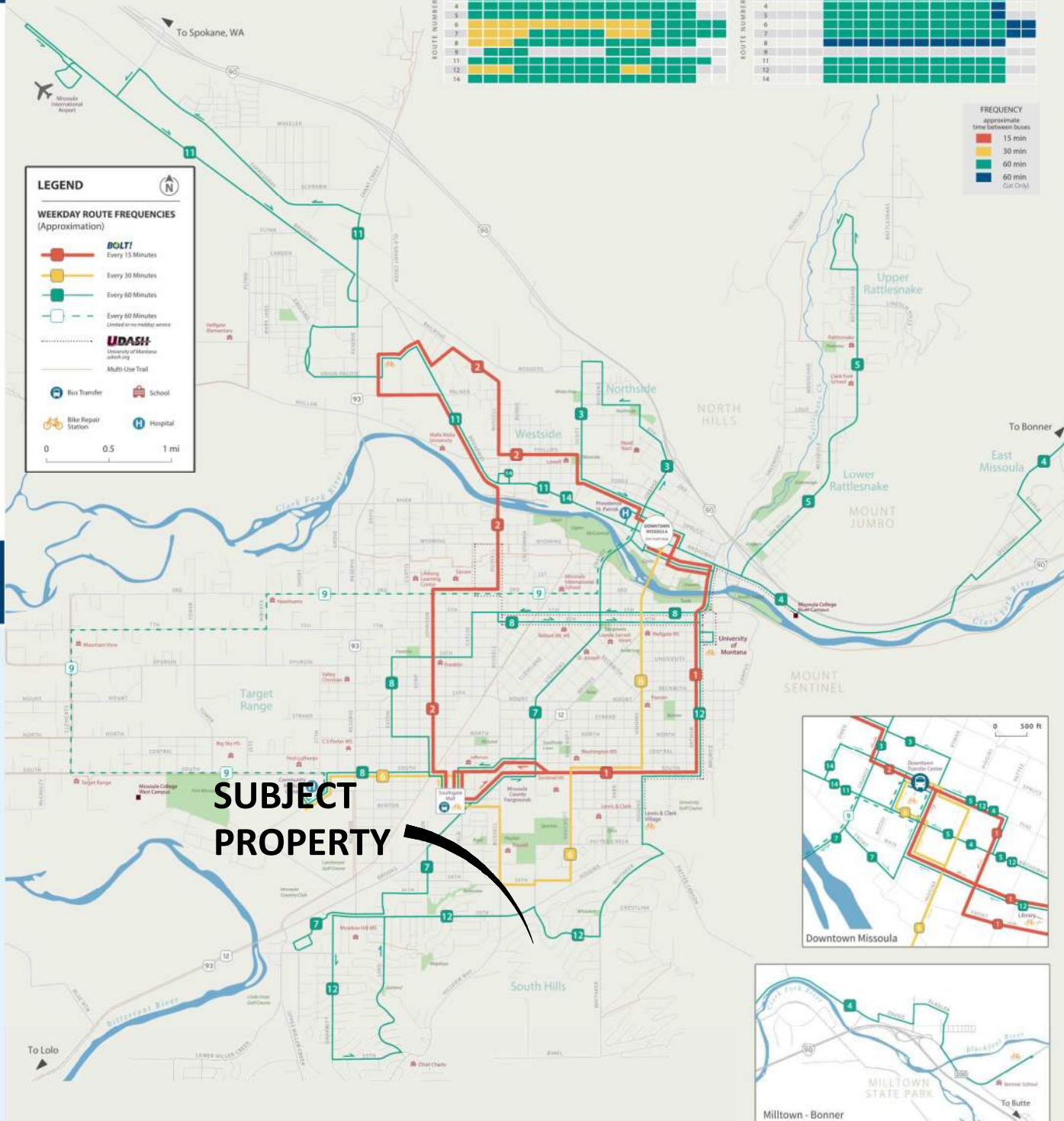
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**SUBJECT PROPERTY**



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 Mountain Line does not provide service on the following holidays: New Year's Day, Independence Day, Thanksgiving Day and Christmas.

**MOUNTAIN LINE CODE OF CONDUCT**  
 The following items are prohibited on the bus:

- Gasoline and other flammable liquids.
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- Animals (except service animals and animals confined to a carry-on, lap-size container).
- Car batteries.
- Fireworks.

