

Attachment H: Summary of Changes to Existing Titles

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INTRODUCTION

The purpose of this material is to provide a high-level summary of the significant, substantive changes to existing City development codes in relation to the Our Missoula Comprehensive Code Reform effort. The changes listed here are being made in conjunction with the creation of the new City of Missoula Unified Development Code (UDC). Specifically, adoption of the new UDC will result in modifications and repeals of the following existing Municipal Titles:

- Titles 5 – Business Licenses and Regulations
- Title 12 – Streets Sidewalks and Public Places
- Title 13 – Public Services
- Title 15 – Buildings and Construction
- Title 16 – Manufactured Housing and Mobile Home Parks
- Title 17 – Subdivision (currently adopted by resolution as existing Subdivision Regulations)
- Title 19 – Zoning (previously repealed, still referenced in existing Special Districts and Planned Unit Developments/PUD’s)
- Title 20 – Zoning
- Title 21 - Sx^wtpqyen Form Based Code

BACKGROUND:

In 2022, the City began the process to update the Growth Policy and reorganize the Municipal Code and Subdivision Regulations into a Unified Development Code (UDC). The UDC is intended to combine and organize all land development related municipal code into a single document, within

which will be various chapters covering subjects like zoning, subdivisions, and infrastructure improvement requirements. Currently, these related development codes are scattered amongst over half a dozen separate, individually maintained and updated development codes and City Titles. The new UDC integrates and merges the relevant and current elements of these various individual codes into one place. What is left from existing code that is not integrated into the new UDC is treated in several ways; some is also moved into the newly updated Standards and Specifications Manual (previously the Public Works Manual). Some is retained, as amended, in its current location. And some Titles are repealed entirely.

The following is a summary of these significant changes to help staff and elected officials keep track of the changes being made as part of this larger effort. This document is in support of the new UDC specifically. Separate materials will be made available to detail significant changes being made to the City of Missoula Standards and Specifications Manual, as well as amendments to existing Titles that are preserved, as those elements of this update are brought through for adoption at a future date.

CONSOLIDATION AND SIMPLIFICATION:

One of the first and foremost goals with the Our Missoula project was to simplify and consolidate sections of code that evolved section by section over multiple decades. Whenever possible, sections of code were re-written to make them easier to read for the user, moved to make them easier to find, or eliminated entirely if they were simply outdated and no longer needed. An example of this is removing sections of code in Title 12 that related to telegraph wires while refining our sections of code in the new Public Infrastructure of the UDC related to buried fiber-optic lines. Or, more broadly, integrating the few elements of the existing code specific to manufactured housing into the new Subdivision chapter in the UDC in order to maintain compliance with state law, and otherwise repealing that existing Title 16 entirely. The rest of this document provides a more detailed list of changes to the various existing Titles that are included or related to the new UDC.

MODIFICATIONS TO TITLE 5: Business Licenses and Regulations

- Minimal amendment to Title 5.
- No substantive changes. Moved existing contractor bonding code from Title 12 to Title 5.

MODIFICATIONS TO TITLE 12: Streets Sidewalks and Public Places

- Substantial amendment to Title 12.
- 12.04 - Street Vacation – All content moved to UDC, Chapter 6.
- 12.10.130 - Postponement of Required Right-of-Way Improvements – Removed. The City has moved away from postponements in recent years and has determined that ROW improvements should either be required or not required.
- 12.14 - Right-of-Way Occupancy/Encroachment Permits – Moved all encroachment permit content to UDC, Chapter 6.
- 12.14.075 - Temporary Power Cords. New section added which regulates the use of temporary power cords for charging electric vehicles under a right-of-way occupancy permit.
- 12.17 - Parking Facilities – All content moved to UDC, Chapter 6.
- 12.18 - Sidewalk Cafés – Changed required clear space from 5’ to 6’. Added Missoula Parking Commission approval for using the parking lane in their jurisdiction. Added definitions for

Frontage Zone, Furniture Zone, Parking Lane, Pedestrian Zone and deleted definition for Required Pedestrian Passageway. Replaced public sidewalk with new terms for Frontage Zone, Furniture Zone, and Parking Lane.

