

Amendment Tracker

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Proposed LUP Agenda/Order of Topics/Staff Amendments

Possible Order/LUP Agenda for Council amendments:

1. Package of Staff Proposed Amendments (Code) first set, as presented on 1/14/26, **Motion Passed (with staff amendment #6 related to FAR removed).**
2. Package of Staff Proposed Amendments – Second set, as presented on 1/21/26, **Motion Passed.**
3. Council Amendments:
Order:
 - Article 4.2: Residential
 - Article 4.3: Mixed-Use
 - Article 4.4: Special Purpose
 - Article 4.6: Historic Preservation and Overlays
 - Article 4.7: Building Standards
 - Article 4.8: Uses
 - Article 4.9: Site Standards
 - Article 4.14: Signs
 - Chapter 6/Infrastructure
 - Map Amendments

Amendments by Code Section

4.2: Residential Districts

Floor Area Ratio:

1. Table 4.02.03-2 (units per building) - Amend table, to set maximum number of units per building, for apartment buildings, to “No Max” for UR1, UR2 and UR3. All else as-is (Campbell) **Motion Passed.**
2. Code Section: Table 4.2.03-3 **FAR and Density**: I move that we increase FAR in UR4 to 1.6 to allow for more infill projects. (Savage) **Motion Failed.**
3. Motion to **increase FAR** in UR4 from 1.2 to 1.4 and to update the LUP Place Type from 6-8 units on a typical lot, to 6-10 units on a typical lot. (Craske) **Motion Passed.**
4. Move to modify Table 4.2.03-3 in 4.2.03-D **Floor Area Ratio (FAR) and Density** to allow more flexibility in developing small infill projects while maintaining growth described in the Land Use Plan. Respectfully request staff include the table from the Planning Board related to the amendment (McCoy).
Motion to Adopt Planning Commission Recommendations on FAR, Failed.
Motion to Adoption Staff Recommendation #6, Related to FAR, Passed.
Motion to Adopt Planning Commission Recommendation on Maximum Densities, Failed.
5. **Increase FAR Exemption** Lot Size to 4,000 Square Feet (Nugent) **Motion Passed.**
Move that the City Council amend Section 4.2.03-D.4 (Floor Area Ratio FAR and Density, Exceptions) of the Unified Development Code to increase the lot-size threshold for the FAR exemption for one-unit houses and duplexes, as follows:
 - a. In Section 4.2.03-D.4, revise the exception for one-unit houses and duplexes to read: “One-unit house and duplex building types are exempt from floor area ratio (FAR) requirements on parcels/lots with an area of 4,000 square feet or less.”
 - b. Replace any previous numeric reference to 3,250 square feet for this exception with 4,000 square feet for consistency.
6. **FAR Exemption** for Residential Over Neighborhood Commercial (Nugent) **Motion Passed** (with approval for staff to further refine language to clarify intent).
Move that the City Council amend Section 4.2.03-D (Floor Area Ratio FAR and Density) of the Unified Development Code to encourage residential units over Neighborhood Commercial in Limited Urban and Urban Residential districts, as follows: Section 4.2.03-D.4 – Exceptions to FAR (add new subsection):
 - a. In the LU-R1, LU-R2, U-R1, U-R2, U-R3, and U-R4 zoning districts, gross floor area devoted to residential dwelling units located above a ground-floor Neighborhood Commercial use on the same building footprint is exempt

from maximum allowed gross floor area when calculating Floor Area Ratio (FAR).

- b. To qualify for this exemption, the ground-floor Neighborhood Commercial use must meet the Neighborhood Commercial building type standards in Article 4.7, and the exempt residential floor area must be located on stories above that Neighborhood Commercial space.
- c. This exemption does not alter other applicable heights, setback, or building width standards.

Height:

7. Move to amend Table 4.2.03-7 Building Form and Components to **increase the maximum height** in the U-R3 district from 35 feet to 45 feet and in the U-R4 district from 45 feet to 50 feet (Craske) **Motion Failed.**
8. **Remove Driveway Access Restriction on Narrow Lots (Nugent) Motion Passed.** Move that the City Council not adopt the staff-recommended amendment creating Section 4.2.03-E.3 “Driveway Access Restriction on Narrow Lots” (prohibiting street-accessed driveways on lots with street frontage less than 40 feet), and that this subsection be deleted from the adoption draft in its entirety.

