

Chapter 20.15 - Industrial and Manufacturing Districts

20.15.010 - General

A. Districts

1. List

The city's industrial and manufacturing zoning districts are listed below. Except as otherwise expressly stated, when this zoning ordinance refers to "industrial" or "manufacturing" zoning districts or "M" districts, it is referring to these districts.

Map Symbol	District Name
M1R	Limited Industrial-Residential
M1	Limited Industrial
M2	Heavy Industrial

2. Deciphering the District Names and Map Symbols

The M district names and map symbols are intended to provide only a general, relative indication of what is allowed in the district. On the zoning map these districts include at least one other essential information component; an intensity designator, which is identified by a dash (-) and a numeral following the initial letter-number combination, as in M1-2 (M1 dash 2). The intensity designator establishes the allowable intensity of development and applicable parcel and building standards.

B. Purposes

Missoula's industrial (M) zoning districts are primarily intended to accommodate manufacturing, warehousing, wholesale and industrial uses. The regulations are intended to promote the economic viability of manufacturing and industrial uses,

encourage employment growth, allow residential uses in the M1R district, and limit the encroachment of unplanned residential and other non-industrial development into M1- and M2-zoned areas.

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

20.15.020 - Allowed Uses

A. **Use Table**

Uses are allowed in M zoning districts in accordance with Table 20.15-1 below.

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 20.15-1.

C. **Permitted Uses**

Uses identified with a "P" in Table 20.15-1 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 20.15-1 may be allowed if reviewed and approved in accordance with the conditional use procedures of 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 20.15-1 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 20.15-1 Uses Allowed in Industrial Districts

Use Category ↳ specific use type	M1R	M1	M2	Standards
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RESIDENTIAL				
Household Living				
^L In <u>Vertical Mixed-use Building</u>	P	-	-	
^L In <u>Single-purpose Residential Building</u>	P	-	-	
^L In <u>Mixed-use Building</u>	P	-	-	
Group Living	P	-	-	<u>20.40.070</u>
PUBLIC/CIVIC				
Fraternal Organization	C	-	-	
College/University	P	-	-	
Day Care	P	-	-	
Detention and Correctional Facilities	-	C	C	
Emergency Homeless Shelter	C	C	-	<u>20.40.045</u>
Hospital	P	-	-	
Library/Cultural Exhibit	P	-	-	

Meal Center	C	C	-	<u>20.40.085</u>
Park/Recreation	P	-	-	
Preschool	P	-	-	
Religious Assembly	P	-	-	
Safety Services	P	P	P	
School	P	-	-	
Utilities and Services				
^L Minor	P	P	P	
^L Major	C	C	P	
COMMERCIAL				
Animal Services				
^L Sales and Grooming	P	P	P	
^L Shelter or Boarding Kennel	C	P	P	
^L Veterinary	P	P	P	

↳ Stable	-	-	P	
Artist Work or Sales Space	P	P	P	<u>20.40.170</u>
Building Maintenance Service	P	P	P	
Business Equipment Sales and Service	P	P	P	<u>20.40.170</u>
Business Support Service	P	P	P	<u>20.40.170</u>
Communication Service Establishments	P	P	P	<u>20.40.170</u>
Construction Sales and Service	C	P	P	
Day Labor Employment Agency	P	P	P	<u>20.40.170</u>
Eating and Drinking Establishments				
↳ Restaurant	P	P	P	<u>20.40.170</u>
↳ Tavern or Nightclub	C	C	C	<u>20.40.040</u> <u>20.40.170</u>
Enterprise Commercial Use	C	C	P	<u>20.40.050</u>
Entertainment and Spectator Sports	P	P	P	
Financial Services (except as noted below)	P	P	P	<u>20.40.170</u>