- 12.24 - Excavations – All development content moved to UDC Chapter 6. All bonding content moved to Title 5. Repealed pavement assessments.
- 12.28.020/030/040 - Signs – removed from Title 12. Sign requirements are already covered in Zoning.
- 12.30 - Fences – All content moved to UDC Chapter 6.
- 12.32 - Comprehensive Tree and Shrub Planting, Pruning And Maintenance Regulations – All development content moved to UDC. Updated decision authority to reside with Urban Forester.
- 12.36 - Poles and Wires – All content updated and moved to UDC.
- 12.48 - Boulevards – All development content moved to UDC.

MODIFICATIONS TO TITLE 13: Public Services

- Minimal amendment to existing Title 15.
- 13.02.145/150 - Latecomer's fee for privately financed public utility system improvements – All content updated and moved to UDC.
- 13.04.150 – Added a requirement to properly abandon sewer services. This brings it into alignment with language for water service abandonments.
- 13.16 Drain Layers – Repealed.
- 13.24 Gas – Repealed. Added regulatory authority to Title 15. Moved bonding content to Title 5.
- 13.27 Stormwater Management – Moved permitting requirements to UDC. Deleted plan requirements that are contained in the Manual.
- 13.27.020 - Added “state waters” to Purpose and Intent. Added definition of Stormwater Permit.
- 13.30.100 – Clarified definition of “Point of Delivery” to include both corporation stop and saddle.

MODIFICATIONS TO TITLE 15: Buildings and Construction

- Minimal amendment to existing Title 15.
- No substantive changes. 12.52 - Street Numbers – moved from Title 12 to Title 15

MODIFICATIONS TO TITLE 16: Manufactured Housing and Mobile Home Parks

- Total Repeal of Title 16.
- The requirement for manufactured homes to bear a HUD certification plate (16.02.010) was moved into the one-unit house building type in Article 4.7. This requirement must be retained to align with state definitions and to protect public health and safety.
- Manufactured housing is defined as units built after 1976 that meet HUD standards. Mobile homes were built prior to this and do not meet HUD standards. The definition of subdivision in MCA includes mobile home communities but does not include manufactured housing parks. This distinction was not made clear in Title 16. Definitions have been added to Chapter 8.
- Under Title 16 both manufactured housing parks and mobile home parks had to go through subdivision, starting at two dwelling units on a parcel (16.02.040). This made it extremely cumbersome, if not unfeasible to add multiple manufactured housing units to a parcel.
- A new process allows for manufactured housing parks, where the land is held separately from the units, to be established through zoning compliance permit (Article 4.12). This increases

options for creating more affordable housing opportunities in Missoula. When the units are owned by the same entity as the land, then Article 4.12 does not apply, and the development is treated the same as multiple one-unit houses on a parcel.

- Per the definition of “mobile home” there will not be new mobile home communities. However, Missoula has existing mobile home communities that occasionally need to be amended to add more units or make other changes. This process is now captured in Chapter 5 Subdivision.
- All other information in Title 16, such as violations, inspections, and licensing, are already covered by the UDC or in other city regulations, such as Title 5.