4.3: Mixed Use Districts

1. **Build To and Entrance Locations (Nugent) Motion Passed (removing E for future discussion in Phase II).**
Move that the City Council amend Article 4.3 and Article 4.9 of the Unified Development Code to limit the previous design-excellence form standards—specifically build-to-zone and build-to-width, ground-floor transparency minimums, required street-adjacent entrances, and the strict limits on parking located between the building and the street—to the U-MU4 Urban Mixed-Use Community 2, D-T Downtown Transition, and D-C Downtown Core zoning districts, as follows:
 - A. Projects in the T-MU, U-MU1, U-MU2, U-MU3, and LU-MU districts may voluntarily comply with these design-excellence standards, but such compliance is not mandatory outside U-MU4, D-T, and D-C.
 - B. Amend Section 4.3.03-D.1–2 and Table 4.3.03-3 so that build-to-zone and build-to-width standards apply only in U-MU4, D-T, and D-C, and entries for U-MU1, U-MU2, U-MU3, and LU-MU are shown as “na” for build-to and build-to-width.
 - C. Amend Section 4.3.03-E.3 and Table 4.3.03-5/6 so that ground-floor transparency minimums and street-adjacent entrance requirements are mandatory only in U-MU4, D-T, and D-C, and not in, U-MU1, U-MU2, U-MU3, or LU-MU.
 - D. Amend Table 4.9.03-2 and Table 4.9.03-3 so that the tight limits on surface parking between the building and the street remain in place for U-MU4, D-T, and D-C, but are relaxed or removed for T-MU, U-MU1, U-MU2, U-MU3, and LU-MU to allow auto-oriented formats such as grocery stores and fueling

stations in those districts subject to general landscaping and buffering standards.

- E. ~~Amend Table 4.8.02-1 Allowed Uses to allow uses such as Gasoline & Fuel Sales, Car Wash/Cleaning Service, Motor Vehicle Repair General, and Warehousing General. (removing E for future discussion in Phase II).~~

2. **Flexibility for Transparency and Entrances** by Use and Layout (Nugent) **Motion Passed** (as outlined below).

Move that the City Council amend Section 4.3.03-E (Building Form and Components) and related transparency and entrance standards in the Unified Development Code to allow reasonable flexibility for certain uses and building layouts, as follows:

- A. Add a new subsection to Section 4.3.03-E.3: Section 4.3.03-E.3.e – Use-Based Transparency and Entrance Flexibility **Motion Passed**.
 - a. In all zoning districts where ground-floor transparency and street-adjacent entrances are required, the Planning Administrator may approve alternative compliance for the following uses when located on a parcel with more than one street frontage:
 - i. ~~Health Care Facilities, Hospitals, and medical clinics as defined in Article 4.8; Removed via friendly amendment.~~
 - ii. Warehousing, Manufacturing, and similar industrial or logistics uses where primary operational areas require limited glazing for security, climate control, or interior layout; and
 - iii. ~~Food and Beverage Retail Sales, Grocery-type retail, and other Retail Sales uses where store layout, merchandising, and loss-prevention practices require windows and primary customer entrances to face on-site parking areas rather than all street frontages. Removed via friendly amendment.~~
 - b. Alternative compliance under this section may include:
 - i. Reducing the required percentage of ground-floor transparency on one or more street frontages.
 - ii. Allowing spandrel glass, tinted glass, or screened windows to count toward the transparency requirement; and
 - iii. Allowing the primary public entrance to face a parking area rather than the street on frontages that are not the primary customer access.
- B. Explicit privacy criterion for medical uses (Nugent) **Motion Passed**.
Waive transparency requirements for healthcare facilities, hospitals, and medical offices.
- C. Clarify non-primary street frontages for entrances (Nugent) **Motion Passed** (with ability for staff to clarify language as needed, maintaining

intent). Add to the street-adjacent entrance standard in Table 4.3.03-5 / Section 4.3.03-E: For buildings on parcels with more than one street frontage, the required street-adjacent entrance may be located on the frontage that provides the most direct access from on-site customer, patient, or client parking, and other street-facing facades may meet the standard through secondary entrances or enhanced pedestrian connections instead of a primary entrance.