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**Route Map & Schedule**



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PUBLISHED SUMMER 2022








**Search**

504 Simons Dr  59803

All Grades and Schools

**Search**

**Results for 504 Simons Dr, 59803**

- \*MCPS Lewis and Clark Elementary School (K, 1 - 5)**  **SHOW ALL**

2901 Park Street, Missoula, MT 59801
- + SIMONS DR & POLARIS WAY** 7:56 AM

Bus 222 | Lewis & Clark GS RT #31 AM ...
- + SIMONS DR & POLARIS WAY** 3:40 PM

Bus 238 | Chicken Bus
- \*MCPS Sentinel High School (9 - 12)**

901 South Ave. West, Missoula, MT 59801
- + Sentinel High School (Walking Boundary)** 5:00 AM

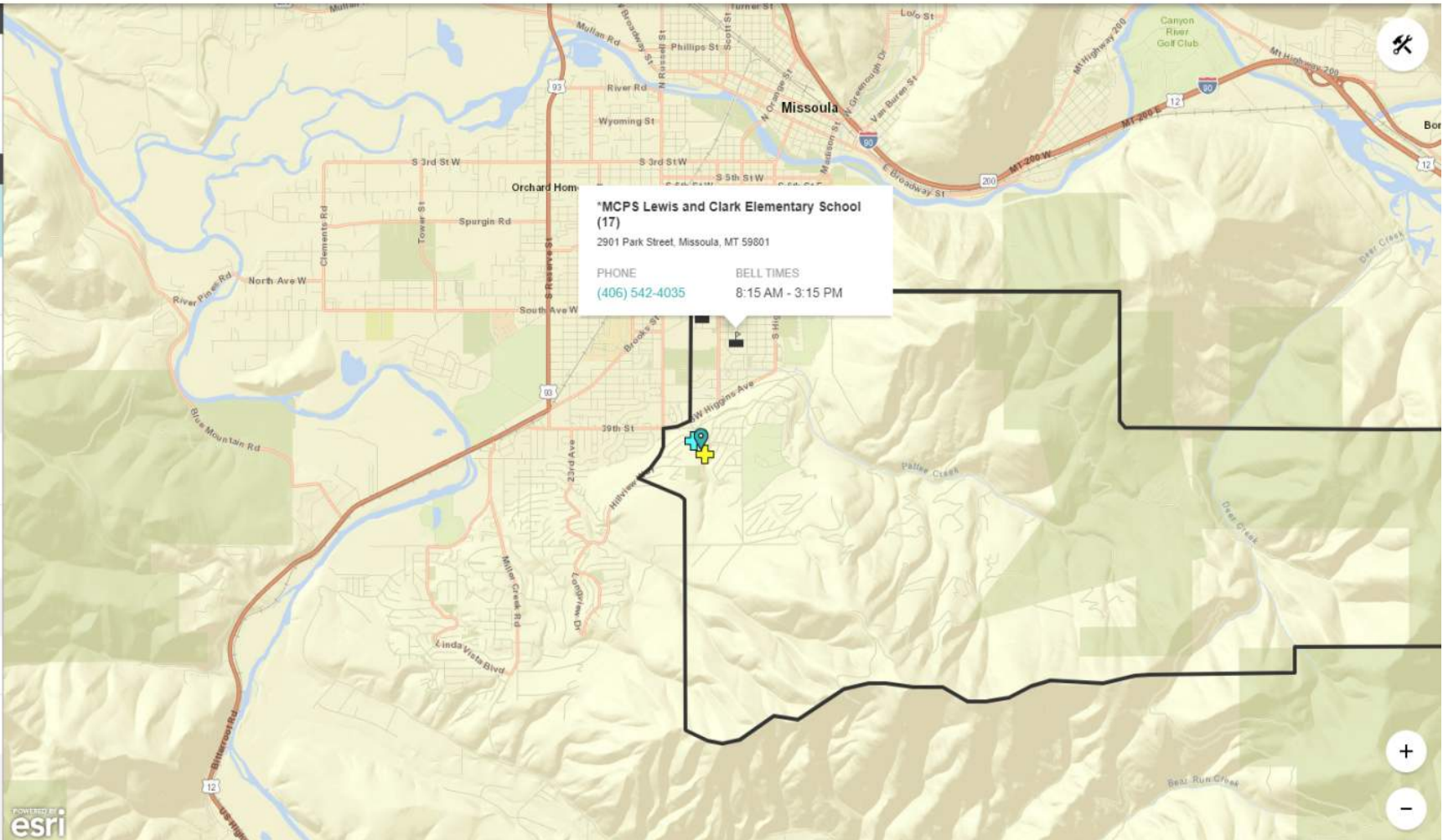
Sentinel HS (AM Walking Boundary)
- + Sentinel High School (Walking Boundary)** 5:00 AM

Sentinel HS (PM Walking Boundary)
- \*MCPS Washington Middle School (6 - 8)**

645 W. Central Ave., Missoula, MT 59801
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Bus 238 | Washington MS RT #45 AM (6...
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Bus 238 | Washington MS RT #45 PM (6...





