



OUR
Missoula
Growth Policy Update —
— *& Code Reform*



Land Use and Planning Committee

Mixed-Use District Form Standards
12/17/2025

Downtown (DT)

Downtown is the heart of the community and a regional hub for culture and commerce, offering a vibrant, pedestrian-friendly environment. It is the place where people live, work, and play, supported by a high intensity of commercial uses, services, and public amenities. The Clark Fork River is a key feature that defines and is celebrated about this area.

Downtown should accommodate a wide range of diverse housing types for different age groups and economic positions. Buildings and parks should blend harmoniously to create a distinct sense of place.

As the focal point of the city, Downtown will house Missoula's largest and tallest buildings, often occupying entire blocks with inviting storefronts that promote a walkable and vibrant atmosphere.

While parking structures will provide access for vehicles, the area will prioritize multi-modal transportation, with walking, rolling, and biking as the primary means of getting around.

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COMMERCIAL INTENSITY



- Promote street level interest and active uses and enhance street edge character.



Urban Mixed-Use High (UMH)

These mixed-use areas support a high number of residents and types of businesses, from office buildings to cottage industrial spaces. They also offer a range of transit options and robust pedestrian and green infrastructure.

These areas provide a wide range of diverse housing and building types in which people can live, work and play. These centers and corridors are transitioning toward a downtown Place Type, with buildings generally ranging from 3 to 6 stories, often not occupying entire blocks.

While many people travel to and through these areas, reserving space for parking is not a priority, as there are many examples of sites that already provide an overabundance of parking.

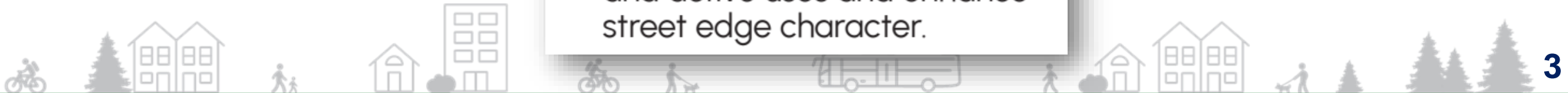
Modes of transportation are well balanced, supported by higher densities, proximity to services, and dedicated infrastructure. Pedestrian activity is high, reflecting the core value of walkability in these evolving spaces.

"Modes of transportation are well balanced, supported by higher densities, proximity to services, and dedicated infrastructure. Pedestrian activity is high, reflecting the core value of walkability in these evolving spaces."

COMMERCIAL INTENSITY



- Promote street level interest and active uses and enhance street edge character.



Urban Mixed-Use Low (UML)

These areas have an urban residential feel, interspersed with a mix of commercial and cottage industrial uses. They are evolving into more substantial mixed-use neighborhoods with a strong sense of community.

They offer a diversity in housing type, alongside moderate intensity commercial services. Buildings range from house-sized to partial block structures, with small to medium-sized commercial and multi-dwelling buildings.

Walkability is a core value, supported by pedestrian and green infrastructure. Parking is a need but not a priority, especially where the area benefits from balanced transportation modes, higher densities, and proximity to services, making pedestrian activity high.

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COMMERCIAL INTENSITY



- Promote street level interest and active uses and enhance street edge character.



Limited Urban Mixed-Use (LUM)

These areas, often located on the edges of historic city centers, have developed with a strong influence from automobiles, serving as hubs for large shopping centers, department stores, and a variety of businesses.

Primarily commercial in nature, these places offer neighborhood and community-serving businesses and services, with residential uses allowed but not prioritized.

Care should be taken in managing transitions between commercial and residential uses. Buildings are predominantly medium to large commercial structures, with some medium to large multi-dwelling buildings as well.

Comprehensive transportation options are limited, making driving the preferred choice for most residents and visitors accessing these commercial services. Where these areas evolve toward more mixed-use environments, they retain their focus on serving the community's commercial needs while gradually integrating residential elements.