4.4: Special Purpose Districts

1. **Replace CD-1 with CD-2 citywide** (this was unanimously voted for and approved for recommendation from the planning board to city council) (Jordan) **Motion Failed.**

4.6: Historic Preservation and Overlays:

1. Section 4.6.08-H, 4b(2) - Strike “serving eight or fewer residents” (Cambell) **Motion Failed.**
2. Section 4.6.08-H 5a(3) - Strike “and drive-thru services” (Campbell) **Motion Failed.**
3. **Remove the Fort Missoula Historic Overlay** or limit the overlay to owners that elect to participate or for properties with individually listed historic buildings (Jordan). **Motion Failed.**

4.7: Building Types

1. **Rowhouse amendments** (Cambell): **Motion Failed.**
 - a. Section 4.7.02-E - Add to header “Rowhouse / Townhouse”
 - b. Section 4.7.02-E (2) - Change description as follows: “A rowhouse is a series of townhouse units touching on one or two sides, on a parcel or multiple parcels. A townhouse unit is a single-family dwelling unit that extends from foundation to roof and has a yard or public way on not less than two sides, and no fewer than 2 dwelling units per building. Garages may be attached or detached.
 - c. Table 4.7.02-8 Rowhouse / Townhome building standards - Change number of units per building to: 2 min
2. Neighborhood Commercial (Craske) **Motion Passed.**
Motion to amend Table 4.7.02-6 to **allow neighborhood commercial buildings mid-block** and require neighborhood commercial structures mid-block to comply with the setbacks for the districts.

4.8: Uses

1. **Cannabis as a Use** (Jones)
 - a. Increase buffer to 1000 feet (already reflected in adoption draft). **Motion Passed.**
 - b. Cannabis dispensaries shall not be located within 250 feet of a residential zoning district. Distances shall be measured from parcel line to parcel line. **Motion Passed.**

- c. Cannabis dispensaries shall not be located on parcels abutting Montana Departments of Transportation right of way, on a Montana Highways System, including any roads maintained by MDT. **Motion Failed.**
- 2. Animal Boarding/Kennels as a Use (Jones) Motion Passed.**
 - a. Motion to disallow Dog Boarding kennels as a new use within 400 feet of a residential district. (Jones)
 - b. Request that staff do more research in the next phase of this project to determine if:
 - 1) Use-specific building standards that target sound and smell mitigation, and/or;
 - 2) A tiered approach based on size serve as a more effective approaches to regulation.
 - 3) Bring amendments to council as recommended.

4.9: Site Standards:

Landscaping:

- 1. Table 4.9.02-1 (residential landscaping) **Set minimum landscaping to 15%** for UR1, UR2, UR3, UR4. All else as-is. (Campbell) **Motion Failed.**

Meeting on 1/21 Adjourned at this Juncture

- 2. Activity Area Exemption for Infill/Development Near Parks (Nugent)**
Activity areas are one strategy for providing close-to-home recreation; however, in alignment with PROST Plan’s larger goals, when development is approximately one-quarter mile to a public park (city owned or city leased), infill housing near existing park infrastructure is prioritized to advance the City’s housing and climate goals without requiring duplicative on-site recreation facilities.

Move to amend Article 4.9, Section 4.9.02-D (Activity Area), to add a new subsection 4.9.02-D.2.c as follows: Section 4.9.02-D.2.c – Exemptions for Infill Development Near Existing Parks

- A. Activity area is not required for development that meets all of the following:
 - i. The development is located in one of the following zoning districts: U-R2, U-R3, U-R4, U-MU1, U-MU2, U-MU3, U-MU4, D-T, D-C, or LU-MU.
 - ii. At the time a complete zoning compliance permit application is submitted, the parcel is located within one-quarter mile of an existing public park or trailhead identified in the adopted Parks, Recreation, Open Space, and Trails (PROST) 2040 Master Plan or its successors.
 - iii. The one-quarter mile distance in subsection (b) is measured along an existing or planned public roadway, sidewalk, trail, or other pedestrian route that does not require crossing a barrier identified

in the PROST Plan, including interstate highways, railroads, major rivers, or other similar obstacles.

