

From: [Emily Gluckin \(she/her\)](#)
To: [Emily Gluckin \(she/her\)](#)
Subject: FW: Title 22 Parking
Date: Friday, December 12, 2025 3:38:59 PM
Attachments: [image.png](#)

From: David Gray <david@dvgarchitects.com>
Sent: Friday, December 12, 2025 1:54 PM
To: Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>
Subject: Re: Title 22 Parking

Thank you, that is what I was looking for.

Concerning the parking tables. It would make much more sense to have the table in this section 4.9.03 than 4.8 as it is not the obvious place to look and it is confusing as parking is in the table but the table is called "Allowed Uses Table." The Tables also do not fit on a computer screen nor a mobile device. Being able to read them with larger text and keeping all parking in one table would be way easier to read, it would be more accessible and hopefully easier to find. I am getting older and I have to zoom in more than 100% to read the tiny text, my eye are old but not bad. If I had poor vision that table would not be accessible.

ALLOWED USES TABLE

■ Permitted - Prohibited

ZONE	Motor Vehicle Parking	Short-Term Bicycle Storage	Long-Term Bicycle Storage	Residential Zoning Districts								
	(D-C district is exempt)			R-1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4	U-MU1	
RESIDENTIAL												
Household Living	none	none	1 space per DU, unless garage provided	■	■	■	■	■	■	■	■	
Group Living	see below	see below	see below									
Group Living, Other	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	
Community Res. Facility (8 or fewer)	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	
Community Res. Facility (9+)	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	
Fraternity/Sorority	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	-	-	-	-	-	■	■	■	
Convent/Monastery	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	
Single-Room Occupancy Developments	none	1 space per 8 DU, minimum is 2 spaces	1 space for studio or first bedroom, 0.5 spaces per additional bedroom	■	■	■	■	■	■	■	■	
Day Care: Residential Day Care	none	none	none	■	■	■	■	■	■	■	■	
Home Digital Asset Mining	none	none	none	■	■	■	■	■	■	■	■	
PUBLIC / CIVIC												
College/University	1 space per 1,000 sf	1 space for each 10 students of planned capacity, 2 spaces minimum	1.5 spaces per 10 employees plus 1 space for each 10 students of planned capacity, 2 spaces minimum	-	-	-	■	■	■	■	■	
Day Care: Day Care Center	none	1 space for each 10 children of planned capacity, 2 spaces minimum	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	
Detention and Correctional Facilities	none	1 space per 20,000 sf, 2 spaces minimum	1 space per 10 employees, 2 spaces minimum	-	-	-	-	-	-	-	-	
Fraternal Organization	1 space per 5,000 sf	Spaces for 10% of maximum expected attendance	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	
Health Care Facility	1 per 500 sf	1 space per 20,000 sf, 2 spaces minimum	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	
Hospital	none	1 space per 20,000 sf, 2 spaces minimum	1 space per 10 employees, 2 spaces minimum	-	-	-	-	-	-	-	■	
Library/ Cultural exhibit	1 space per 720 sf	1 space per 5,000 sf, 2 spaces minimum	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	
Meal Center	none	1 space per 4 seats	1 space per 10 employees, 2 spaces minimum	-	-	-	■	■	■	■	■	
Park/Recreation	none	Spaces for 5% of maximum expected attendance	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	
Preschool (1-12)	1 space per 1,000 sf	1 space for each 10 children of planned capacity, 2 spaces minimum	1.5 spaces per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	

"(e) The parking requirements of this section do not apply to changes of use in existing buildings" is not very clear except for when a change of use is occurring but not necessarily when an existing use is being maintained with a new tenant.

I would like to suggest that (e) be changed to **"(e) The requirements of this section do not apply to existing buildings, only expansions as described in this chapter."** I think it is clearer for someone taking over an office space as a new tenant. Or someone wanting to build a restaurant in an existing building. It could be argued that they are a change of use per but not in the language understood by the public. The zoning code is for the Public first so it should be stated in a manner more understandably to them.

Thank you for your help.

David V. Gray LEED Green Associate
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On Fri, Dec 12, 2025 at 12:20 PM Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>

wrote:

David,

I believe what you're referencing is in Section 4.9.03, but let us know if that's not what you're referring to.

Tara Porcari, Zoning Desk

Community Planning, Development & Innovation

Development Services Division, City of Missoula

(406) 552-6625

From: David Gray <david@dvgarchitects.com>

Sent: Friday, December 12, 2025 9:51 AM

To: Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>

Subject: Title 22 Parking

To Whom it may concern,

I am trying to find where vehicle parking counts are required in Title 22. I know the use table has parking requirements in them. What I am looking for is where is the reference that points to the parking table and where existing buildings are exempted from parking.

David V. Gray LEED Green Associate

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