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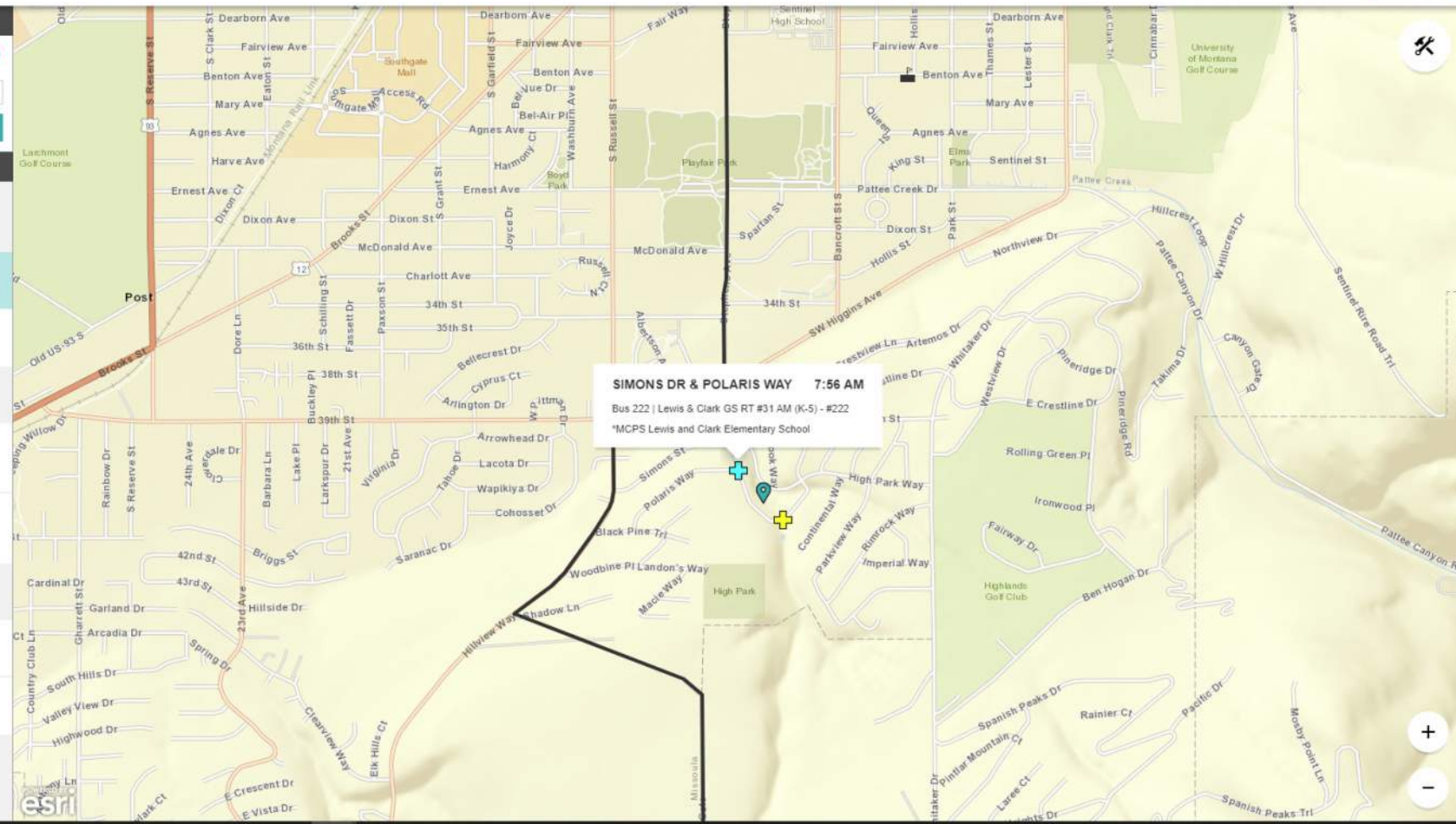
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Bus 238 | Washington MS RT #45 PM (6... 3:10 PM



**SIMONS DR & POLARIS WAY 7:56 AM**  
Bus 222 | Lewis & Clark GS RT #31 AM (K-5) - #222  
\*MCPS Lewis and Clark Elementary School