3. Adopt Planning Board Landscaping Recommendations (not already addressed through staff amendments) (Nugent)

Move that the City Council adopt the Planning Board–recommended amendments to the Site Development Standards for landscaping in Article 4.9 of the Unified Development Code, as transmitted in the Planning Commission Public Hearing Summary, including but not limited to the following items:

- A. Updates to activity area standards, including:
 - i. Adjusting the unit threshold at which activity area is required;
 - ii. Adding and refining allowed activity area types (e.g., common courtyards, gardens, lawns, rooftop decks, and added activity area including patios, plazas, and balconies).
- B. Adjustments to parking-lot landscaping requirements, including:
 - i. Simplifying buffer widths and related fence standards.

All such amendments to Article 4.9 shall be incorporated as shown in the updated staff-recommended amendments document dated January 5, 2025, where they reflect Planning Board motions, and as summarized in the Planning Commission Public Hearing Summary.

4. Motion to exempt permanently affordable, deed restricted residences, or at least 50% of all units in a proposed development if more than one unit is proposed, from activity area requirements. (Jordan)

5. Retain Tree Conservation and Tree Class Standards (Melson) Move to amend Article 4.9 to retain the Adoption Draft’s Tree Conservation requirements and staff recommended amendments in Section 4.9.02-C and the tree class-base planting standards in Section 4.9.02-B.2 (b) and to strike any additional amendments that reduce tree conservation, mitigation, or class standards.

6. Retain Parking Lot Landscaping Standards and Tree Requirements (Melson) Move to amend Article 4.9 to retain Adoption Draft and staff recommended amendments for parking lot landscaping requirements in Section 4.9.02-E, including the 10% interior parking lot landscaping minimum and associated tree requirements, and to strike any additional amendments that reduce these baseline standards.

7. Preserve and Expand Cash-in-Lieu Authorities for Activity Areas, Trees, and Landscaping (Melson) Move to amend Article 4.9 to A) Retain activity area cash-in-lieu authority in Section 4.9.02-D.5; B) Retain tree mitigation fee authority in Section 4.9.02-C.4 and related ROW tree mitigation payment options in Chapter 6; C) Add a new subsection to Section 4.9.02-B (General Site Landscaping) authorizing cash-in-

lieu only when the Planning Administrator (in consultation with Parks/Urban Forester as applicable) finds that on-site compliance is infeasible due to site constraints, and requiring that funds be dedicated to urban forestry improvements serving the area.

Parking:

8. Allowed Use Tables under 4.08.02- **Delete all Motor Vehicle minimum parking standards** from the “Allowed Use Tables” for Commercial and Industrial uses. (Cambell) As such, this will necessitate changes to 4.09.03 - (Vehicle Parking) to reflect no minimum parking requirements for these use types, although use, placement and drive thru standards would remain.
9. **Eliminating commercial parking** mandates/Bob’s amendment (Savage).
10. I would also like to make sure we **keep some parking requirements for commercial so we can have ADA spots available** and will await staffs' recommendations on this since it was flagged last night (Jordan).

4.14: Signs

1. Section 4.14.01-A (Signs – Purpose) - Add the following paragraph after subsection (9): In no event shall consideration for approval under this chapter be based upon the message content of a sign. (Campbell)
2. Section 4.14.01-C (prohibited signs): Delete subsection (9): Human signs, human directional signs, and sign walkers that display, advertise, or promote commercial activity or provide direction to commercial activity. (Campbell)

Chapter 6: Infrastructure requirement

1.) Right of Way Improvement Exceptions Decision Making Matrix (Nugent)

Section 6.1.01-A. Purpose: Add Section 3, as follows:

1. The Infrastructure Improvements Chapter establishes the design, construction, and permitting requirements for infrastructure improvements required during development. Infrastructure improvements are necessary to promote public safety, create facilities and systems for private and public use, allow efficient and effective movement of people and goods, and to improve quality of life, mobility and access.
2. The intent of this chapter is to require infrastructure improvements proportionate to the scale of the development impacts, while balancing affordability and community needs in support of applicable goals and policies of the Land Use Plan, facility plans, and community planning documents. Infrastructure improvement requirements may be waived for small infill projects when doing so will not substantially increase the overall impact of the

development. Additional flexibility is provided through the design exception process, as outlined below and in the City of Missoula Standards and Specifications Manual (the “Manual”).