MODIFICATIONS TO TITLE 17: Subdivision Regulations

- Total Repeal of Title 17/Subdivision Regulations.
- The existing subdivision regulations were significantly reworked and reduced, and the result is located entirely in the new Chapter 5: Subdivision of the UDC.
- Article 1 – Purpose and Applicability sections were moved to Division 5.1.01. The balance was deleted or moved to UDC Chapter 1 and 2.
- Article 2 – Definitions moved to Chapter 8 and consolidated with zoning definitions.
- Article 3:
 - Section 3-010 – Updated and revised. Now located in Article 5.2.01. Sections 3-010.4 and .6 deleted.
 - Section 3-020 - Now located in Division 5.2.02. Updated and revised to focus on standards for site development and layout to ensure connectivity to existing streets, vehicular and pedestrian connections. Street types and dimensional standards for right-of-way, streets, trails, sidewalks and boulevards have been removed/relocated to UDC chapter 6 and the Manual.
 - Section 3-020 - Deleted Sections: 3-020.1.C, 3-020.2.C, Table .2A, 3-020.3.E, F & G, 3-020.3.H(1), (2) & (3), 3-020.4.A, B, C, F, H & K through N, 3-020.5, 3-020.6.B(1) through (12), 3-020.7, 3-020.8.B & C, 3-020.9, 3-020.10.B through F, 3-020.11.A & B, 3-020.12.A & B, 3-020.13, 3-020.14, 3-020.15.A through E, 3-020.15.F.3, 4 & 6(b), 3-020.15.G & H and Table .14 A.
 - Section 3-030 – Updated, revised and simplified. Now located in Division 5.2.03. Deleted Sections 3-030.1.C(2) & D and 3-030.2.A(1).
 - Section 3-040 - Updated, revised and simplified. Now located in Division 5.2.04. Deleted Sections 3-040.3.D through F, and 3-040.3.M through O & Q.
 - Section 3-050 - Updated, revised and simplified. Now located in Division 5.2.05. Deleted Sections 3-050.2.
 - Section 3-060 - Updated, revised and simplified. Now located in Division 5.2.06. Deleted Sections 3-060.4.A, B & C.
 - Section 3-070 – Updated, revised and simplified. Now located in Division 5.2.07. The majority was deleted and now only references UDC Chapter 6, the Manual and fire code. Deleted Sections 3-070.1.A & B, 3-070.2 through .7.
 - Section 3-080 - Updated, revised and simplified. Now located in Division 5.2.08. The parkland dedication calculations are now based on zoning district and number of dwelling units per lot anticipated in the subdivision. Greater flexibility has been added for meeting parkland dedication. Deleted Sections 3-080.1.D, 3-080.3.A through D, 3-080.4 & 5, and 3-080.11.A & C.
 - Section 3-090 - Relocated to Division 5.5-04.

- Section 3-100 - Updated, revised and simplified. Now located in Division 5.2.09. Updated to clarify for amendments to existing mobile home communities. Deleted Sections 3-100.1, 3-100.3, 3-100.4.A through D, 3-100.5.B through H, 3-100.6 through .10, and 3-100.12 through .17.
- Section 3-110 - Updated, revised and simplified. Now located in Division 5.2.10. Deleted Sections 3-110.1 & 2, 3-110.3.A through E & G, and 3-110.4 through .7.
- Section 3-120 – Deleted in its entirety.
- Section 3-130 - Updated, revised and simplified. Now located in Division 5.2.11. Clarification of Riparian Buffer width was added. Deleted Sections 3-130.1.A through C, 3-130.2, 3-130.5.D & E, and 3-130.7.
- Section 3-140 - Updated, revised and simplified. Now located in Division 5.2.12. Revised to clarify purpose and applicability, and to require a Geotechnical report where specified. Deleted Sections 3-140.1.B(1), (3), (5), (7) & (8), 3-140.3 through .5, and 3-140.6.A through C.
- Sections 3-150, 3-160, 3-170 were reserved and have been deleted.
- Section 3-180 – Deleted in its entirety.
- Article 4:
 - Section 4-010 – Major changes and revisions based on new process requirements in Montana Land Use and Planning Act. Now located in Division 5.3.01. Updated to make pre-application meetings optional and deletes neighborhood meeting requirement. Element and Sufficiency reviews are combined into application completeness review. Administrative, expedited, minor and major subdivision types are collapsed into one subdivision type and process regardless of size or number of variances. Administrative review for all subdivisions shortens timeframe from application to preliminary plat approval. No public hearings are required.
 - Section 4-010 – Deleted Sections 4-010.1.C(2) & (3), 4-010.2, 4-010.3.C, 4-010.4 and .5 struck and revised, and 4-010.6 through .14 deleted.
 - Section 4-020 – Struck 4-020 and replaced it with new Ministerial Small Subdivision Review Procedure located in Division 5.3.02. This is a streamlined process for small subdivisions on land one acre or less within City limits that do not require subjective review. Subdivision must be served by existing water, sewer and road infrastructure, without development hazards or constraints and complies with the UDC and the Manual. Public notification process is not required because the subdivision objectively meets the UDC and the Manual.
 - Section 4-021 –Administrative, expedited, minor and major subdivision types are collapsed into one subdivision type and process regardless of size or number of variances now in Division 5.3.01. Struck 4-021 in its entirety.
 - Section 4-040 and 4-050 repealed with prior legislative changes.
 - Section 4-051 - Administrative, expedited, minor and major subdivision types are collapsed into one subdivision type and process regardless of size or number of variances now in Division 5.3.01. Struck 4-051 in its entirety.
 - Section 4-060 – Deleted in its entirety.
 - Section 4-070 - Updated, revised and simplified. Now located in Division 5.3.03. Updated the timeline from preliminary plat application to final plat from 3 to 5 years for non-phased development. Deleted Sections 4-070.1.A(1) through (3), Section 4-070.1.B(1) through (4).
 - Section 4-070.2 - Updated, revised simplified and combined 4-070.2 through .4 into one Section 5.3.03.B for Phased Subdivisions. Deleted Sections 4-070.3 and .4.