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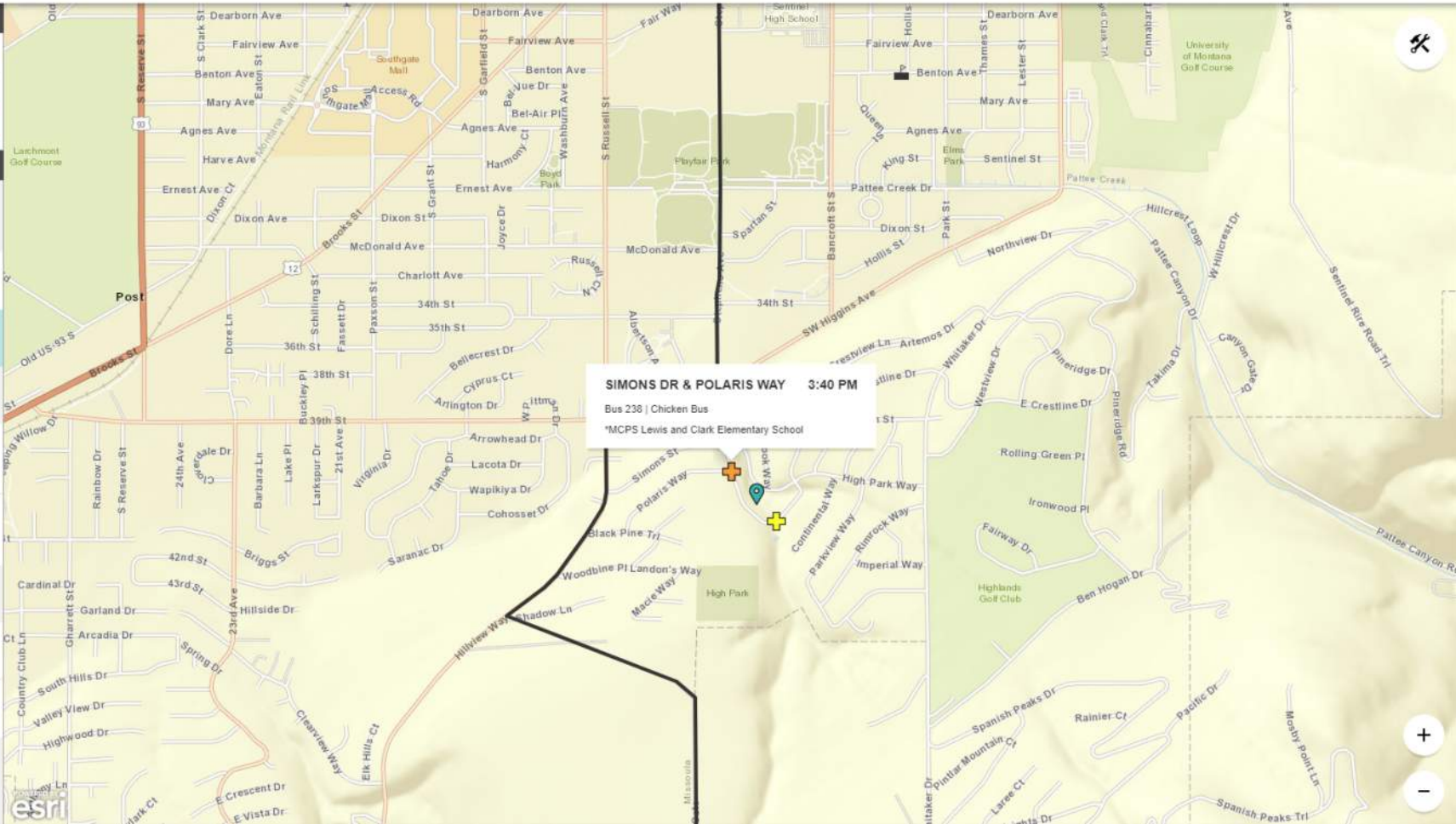
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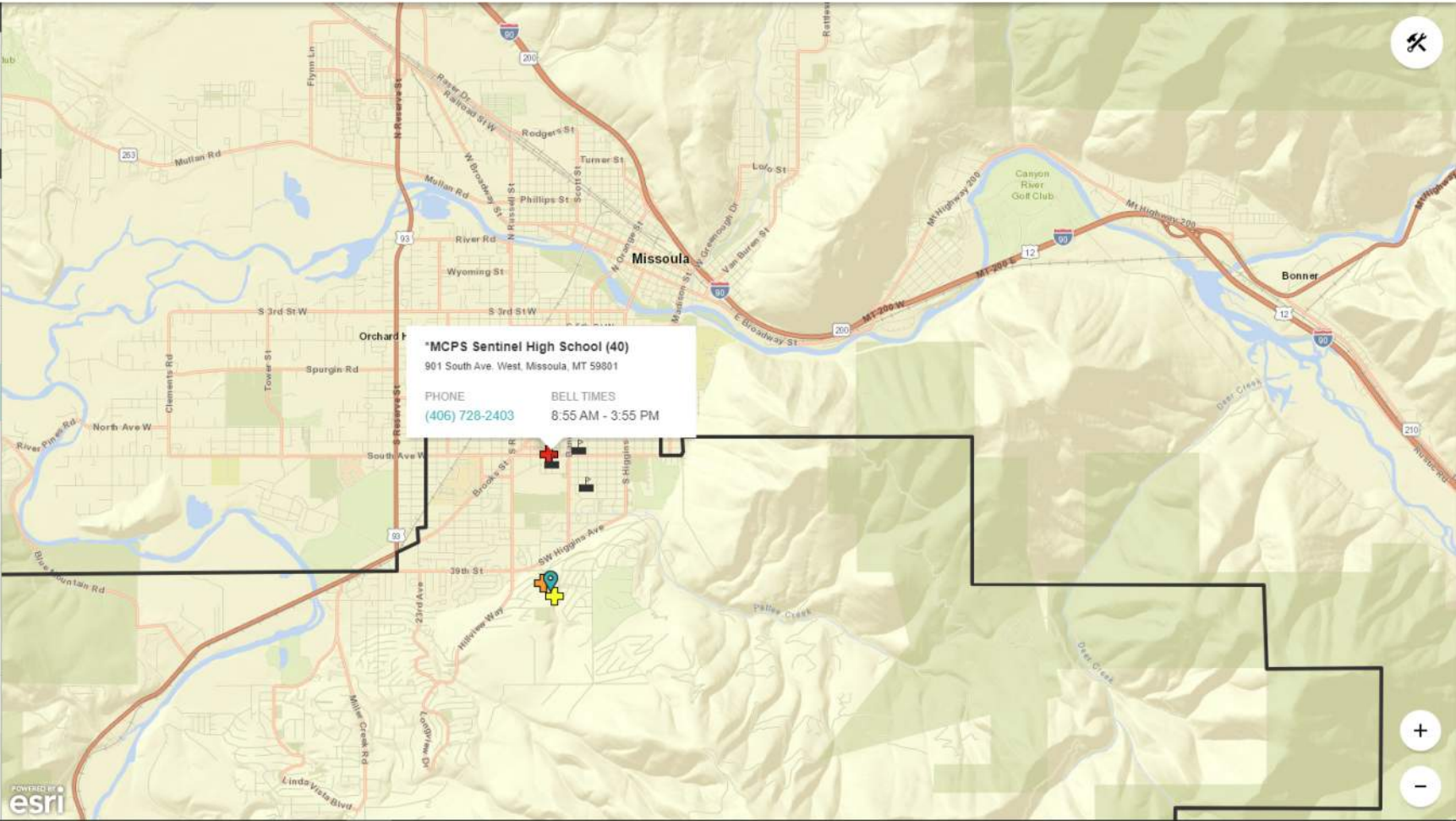