3. Where full compliance with the standards is not feasible, design exceptions and any administrative flexibility shall consider the following priority order, so long as life-safety and accessibility requirements are met:
 - a. Construction of housing units consistent with the zoning designation;
 - b. Continuous, ADA-compliant Sidewalks;
 - c. Boulevards and Street Trees;
 - d. On-Street Parking;
 - e. Bike Lanes;
 - f. Driveways.

2.) ROW Improvement Triggers (Becerra)

Section 6.2.01-A. Requirements: Replace Section 2 in its entirety:

2. Right-of-way infrastructure shall be installed directly adjacent to new development in accordance with the Manual where existing infrastructure is incomplete, missing, or otherwise inadequate to mitigate the impacts of the development for the following conditions:
 - a. All non-residential construction, including mixed-use construction;
 - b. New construction of one (1) or more dwelling units on Community, Regional or Industrial street types (CR, CMU, RC, RMU, and IN), as defined in the Manual;
 - c. New construction that results in a total of seven (7) or more combined new or existing dwelling units on Neighborhood street types (NR, NG, and NMU), as defined in the Manual;
 - d. New construction of a driveway approach onto a public or private street, except new construction of a driveway serving an Accessory Dwelling Unit (ADU);
 - e. New construction directly adjacent to a parcel with existing sidewalk, where installation of right-of-way infrastructure will extend or complete a missing link in the sidewalk network;
 - f. Requirement for street trees:
 1. Street trees shall be required when other infrastructure improvements are not required where none currently exist for the following:
 - a. Residential projects that create 1 or more new dwelling units with a maximum of 1 tree required per dwelling unit, where exiting street trees are not present.

3.) Curbside Sidewalks on Low Impact Local Streets (Nugent)

Section 6.2.01-A. Requirements: Add Section 10, as follows:

10. Exception for curbside sidewalk on Neighborhood street types:

- a. Curbside sidewalks shall be allowed instead of boulevard sidewalks on existing platted low-volume streets when all of the following apply:
 - 1. The street is designated as a Neighborhood street type (NR, NG, or NMU);
 - 2. The project is an infill or retrofit project (including building permits, change of use, or small subdivisions) on an already platted block;
 - 3. On-street parking lanes are available for snow storage, and;
 - 4. A curbside sidewalk design is consistent with existing adjacent sidewalks.

4.) ADU access and driveway flexibility on infill lots (Nugent):

Section 6.2.05-E. Approaches: Add (f) to Section 6, as follows:

- 6. Approaches shall be located per the following:
 - a. Mid-block parcels shall prioritize approaches in the following order:
 - 1. Alley access
 - 2. Fronting street access
 - b. Corner parcels shall prioritize approaches in the following order:
 - 1. Alley access
 - 2. Side street or lowest traffic volume street access
 - 3. Fronting street or highest traffic volume street access
 - c. Through lots shall prioritize approaches in the following order:
 - 1. Side street or lowest traffic volume street access
 - 2. Fronting street or highest traffic volume street access
 - d. Approaches onto Community or Regional streets shall be avoided when other options are available especially for driveways where vehicles enter the street with a backing movement.
 - e. An approach to any Montana Department of Transportation (MDT) State Route, shall be reviewed and approved by MDT prior to City Engineer review and approval.
 - f. Exceptions may be granted by the City Engineer where the preferred approach location is not feasible or creates an unreasonable economic hardship.