- Section 4-070.5 - Updated, simplified and replaced in Division 5.3.03.C. Deleted Sections 4-070.5.A through H.
- Section 4-080 - Updated, revised and simplified in Division 5.3.05.
- Article 5:
 - Section 5-010 - Updated, revised and simplified in Division 5.4.01.
 - Section 5-020 – Updated, revised and simplified. Now in Division 5.4.02. Subdivision review criteria have been greatly simplified with a primary focus on substantial compliance with the Land Use Plan, the UDC and the Manual. Deleted Sections 5-020.6.G through H, 5-020.7, 5-020.13.A, 5-020.13.B(1) through (3), 5-020.13.C through G, 5-020.14.J, 5-020.14.K(1), and 5-020.14.M & N.
 - Section 5-030 – Deleted in its entirety.
 - Section 5-040 - Updated, revised and simplified. Now in Division 5.4.03 and 5.4.04.
 - Section 5-050 - Updated, revised and simplified. Now in Division 5.4.05. Deleted Sections 5-050.2, 5-050.3.F through I, and 5-050.3.L & M.
- Article 6:
 - Section 6-010 – Updated, revised, simplified and reorganized. Now in Division 5.3-04. Deleted Sections 6-010.4, 6-020, 6-040 and 6-050. Added section on written decision and appeal process.
- Article 7 – Deleted in its entirety.
- Article 8:
 - Section 8-010 – Updated and revised. Now in Division 5.5.01-A.
 - Section 8-020 & 8-030 – Updated, revised and simplified. Now in Division 5.5.01. Combined into one as all exemptions require compliance with zoning.
 - Section 8-040 - Updated, revised and simplified. Now in Division 5.5.02. Deleted Sections 8-040.2(3) and 8-040.3.A. Added process for submittal of amended plat or amended COS in Division 5.5.03.
 - Section 8-050 - Updated, revised and simplified. Now in Division 5.5.04. Deleted Sections 8-050.1.A & B, and commentary.
- Article 9 – Deleted in its entirety and relocated to the Manual.