⌞ Check Cashing/Loan Service	C	C	C	<u>20.40.170</u>
⌞ Pawn Shop	P	P	P	<u>20.40.170</u>
Food and Beverage Retail Sales	P	P	P	<u>20.40.170</u>
Funeral and Interment Services				
⌞ Cemetery/Columbarium/Mausoleum	-	-	-	
⌞ Cremating	P	P	P	
⌞ Undertaking	P	P	P	
Gasoline and Fuel Sales (except as noted below)	P	P	P	<u>20.40.060</u>
⌞ Truck Stop/Travel Plaza	-	P	P	<u>20.40.150</u>
Lodging	P	P	P	
⌞ Bed and Breakfast	P	-	-	<u>20.40.030</u> <u>20.40.170</u>
Office	P	P	P	<u>20.40.170</u>
Parking, Non-accessory	P	P	P	
Personal Improvement Service	P	P	P	<u>20.40.170</u>

Repair or Laundry Service, Consumer	P	P	P	<u>20.40.170</u>
Research Service	P	P	P	<u>20.40.170</u>
Retail Sales	P	P	P	<u>20.40.170</u>
Sports and Recreation, Participant (except as noted below)	P	P	P	
↳ Casino	C	C	C	<u>20.40.040</u> <u>20.40.170</u>
Vehicle Sales and Service				
↳ Car Wash/Cleaning Service	C	P	P	
↳ Heavy Equipment Sales/Rentals	C	P	P	
↳ Light Equipment Sales/Rentals	P	P	P	
↳ Motor Vehicle Repair, Limited	P	P	P	
↳ Motor Vehicle Repair, General	P	P	P	
↳ Vehicle Storage and Towing	C	P	P	
INDUSTRIAL				
Junk/Salvage Yard	-	C	P	

Auto Wrecking	-	C	P	
Cidery	P	P	P	
Manufacturing, Production and Industrial Service				
^L Artisan	P	P	P	
^L Limited	P	P	P	
^L General	-	P	P	
^L Intensive	-	-	P	
<u>Microbrewery/Microdistillery</u>	P	P	P	
Mining/Quarrying	-	-	P	
Recycling Service				
^L Limited	P	P	P	
^L General	-	C	P	
Residential Storage Warehouse	P	P	P	
Warehousing, Wholesaling and Freight Movement	P	P	P	

Waste-Related Use (except as noted below)	-	C	P	
^L Demolition Debris Landfill	-	P	P	
^L Sanitary Landfill	-	P	P	
^L Solid Waste Separation Facility	-	P	P	
^L Transfer Station	-	P	P	
Winery	P	P	P	
OTHER				
Agriculture, Crop	P	P	P	
Community Garden	P	P	P	
Wireless Communication Facility				
^L Ground-Mounted support <u>structure</u>	P	P	P	<u>20.40.160</u>
^L Roof-mounted and Structure-mounted support <u>structures</u>	P	P	P	<u>20.40.160</u>

(Ord. 3609, 2018; Ord. 3586, 2016; Ord. 3583, 2016; Ord. 3559, 2015; Ord. 3549, 2015; Ord. 3519, 2014; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.15.030 - Residential Building Types

In the M1R district, mixed-use buildings, vertical mixed-use buildings and the types of residential buildings permitted in the RM1 district (See 20.05.030) are permitted as-of-right.

(Ord. 3471; 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.15.040 - Parcel and Building Standards

A. **General**

This section establishes basic parcel and building standards for all development in M districts. The standards that apply vary according to the intensity designator that is attached to the zoning map symbol. These intensity designators are identified by the numeral following the dash (-) in the district name, as in "M1-2" (M1 dash 2).

B. **Basic Standards**

All development in M districts must comply with the parcel and building standards of Table 20.15-2 except as otherwise expressly provided. General exceptions to parcel and building standards and rules for measuring compliance can be found in Chapter 20.110.

Table 20.15-2 Parcel and Building Standards (M Districts)

Standard	-1	-2	-3	-4
<u>Parcel Size</u>				
^L Minimum parcel area (sq. ft.)	5,000	5,000	5,000	5,000
^L <u>Vertical Mixed-use Building</u>	None	None	None	None
^L <u>Single-purpose Residential Building / Mixed Use Building</u>	Minimum parcel area: 3,000 sq. ft.; minimum parcel area per unit: 1,000 sq. ft.			