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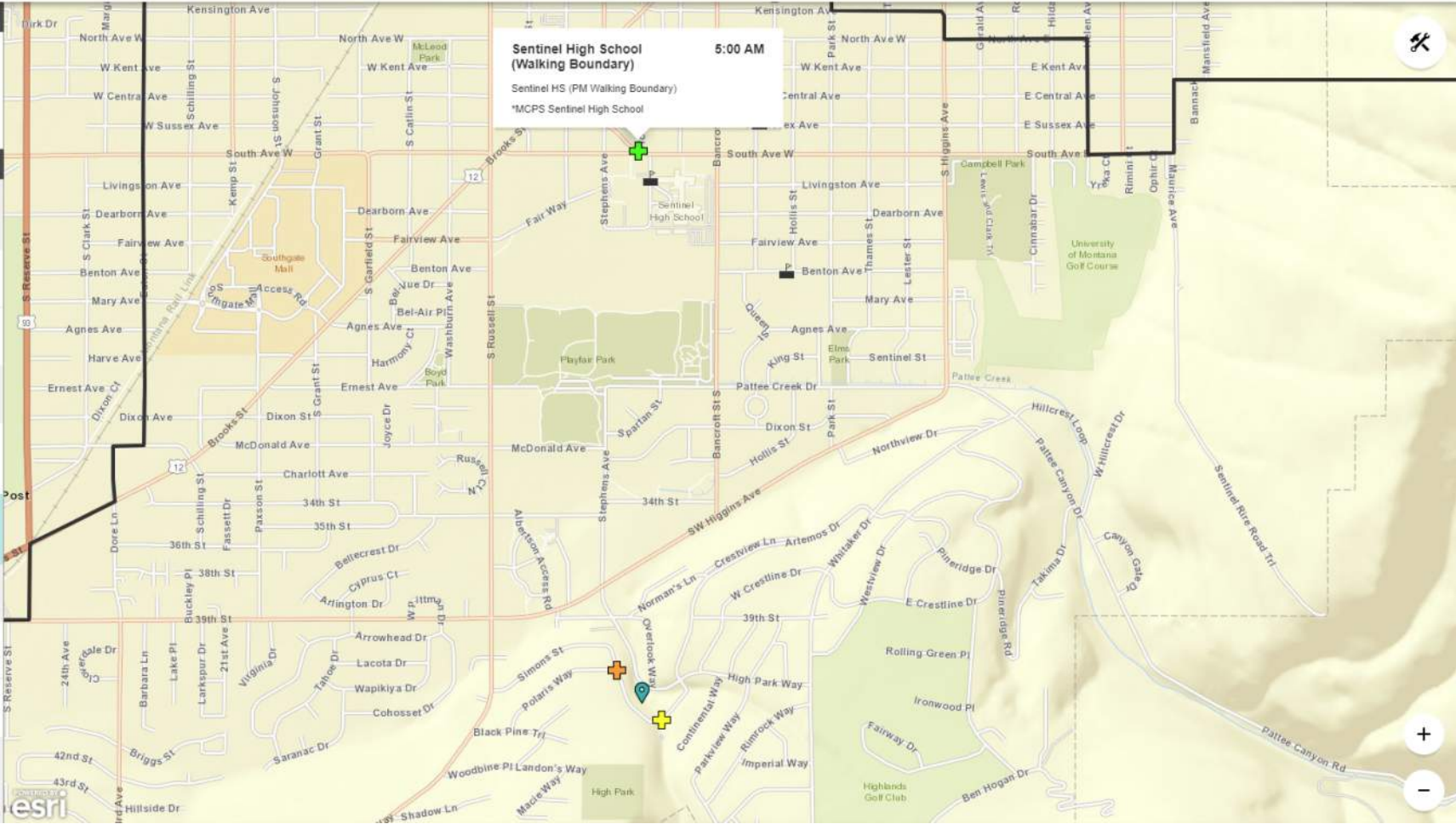
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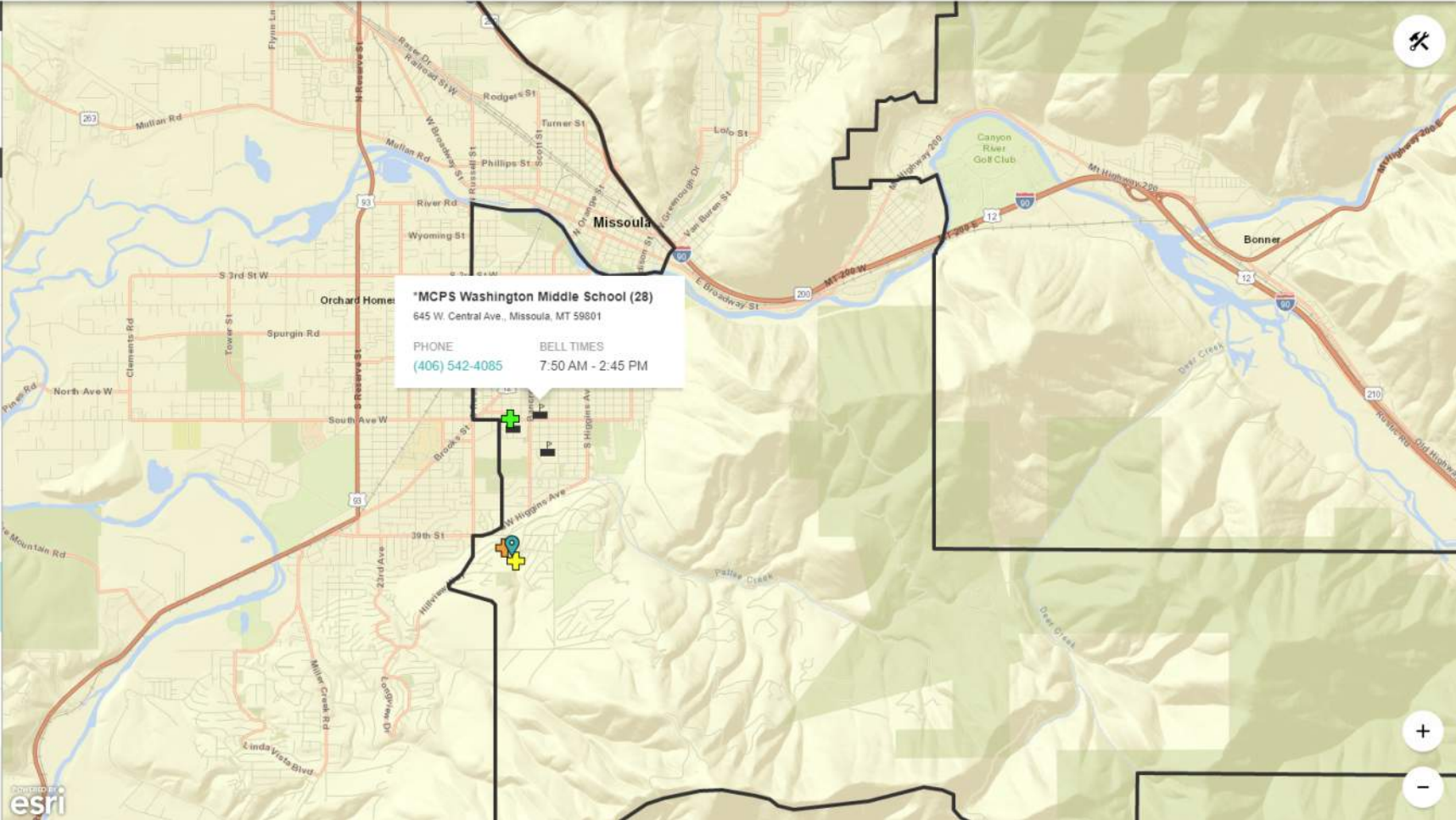