MODIFICATIONS TO TITLE 19/Existing SD’s and PUD’s

- Total Repeal of Title 19.
- Title 19 was the primary zoning code until 2009, which was the last time that the City conducted a full zoning update, and resulted in adopting Title 20: zoning code.
- Even after repealing Title 19 in 2009, a variety of around 50 individual and unique ‘Special Zoning Districts’ (SD’s) and ‘Planned Unit Developments’ (PUD’s) remained in effect for individual and discrete areas around the City. Because the previous Title 19 zoning was what was in effect at the time these districts were adopted, they refer back to that previous zoning, and in effect carry that previous zoning code forward. Any development or redevelopment that occurs in those districts is defined by the standards, definitions, rules of measurement, etc. that existed in Title 19.
- All special districts and PUDs are being repealed, aside from a few districts that relate to historic preservation. These districts were transitioned into new Historic Resource Overlays that align with the UDC (See Article 4.6).

MODIFICATIONS TO TITLE 20: Zoning

- Total Repeal of Title 20.

- The existing zoning regulations were significantly reworked and innovated upon, and the result is located in the new Chapter 4: Zoning of the UDC.
- Chapter 20.01 Introductory Provisions: Chapter 1 Introduction of the UDC retains much of the same information that was within Title 20 Chapter 20.01 but applies the general provisions to the entirety of the UDC rather than just zoning. The introductory provisions describe how, when, and why the UDC is adopted and enforced, and provides transitional measures for projects submitted as we change over to the new code. The transitional provisions allow for projects that were already in the design phase meeting Title 20 standards to move forward with permitting, rather than requiring a redesign to meet UDC standards. Split zoning provisions are now simplified and located in Article 4.1.
- Chapters 20.05 through 20.20 Zoning Districts: Established new zoning districts that correlate to the Place Type designations in the Land Use Plan, and include permitted building types, parcel and building standards such as setbacks, height, and lot widths, and descriptions of the general type and intensity of development to be expected within each district. Creating entirely new zoning districts required updates across the entirety of Title 20 for alignment.
- Chapter 20.25 Overlays: The menu of overlays in Chapter 20.25 is substantially reduced in the new code, and all but one of the Neighborhood Character (NC) Overlays and Planned Unit Development (PUD) are repealed, with the relevant standards of those overlays baked into the new zoning districts. The only neighborhood character overlay that was retained is Fort Missoula, which is now located in Article 4.6. Some standards from Design Excellence, such as build-to-zone, build-to-width, and transparency is carried over into the new mixed-use districts.
- Chapter 20.30 Historic Preservation and Section 20.85.085 Historic Preservation Permits: The UDC brings all historic preservation code sections into one article and includes updated definitions and permit processes. Four Historic Resource Overlays are included in the UDC, and the process for establishment of additional historic resource overlays was created. See Article 4.6.
- Chapter 20.40 Use and Building Specific Standards: Use specific standards are revised and relocated to Article 4.8 Uses where they are consolidated with the use class definitions. Building form standards have been substantially reduced and relocated to Article 4.7 Building Types. The goal was to cleanly separate building form from use. Townhome Exemption Development Regulations are simplified and covered in Article 4.12 Multiple Buildings on One Parcel.
- Chapter 20.45 Accessory Uses and Structures: Accessory Dwelling Units (ADUs) were removed as a building type in the UDC because changes to state law have eliminated parking requirements for all residential uses under the previous maximum ADU size of 1,200 square feet. Additionally, all parcels allow for a minimum of two units, whether that be two one-unit houses or a duplex. The ADU classification is no longer necessary. The accessory structure building type is simplified and moved to Article 4.7 Building types, along with provisions for accessory structures for livestock and fowl (20.45.040). Home occupations, Winde Energy Conversion Systems, and Solar Energy Conversion Systems are now covered in Article 4.8 Uses.
- Chapter 20.50 Natural Resource Protection: Hillside protection standards (20.50.010) were removed from the zoning chapter and instead will rely on building and public works departments' regulations. Information on retaining walls was added to Article 4.9 Site Development Standards in order to maintain active streetscapes in alignment with fence regulations. The riparian resource protection section (20.50.030) was revised to provide clearer applicability standards for development. It is now written in code that all development within 100 feet of a riparian resource area requires a designation of a riparian buffer, though some exceptions are listed to acknowledge smaller parcels that fall within 100 feet of the riparian area but will not result in negative impacts. The buffer widths are now provided in a table in

this section. These are the current buffers utilized by the city, but they were not previously documented in code. This section was also revised to outline what is required with a riparian resource management plan. See Article 4.11 Natural Resource Protection.