Map Amendments

- 1. Package of Staff Proposed Map Amendments (as included in staff amendment packages presented on 1/14).
- 2. The small triangle of land bordered by Addison, Woodford and Mount is currently designated on the Land Use Plan as Urban Mixed-Use High and proposed to be zoned U-MU3. I propose to amend this to a LUP designation of Urban Mixed-Use Low, and a proposed zoning of U-MU1. (Jones)
- 3. The north side of the 400 block of Mount between Brooks and Blaine is currently designated on the Land Use Plan as Urban Mixed-Use High and proposed to be

zoned U-MU3. I propose to amend this to a LUP designation of Urban Mixed-Use Low, and a proposed zoning of U-MU1. (Jones)

4. Motion to amend the zoning map to step down (transition from higher to lower intensity) from corridors at the alley (or first ownership parcel) for UR4 and UMU Districts (Sherrill).
5. Amend the code to readjust the boundaries between U-R3 and U-R4 where there is an alley split running parallel to the zoning between these two zoning districts, specifically (Jones):
 - a. Along Stephens Ave, changing the zone from UR-4 to UR-3 on the east side of the blocks between Stephens and Edith along the alley from East Harlem Street to Tremont Street; and changing the zoning to UR-3 between Stephens and Rollins on the west side of the blocks along the alley from Knowles to East Florence St.
 - b. Along East Beckwith, changing the zone from UR-4 to UR-3 on the north side of the blocks between Beckwith and Keith along the alley between Gerald and Helen Ave, and changing the zoning to UR-3 between East Beckwith and Evans on the south side of the blocks along the alley between Gerald and Madeline Ave.
 - c. Along South Ave, changing the zoning from UR-4 to UR-3 between South Ave and W. Sussex Ave on the north side of the blocks along the alley between Lester St. and Bancroft; changing the zoning to UR-3 along South Ave on the north side of the block between South and E. Sussex along the alley between Gerald and Ronald Ave; and changing the zoning to UR-3 on the blocks on the south side, between South Ave. and Livingston St. along the alley between Lester St. and Bancroft.
 - d. Change the UR-4 zoning to UR-3 on the south side along the alley that runs between Ronald and Helen, with Eddy Ave at the north, and Connell Ave at the south.
 - e. Change the UR-4 zoning on the north side of the block between S. 12 St, S. Catlin, S. 13th St. and Garfield, making it UR-3 north of the alley.
 - f. Here are some additional blocks that have UR-4 zoning which could be split by an alley to UR-3, to include in Amendment #6;
 - 1) Ward 6 blocks:
 1. Kensington/Johnson/North/Kemp
 2. S. 13th/Garfield/14th/Johnson
 3. Schilling/North/Kemp/W. Kent.
6. Move to amend the Official Zoning Map to change the zoning designation of the Missoula County Public Schools parcel legally described as S05, T12 N, R19 W, C.O.S. Plat P6-EXEMPT-W2SE4, 20 acres, from OP-2 (Open and Resource Lands) to LU-R1 (Limited Urban Residential 1), so that the parcel zoning matches the zoning of the adjoining properties as requested by property owner. (Nugent)
7. Change Urban Residential 1 (U-R1) zoning for the areas east of Paxson, north of 39th Street / Southwest Higgins, west of Lester Street and south of Benton Avenue to Urban Residential 2 (U-R2) (Jordan).

8. Aspire Subdivision Parcel (McCoy)
 - a. Move to change the land-use place type designation for the parcel formerly described as the Aspire Subdivision in East Missoula from Urban Residential High to Limited Urban Residential.
 - b. Move to change the zoning map designation for the Aspire Subdivision parcel from Urban Residential 3 (U-R3) to Limited Urban Residential 2 (LU-R2).
9. Change zoning layer at the following properties to OP-1 (Melson)
 - a. PEAS Farm/Duncan Field
 - b. Westside Park (shared with Lowell Elementary School)
 - c. Northside Annex (between Cooley and Turner; Worden and Holmes St.)
 - d. Sergeant Gregory Park
10. UR-3 and UR-4 Zoning Districts (Becerra)

I move to amend the zoning map on the Westside neighborhood to adjust the U-R4 zoning district be applied only along Community Mixed-Use Street Types. These street segments are highlighted in the attached graphic.

 - a. Along both sides of Philips Street from the intersection of Scott Street moving west to the intersection of Bulwer Street. This does not include the full blocks of U-R4 along Cooper Street, between Bulwer Street and Byron Street next to the zoning district of Downtown Transition. (New Map Pending)
11. Change zoning layer for the entirety of the Ben Hughes HOA neighborhood from LU-R2 to LU-R1 (Melson) **Motion Passed**