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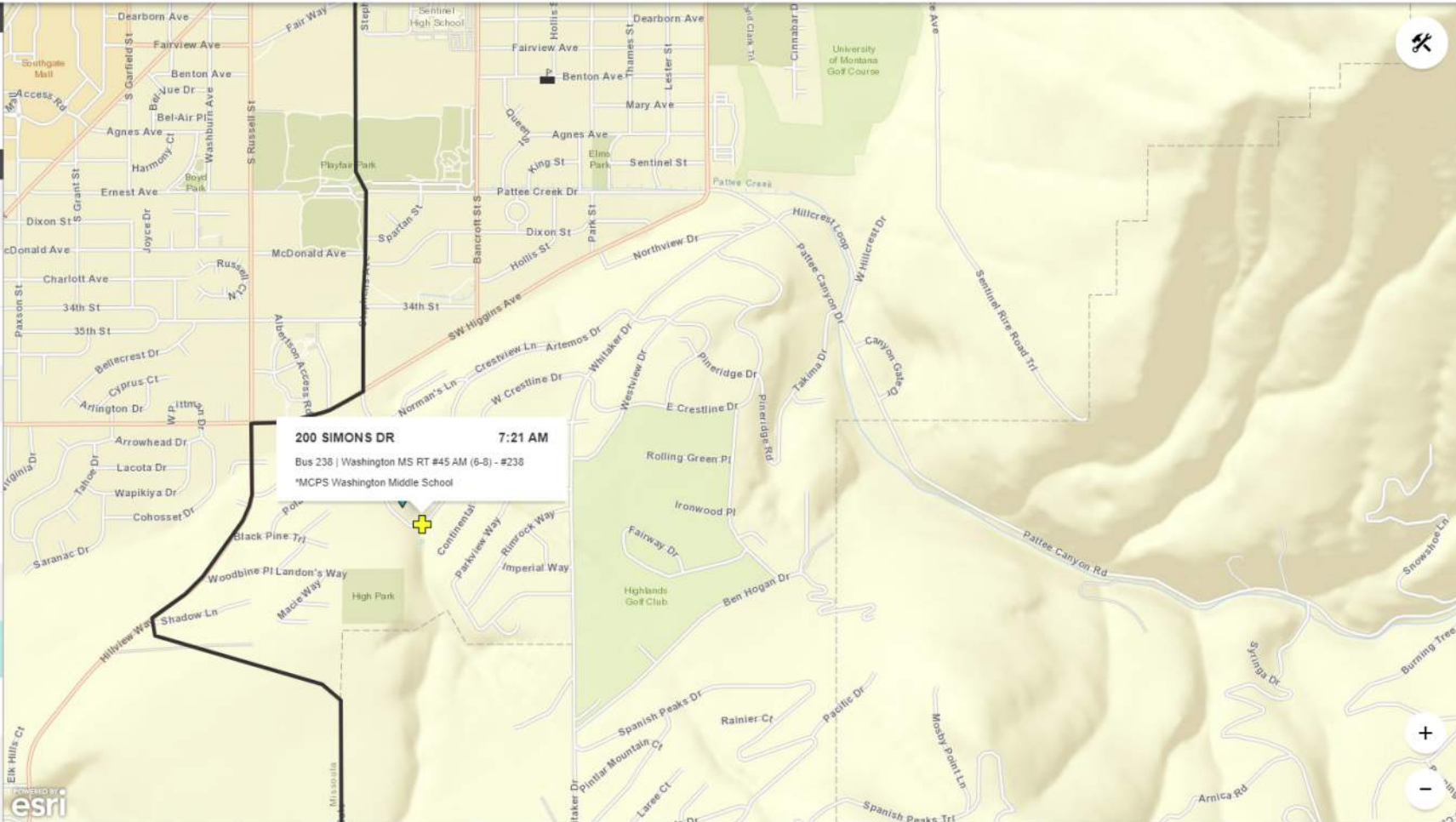
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