- Chapter 20.55 Cluster and Conservation Developments: This tool has only been utilized once in its history and is not available in the new zoning chapter. Flexible density tools, such as FAR do allow for clustering. Staff would like to look into a revised clustering tool in future phases of code updates that focus on natural resource protection.
- Chapter 20.60 Parking and Access:
 - Motor vehicle parking has been eliminated for all residential uses in reaction to new state law, and there is an overall reduction for most public/civic, commercial, and industrial uses. Many uses now use “X spaces per sf” as a parking ratio rather than a ratio based on number of employees which provides more predictability and clarity for motor vehicle parking requirements. See Use Table in Article 4.8 for parking calculations, formerly 20.60.020.
 - Shared parking is eliminated (20.60.030), provided all requirements have been substantially reduced and the tool is no longer necessary.
 - Location standards for parking (20.60.040) and the requirement that required spaces be utilized for parking (20.60.050) have been revised and placed in Article 4.9 Site Development Standards. The code now compiles and updates regulations in this section with other parking placement regulations that were previously scattered across building types in 20.40 and Design Excellence 20.25. Parking placement is now based on district rather than development type and overlay.
 - 20.60.060 Parking Area Design, 20.60.070 Accessible Parking, 20.60.120 Cross-Access, 20.60.130 Off Street Loading, and 20.60.140 Traffic Studies have all been deleted from zoning code because they are under the purview of the City Engineer and are regulated by Chapter 6 Infrastructure Improvements and the Manual.
 - 20.60.090 Bicycle Storage is now based on specific uses, not use categories (residential/commercial/ industrial) and the requirements have been decoupled from vehicular parking. The standards have been updated to reflect desired designs to maximize functionality and efficiency. See Article 4.9. Previously 20.60.090.
 - 20.60.100 Motorcycle Parking: This incentive has been revised and carried over into Article 4.9 Site Development Standards.
 - 20.60.110 Drive-through Facilities and Vehicle Stacking Spaces: These regulations have been revised to align with the new code and are located in Article 4.9. Few updates to the design regulations were made. Article 4.9 prohibits drive throughs in residential districts considering the addition of the neighborhood commercial building type, and prohibits drive throughs in lower intensity mixed use districts in order to promote walkability. This focuses drive throughs along main corridors and in auto-oriented areas.
- Chapter 20.65 Landscaping: Landscaping is now regulated by Article 4.9 Site Development Standards.
 - 20.65.020 General Site Landscaping: Required landscaping percentages have been reduced in residential districts. Applicability has been revised so this requirement no longer applies to small scale residential development. Applicability is also revised to clarify how the code applies to modifications to existing sites. Tree requirements are made more flexible by allowing different sizes of trees to be substituted. Activity areas are still required, but under a new calculation of 150 square feet per dwelling unit, with a max equal to 20% of the parcel area. Many new activity area options are added, and the option to count patios and balconies has been removed.

