

## 20.40.180 - Townhome Exemption Development (TED) Standards

Commentary: Townhome vs. Townhouse - Townhome refers to a development type consisting of residential dwellings that may be single unit, two-unit or, multi-unit and described above (20.05.040.D). Townhouse refers to a building type that is two or more units which have common walls along shared property lines. A townhouse can also be attached or be located on its own parcel (20.100.010).

### A. **Applicability**

The following standards apply to Townhome Exemption Developments of more than five units in districts that only allow detached or two-unit houses, or more than ten units in districts that allow multi-dwelling buildings.

### B. **Maximum Density**

The maximum number of dwelling units allowed within a Townhome Exemption Development is computed by dividing the net area of the site by the subject zoning district's minimum parcel area-per unit standard. Net site area is calculated by subtracting all of the following from the site's gross land area:

1. Special flood hazard areas;
2. Jurisdictional (Army Corps of Engineers) wetlands and waterways;
3. Land with a slope of greater than 25%;
4. Riparian resource areas.

### C. **Setbacks and Separations**

Minimum Setbacks for dwellings in Townhome Exemption Developments are found in Table 20.05-3.

### D. **Minimum buildable envelope area**

Each townhome exemption building envelope must have an average slope of no more than 25% and at least a 2,000 square foot contiguous building and disturbance area on parcels that are subject to hillside standards. See 20.50.010.B.1 for average slope determination.

### E. **Surface Infrastructure**

All surface infrastructure shall meet the standards in Title 12 and be approved by Development Services Engineering Department.

### F. **Blocks**

Blocks shall be designed to assure traffic safety and ease of pedestrian and automobile circulation. Blocks shall not exceed 480 feet in length and be wide enough to allow two tiers of dwelling units in a Townhome Exemption Development unless topography or other constraining circumstances are present. Pedestrian access easements that create a break within a block may be required where there is a need for pedestrian access to school bus or transit stops, schools, shopping, parks, common areas or open space, and community facilities.

### G. **Parks and Trails**

1. Meet applicable goals and policies of the Missoula Open Space Plan, Long Range Transportation Plan, Active Transportation Plan, Conservation Lands Management Plan, Missoula County Parks and Conservation Plan and the Master Parks and Recreation Plan for the Greater Missoula Area:
  - a. Provide for trail connection to existing or planned public trail, park, open space, school, shopping, or community facilities.
  - b. Provide for protection of high quality resources and sensitive features by grant of conservation easement, dedication as public open space, or establishment of a managed common area.

- c. Provide for useable private open space, landscaped boulevards, social interaction and livability.
- 2. Preserve and protect the site's natural resource values that include but are not limited to: floodways, wetlands, riparian lands, hillsides greater than 25% slope, established upland forested areas, culturally significant features, natural drainage courses, irrigation canals and ditches, etc. Means of preservation and protection may include establishing a single common area, conservation easement, or dedication of said areas as public open space.
- 3. Provide for 11% of the net site area (see 20.40.180.B above) as contiguous, useable private or public open space, on site, that is accessible by residents of the development and useable for passive or active recreation in conformance with the following standards:
  - a. Private Open Space shall not be sloped more steeply than five percent and must be a minimum 40 feet in width and length, unless it is used for the purpose of a trail and then the area must be a minimum of 20 feet in width.
  - b. Shall not include natural resource value areas of the site that are to be preserved.
  - c. Shall not include required zoning setback areas, parking spaces, drainage basins, driveways, or public utility features.
  - d. May be improved and dedicated as a public park, trail or open spaces subject to meeting minimum standards and approval of the Parks and Recreation Board.

**H. Transit**

If the Townhome Exemption Development is within one-fourth mile of an established public transit or school bus route, bus stop facilities may be required by the City Engineer. If the Townhome Exemption Development parcel is not in the Missoula Urban Transportation District, a petition to annex into the District shall be provided prior to receiving zoning compliance approval.

(Ord. [3570](#), 2016)