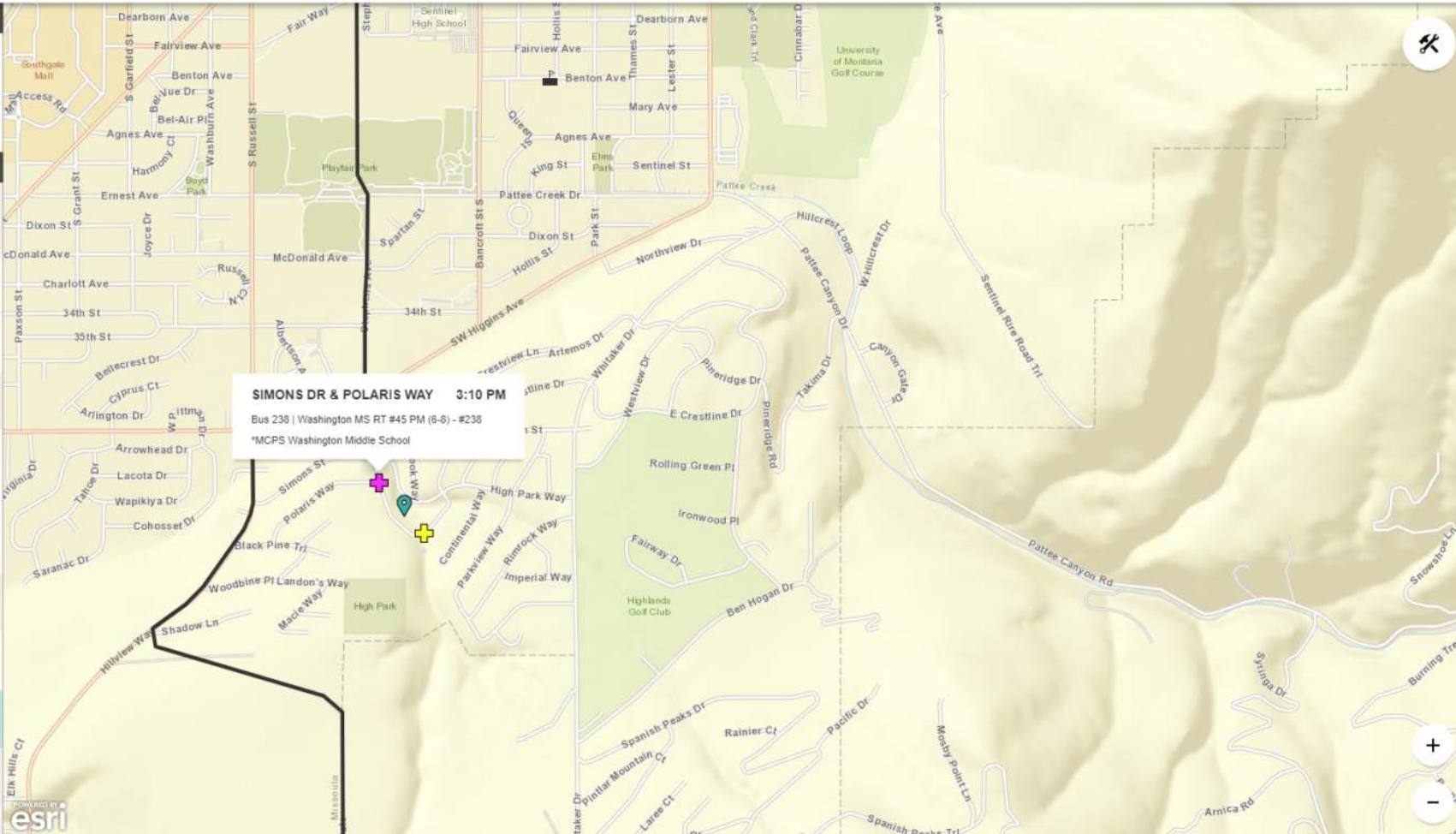
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**SIMONS DR & POLARIS WAY** 3:10 PM  
Bus 238 | Washington MS RT #45 PM (6...)