- 20.65.030 Street Frontage Landscaping: This requirement has been eliminated, in alignment with boulevard tree regulations and in order to provide more flexibility in the siting of vegetation.
- 20.65.040 Interior Parking Lot Landscaping: The applicability and amount of interior parking lot landscaping has been increased slightly in order to meet the environmental goals of the Land Use Plan. General site landscaping has been reduced, which means the requirement to plant trees has been reduced. In lieu of this, the slight increase in parking lot landscaping ensures paved areas that produce a lot of heat are adequately shaded. The allowance for bordering parking lot landscaping to count towards the requirement has been maintained.
- 20.65.050 Perimeter Parking Lot Landscaping: This section has been substantially revised to align with parking lot placement amendments in Article 4.9. The methods for screening parking are more flexible in the UDC, and the requirement applies to parking lots within 30 feet of a street.
- 20.65.060 Buffers: This piece of code has been substantially revised. The requirement to buffer apartments from neighboring homes has been removed based on public comment stating this is a barrier to housing. Now, rather than buffering buildings and residential, buffers only apply to parking lots and industrial uses. Buffer widths are now calibrated by zoning district.
- 20.65.070 Screening: Minor clean up and clarification.
- 20.65.080 Landscape Material and Design: More flexibility in tree selection added, perennials are now an option to meet code, issues with interpretation of mulch requirements corrected, and a defensible space for fire protection is now defined in feet.
- 20.65.090 Installation and Maintenance: Clarified irrigation requirement.
- 20.65.100 Alternative Compliance: This process was eliminated as it is vague and consumes a lot of staff and developer time. Instead, this has been replaced by defined incentives. General site landscaping requirements can be substantially reduced by installing pollinator gardens, green roofs, and native prairies. New plant substitutions have been introduced. Last, substantial compliance allows for some flexibility.
- Chapter 20.70 Miscellaneous Regulations: This has been deleted because it only applied to unzoned lands. There are no unzoned lands in the new zoning map.
- Chapter 20.75 Signs: The sign code was revised to reflect the new zoning districts and to provide specific criteria for a Sign Package. The updated section streamlines allowances by organizing sign types, placement, and size limits more clearly, removing redundant language from the previous version. The updated section clarifies definitions for different sign types. New provisions clarify when variances or special approvals are needed. Outdated or overly prescriptive rules have been eliminated. See Article 4.14.
- Chapter 20.80 Nonconformities: The updated nonconformities section streamlines and reorganizes the section for clarity, removing district-specific provisions while maintaining the overall intent. Determination procedures are simplified with more direct authority given to the Planning Administrator and improved documentation requirements. Nonconforming lots are reframed as legal tracts of record that may continue to be used and developed. Nonconforming structure standards are condensed, allowing expansions along existing nonconforming lines and simplifying height, relocation, and replacement rules. Nonconforming use regulations are shortened, following an impact-based review process and eliminating abandonment timelines, residential distinctions, and use category restrictions. Nonconforming signs were relocated to the sign article. See Article 4.13.
- Chapter 20.85 Review and Approval Procedures: Zoning processes are now covered in Article 4.15. Processes have been revised to align with new state law. Appeals and noticing is covered in Chapter 2 and apply to the full UDC. The following processes were removed because they

either do not work under the new state law and zoning framework, create unnecessary uncertainty for landowners, or consume staff time with little benefit: Planned Unit Developments, Conditional Uses, Design Review, Public Forum, and Administrative Adjustments.