⌞ Minimum parcel width (feet)	None	None	None	None
Minimum <u>Front Setback</u> [1]				
⌞ Abutting residential district	[1]	[1]	[1]	[1]
⌞ Not abutting R district	None	None	None	None
Minimum <u>Rear Setback</u>				
⌞ Abutting R district				
⌞ % of <u>parcel</u> depth	25	25	25	25
⌞ Maximum required (feet)	20	20	20	20
⌞ Not abutting R district	None	None	None	None
Minimum <u>Interior Side Setback</u>				
⌞ Abutting residential district	[3]	[3]	[3]	[3]
⌞ Not abutting R district	None	None	None	None
Minimum <u>Street Side Setback</u>				
⌞ Abutting residential district	[1]	[1]	[1]	[1]

↳ Not abutting R district	None	None	None	None
Maximum Building Height (feet)	40 [4]	50 [4]	65 [4]	125 [4]

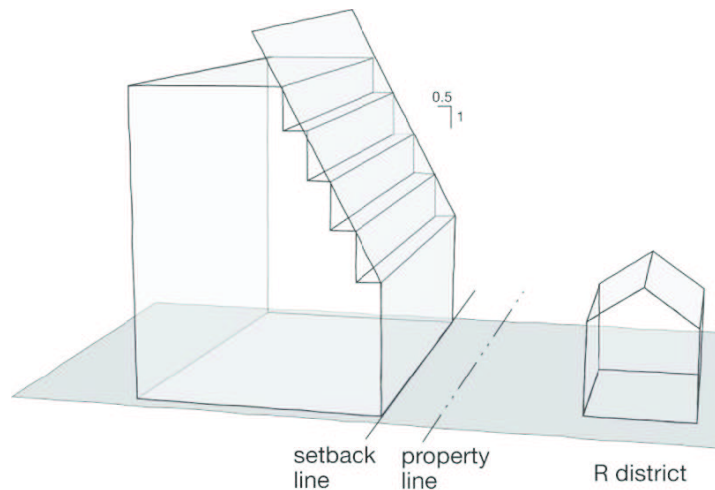
Notes to Table 20.15-2

[1] Front and street side setbacks are required only when an M-zoned parcel abuts an R-zoned parcel with frontage on the same street. In such cases, the M-zoned parcel must match the actual front or street side setback of the building that exists on the abutting R-zoned parcel, or if no building exists on the abutting R-zoned parcel, the M-zoned parcel must provide at least 50% of the front setback that applies to the abutting R-zoned parcel.

[2] Rear setbacks are required only when the rear of an M-zoned parcel abuts the rear of an R-zoned parcel.

[3] Interior side setback required only when an M-zoned parcel abuts R-zoned parcel. In such cases, the M-zoned parcel must provide the same interior side setback as required for the abutting R-zoned parcel.

[4] For parcels abutting R districts that have a maximum allowed building height of 35 feet or less, the maximum building height at the point of the required minimum setback line is 35 feet. Height may be increased above 35 feet by up to 1 foot (vertical) for each 6 inches of building setback or upper floor step-back.



(Ord. 3483, 2012; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.15.050 - Site, Design and Operational Standards

A. **Enterprise Commercial Uses**

Enterprise commercial uses in M1 and M1R districts are subject to the standards of 20.40.050.

B. **Screening and Buffering of Multi-Dwelling Uses**

New multi-dwelling buildings must provide buffers in side and rear setbacks abutting existing industrial uses in accordance with the buffer standards of Chapter 20.65.

C. **Outdoor Work Areas**

Outdoor work areas are allowed in M1 and M2 districts but not in the M1R district. Outdoor work areas are subject to the buffer and screening standards of Chapter 20.65.

D. **Outdoor Storage and Display Areas**

Outdoor storage and display is allowed as an accessory use in all M districts if such storage or display is a customary accessory use to an allowed principal use of the site. Outdoor storage and display is allowed as a principal use in M1 and M2 but not the M1R district. Outdoor storage and display areas are subject to the buffer and screening standards of Chapter 20.65.

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

20.15.060 - Other Regulations

Uses and development in M 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
- C. **Accessory Uses and Structures**
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.

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