"Comprehensive transportation options are limited, making driving the preferred choice for most residents and visitors accessing these commercial services."

"These areas... have developed with a strong influence from automobiles..."



Build-to-Zone and Build-to-Width

2. **Build-to Zone and Build-to Width**

(a) **Purpose**

This purpose of these standards is to regulate the placement of buildings along a street such that:

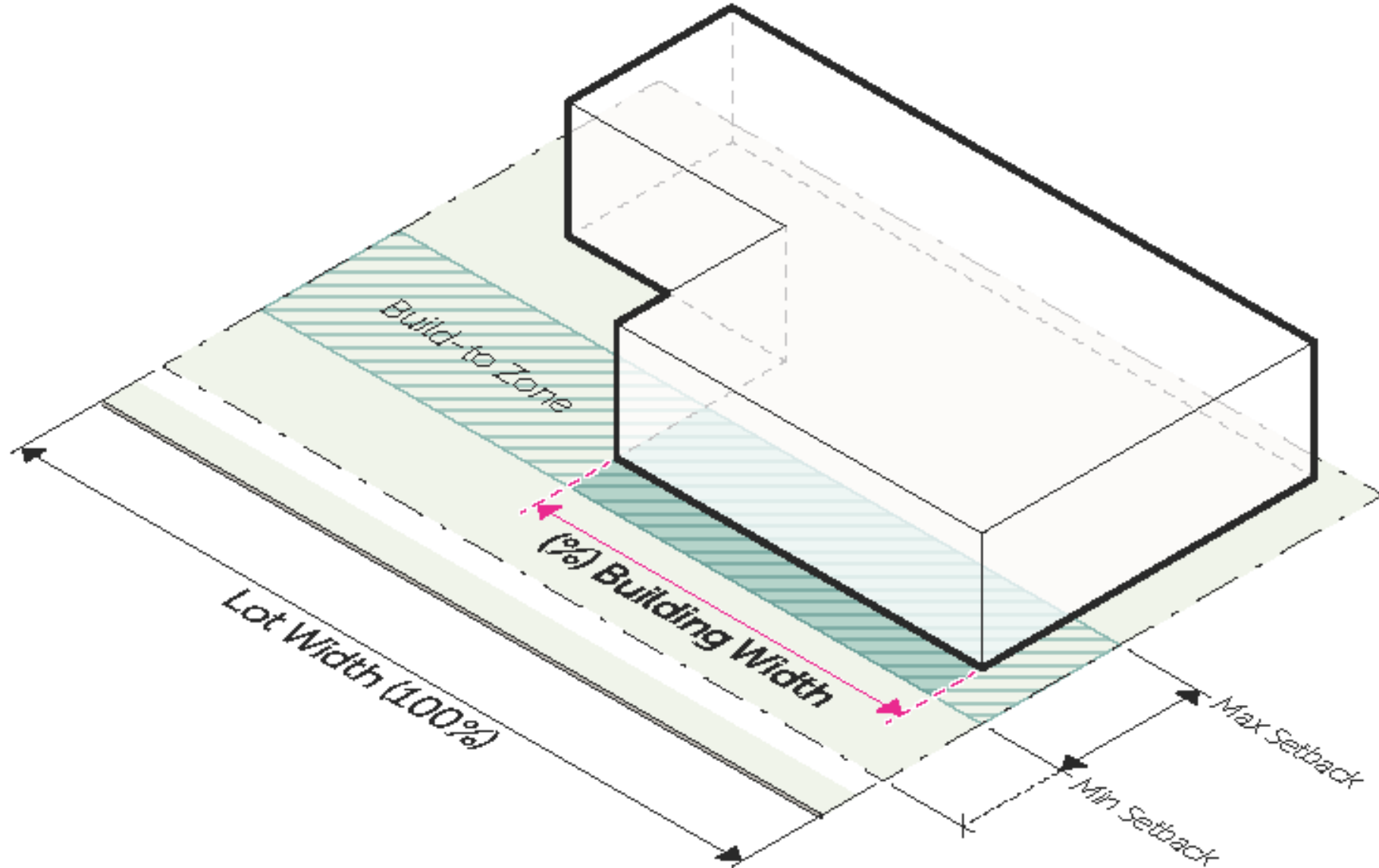
1. The public right-of-way is framed by a legible and consistent street wall;
2. There is a strong visual and physical connection between the private and public realm;
3. There is adequate space between ground floor uses and high-speed roadways; and
4. Buildings create visual interest along a sidewalk. Buildings enhance pedestrian comfort.