- Chapter 20.90 Administration: Descriptions of staff and board responsibilities relocated to consolidated Chapter 2 and revised to be more accurate and align with new state law.
- Chapter 20.95 Violations, Penalties and Enforcement: Relocated to consolidated Chapter 2 division and updated per legal guidance.
- The Multiple Buildings on One Parcel article is a new section of the code establishing general requirements for various multi-structure developments on a single parcel. Its purpose is to clarify standards, procedures, and compliance for larger developments. This includes optional phased construction processes, shared utility connections, and evaluation for street connectivity and subdivision. The code highlights detailed standards for site plans, building permits, phase deadlines, and zoning compliance for each phase to meet all requirements and integrate with prior phases. Though phasing plans were not previously described in Title 20, the process did exist in practice. The process is now detailed in the UDC where there was previously a gap in Title 20. Title 20 has Townhome Exemption Development Regulations in 20.40.180. These regulations are now located in Article 4.12, and have been simplified, streamlined, and improved for clarity.
- Chapter 20.100 Terminology: All definitions within the UDC are now included in a comprehensive Chapter 8.
- Chapter 20.105 Use Classifications (now Article 4.8 Uses):
 - Established a new article for uses, that brings together scattered regulations from Title 20 to organize all relevant use-related information in one location. Comprises of components from Title 20, Chapters 20.40, 20.45, and 20.105.
 - Most use classifications from Title 20 were carried over, with updates to several use types to clarify definitions or break down a general use into more specific subcategories to encompass use cases that were previously unaccounted for (e.g. food truck parks or EV charging hubs).
 - The updated section comprehensively revises and clarifies regulations across all use groups, including wireless communication facilities, energy systems, emergency shelters, residential, public and civic, and commercial use categories. Use classes that were similar or closely related in function were consolidated into broader categories.
 - Conditional uses have been removed, and all uses are either classified as permitted or prohibited.
 - The Tourist Home section was revised to eliminate notification requirements for the applicant. Now, the City issues notice. It was also revised to incorporate Short-Term Rentals and to reflect the new zoning.
 - Shelters are now classified by size, with three subgroups, to increase the locations within the city that they can be located based on scale and context.
 - The wireless communication facility section was updated and revised to ensure compliance with the Spectrum Act and other federal law changes relating to this use. Much of the development standards have been transferred from Title 20, however, a table has been added to determine height/setbacks for certain structures and facilities. Whereas previously much of the height requirements and setbacks were unclear, this section has now provided a definitive setback and height limit for each structure.
 - The updated home occupation section maintains the same overall purpose and standards as the original, keeping home occupations accessory to residential use and limiting impacts on neighborhood character. Minimal changes include the addition of Home Digital Asset Mining as an exempt use, an increase in the allowable building-mounted

sign size from one to six square feet, and removal of specific limits on nonresident visitors. Prohibited uses and restrictions remain largely unchanged. This section of code applies to home occupations where the building retains its residential nature, and a change of use is not required per Building Code. Additional commercial uses are allowed as a neighborhood commercial building, and these would not be classified as home occupations.

- In consultation with the City’s Strategic Initiatives team and in furtherance of Missoula’s climate goals, Solar and Wind Energy Conversion Systems have been reclassified from accessory-only uses to principal permitted uses in all zoning districts, allowing for easier establishment of such systems.
- Chapter 20.110 Measurements and Exceptions: The measurements and exceptions standards were condensed and simplified. Sections were removed that pertained to regulations covered under other codes, such as building code or public works requirements. Certain measurements were relocated to be within the definition for a given term to enhance legibility for users.

MODIFICATIONS TO TITLE 21: Form Based Code

- Total Repeal of Title 21.
- These following elements are integrated into the UDC:
 - Special Grant Creek Riparian Buffer: The City received federal funding to realign and restore a portion of Grant Creek known as “horseshoe bend”. Title 21 required a 200-foot-wide buffer on either side of this portion of the creek, aligning with the newly revised floodplain. This area is protected by development agreement and will serve as a park. The riparian buffer for horseshoe bend is carried over into the riparian regulations in Article 4.11 and Article 5.2.
 - Concept for maximum block perimeter: Title 21 required a maximum block perimeter instead of a maximum block length. This tool has been carried over to apply to blocks created under the UDC, in Chapter 5 Subdivision and Article 4.12 Multiple Buildings on a Parcel. The maximum block perimeter tool proved to be successful in creating street connectivity. This tool also ensures greenfield development implements the connectivity descriptions of the applicable Place Type in the Land Use Plan. Some issues existed around this tool in Title 21, such as a lack of exceptions, the inability to get a variance to the permitter, and lack of interpretation tools for unusual cases. All of these issues have been addressed/corrected in the UDC.
- These following elements are integrated into the new Zoning Map:
 - The zoning districts that are mapped to the Title 21 area reflect the Place Type Designations that were assigned through the Land Use Plan process, which were informed and in alignment with the Sx^wtpqyen Sub-Area Master Plan.
 - A new Airport Hazard Overlay is added to the new zoning map, which carries forward a version of the EADA zone. Specifically, the overlay limits residential density and prohibits uses that attract large crowds of people. See Article 4.5 Overlays.