# SIMONS DRIVE SUBDIVISION: WATER SERVICE LINE EXHIBIT



**Subject Property**

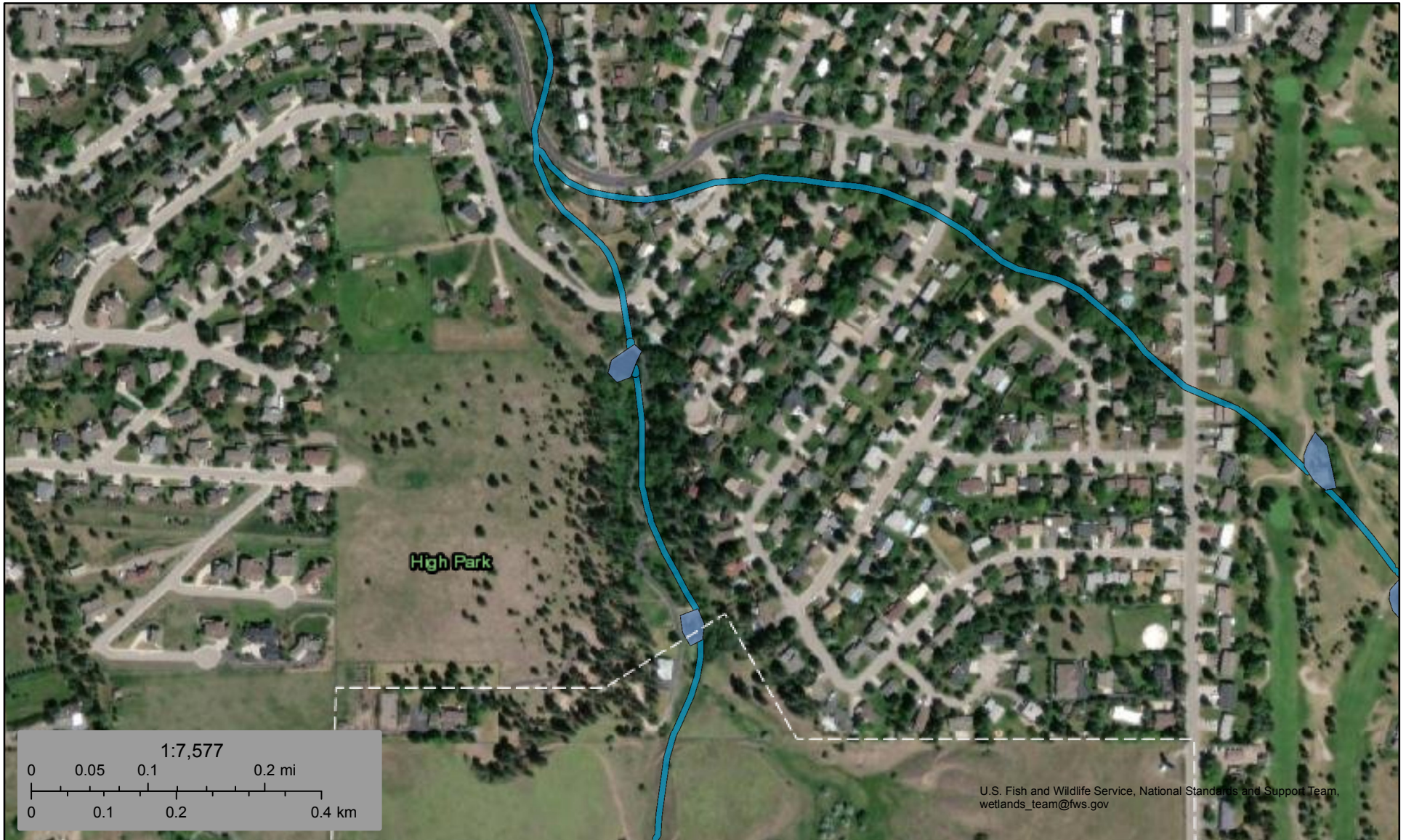
504 Simons Dr

High Park






1000 ft





May 25, 2023

**Wetlands**

- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.