Build-to-Zone = minimum AND maximum setback

Build-to-Width = how much of the building must be in the build-to-zone



Build-to-Zone and Build-to-Width







New



2019

Russell Street

10

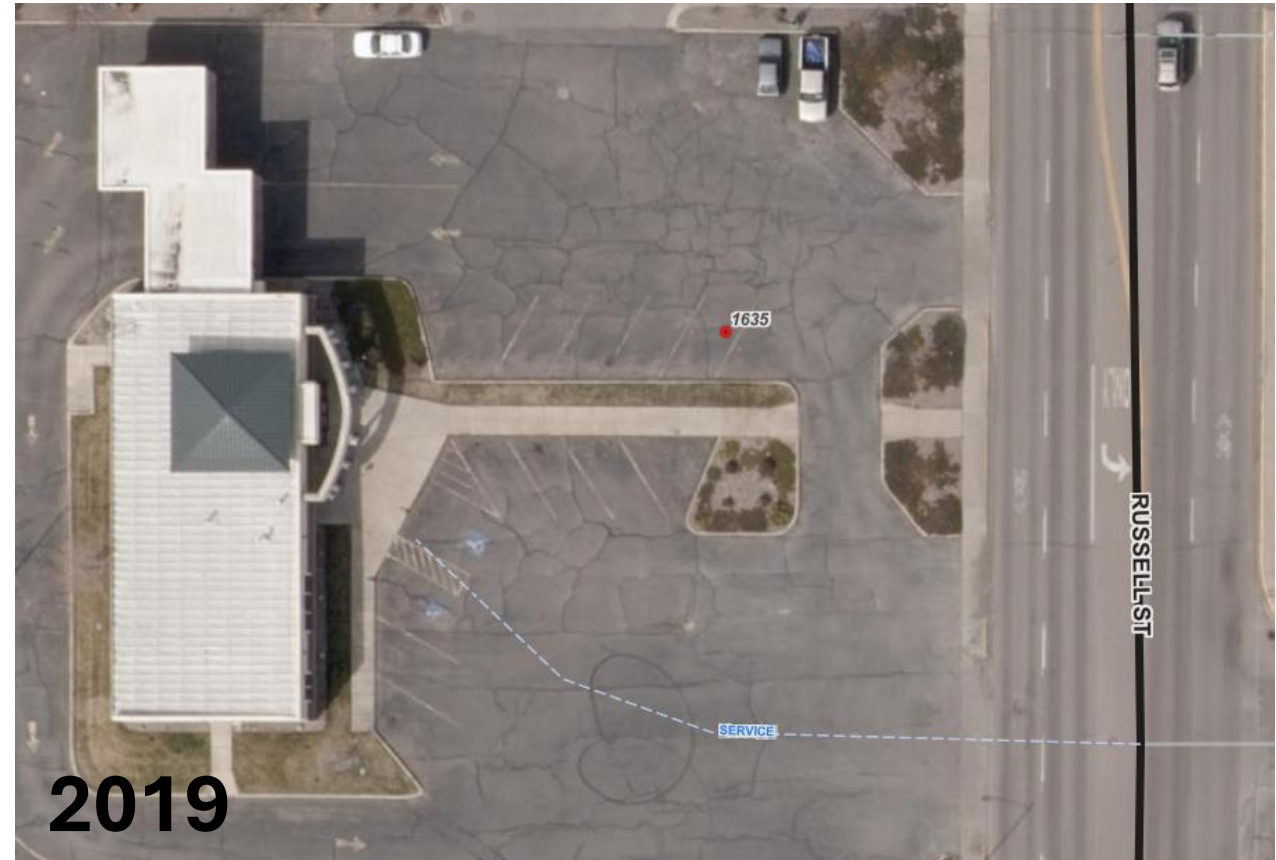


Same Site with and without Build-to-Zone

17 feet from sidewalk to door



140 feet from sidewalk to door



Building Orientation – Entrances and Transparency

Build-to-zone alone does not create walkable spaces

Entrances and windows define building orientation

Figure 4.3.03-5 Street Adjacent Transparency





Orange Street



S 6th St. W

Build-to-Zone: Yes
Windows: No
Doors: No
Sidewalk: Yes
Street Trees: No

Building Orientation – Entrances and Transparency



S 3rd St. W

Build-to-Zone: Yes
Windows: Yes
Doors: Yes
Sidewalk: Yes
Street Trees: No

Build-to-Zone: Yes
Windows: No
Doors: Service Door
Sidewalk: Yes
Street Trees: Yes



W Broadway

Building Orientation – Midtown



Midtown



Build-to-Zone: No
Windows: Yes
Doors: Yes
Sidewalk: Yes
Street Trees: No

Brooks Street



Build-to-Zone: Yes

Windows: Yes

Doors: Yes

Sidewalk: Yes

Street Trees: Yes

All Together



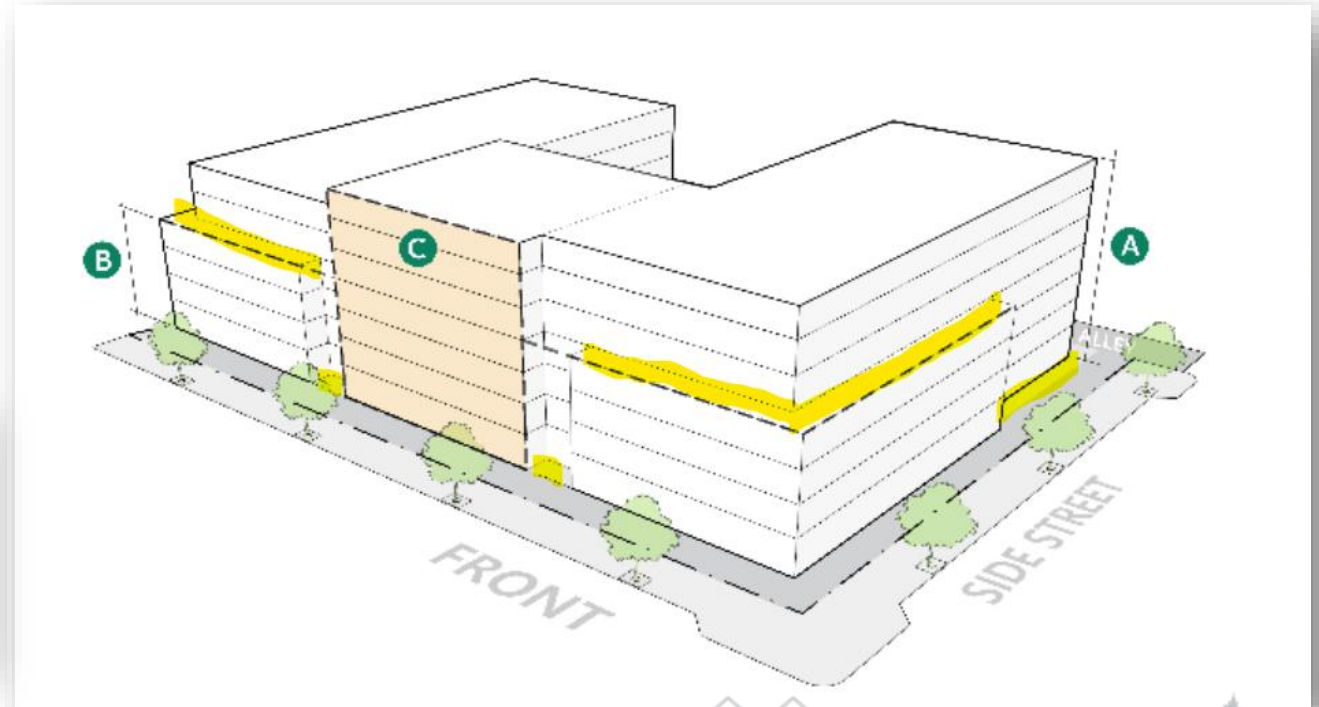
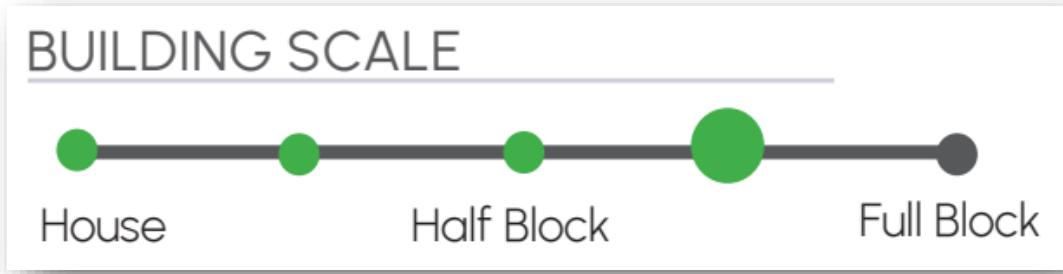
Form Standards Across Districts

- Build-to-zone, build-to-width, transparency, and entrance requirements apply in all downtown and urban mixed-use zoning districts
 - Standards are most restrictive in downtown
 - Standards vary between urban mixed-use districts based on mapping and intensity
- Build-to-zone, build-to-width, transparency, and entrance requirements do not apply in the limited urban mixed-use and transitional mixed-use zoning districts
 - Limited urban mixed-use requires setbacks



Building Scale

- Upper Story Setback
 - Reduces perceived scale of building at street level
 - Improves access to sunlight at the street
- Building Width Maximum
 - Scale compatible with context
 - Complies with Place Types



From Design Excellence to Unified Development Code

- Build-to-Zone and Build-to-Width: Simplified and increased flexibility

Staff recommended amendments:

- Increase maximum build-to-zone
 - Remove restrictions on additions
 - Remove side street build-to-zone/width requirements
 - Exempt single-purpose residential
- Building Width Maximum: Retained
 - Increased maximum widths for adoption draft
 - Parking Between Building and Street: Retained, modified, and removed layering of regulations

From Design Excellence to Unified Development Code

- Design Excellence Landscaping: Removed layering of regulations and simplified
- Upper Story Setback: Retained, simplified, reduced
- Floor to Ceiling Height: Eliminated
- Ground Floor Transparency: Retained

Changes made for adoption draft:

- Reduced significantly
- Removed non-street facing requirement
- Removed district requirement for apartment buildings
- Removed requirement in limited urban mixed-use

From Design Excellence to Unified Development Code

- Upper Floor Transparency: Eliminated
- Maximum Blank Wall Width: Eliminated
- Street Facing Entry: Retained and simplified
- Distance Between Entries: Eliminated
- Mass Variation: Eliminated

Requirements in Design Excellence: 14

Retained and reduced/simplified: 6

Eliminated: 8



Summary

- Walkability is identified as a key feature of downtown and urban mixed-use Place Types
- Walkability is achieved through a combination of infrastructure, building placement, and building orientation
- Upper story setbacks and maximum building widths regulate building scale
- The Unified Development Code focuses on the most impactful tools for achieving these goals and creates more flexibility

