

## **Amendments to Title 20 Related to Townhome Exemption Development – 2019**

<u>CODE SECTION</u>	<u>Page</u>
<b>1. 20.05: RESIDENTIAL DISTRICTS</b>	<b>2</b>
<b>2. 20.05/20.10/20.15: OTHER REGULATIONS</b>	<b>6</b>
<b>3. 20.40.180: TOWNHOME EXEMPTION DEVELOPMENT (TED) STANDARDS</b>	<b>8</b>
<b>4. 20.45.060: ACCESSORY USES AND STRUCTURES, ACCESSORY DWELLING UNIT</b>	<b>13</b>
<b>5. 20.80.020.B; NONCONFORMING LOTS</b>	<b>14</b>
<b>6. 20.100.A; TERMINOLOGY</b>	<b>16</b>
<b>7. 20.110; MEASUREMENTS AND EXCEPTIONS</b>	<b>17</b>

SPECIFIC AMENDMENTS BY CODE SECTION:

## 1. 20.05: RESIDENTIAL DISTRICTS

### 20.05.40.D: Townhome Exemption Development

#### D. Townhome Exemption Development (TED)

##### 1. Intent

- a. The Townhome Exemption Development Option (TED) is intended to encourage affordable fee simple detached house , two-unit townhouse , and 3+-unit townhouse development without subdivision review in accordance with City zoning regulations.
- b. ~~Public notice and City Council approval of a conditional use is required if the development contains more than five dwelling units in R and RT districts, or more than nine dwelling units in RM, B, C, and M1R districts.~~ The Townhome Exemption Development tool is intended to encourage residential development in the city's core in concert with the city of Missoula's stated policy goals, including the development of compact and walkable neighborhoods; the effective use of existing infrastructure, and the building of new, affordable housing in a timely manner.
- c. The TED tool is not intended for new greenfield development if it is in an area that is lacking in existing infrastructure; or for sites that would jeopardize the City's ability to manage development in an orderly manner or protect and promote the general health, safety and welfare of the community.

##### 2. General Description

- a. The only permitted residential building types that may be included in a TED project are detached houses , two-unit townhouses , and 3+-unit townhouses as described in Section 20.05.030 and as allowed within the applicable zoning district. TED is not permitted for development that includes nonresidential uses.
- b. Two-unit townhouse and 3+-unit townhouse building types as part of TED projects must also comply with Section 20.40.140, Townhouse standards.
- c. TED projects must comply with Section 20.40.180, Townhome Exemption Development (TED) Standards.
- ed. Townhome Exemption Developments must meet all applicable City zoning municipal regulations (see Figure 20.05-7).

**Figure 20.05-7 Townhome Exemption Development Requirements**

	<b>R-Districts</b>	<b>RT-Districts</b>	<b>RM Districts</b>	<b>All B, C Districts M1R</b>
One (1) to five (5) total dwelling units	Administrative Approval Comply with Zoning 15 day neighborhood notice (20.05.040 D 4)		Administrative Approval Comply with Zoning	
Six (6) to Nine (9) Total dwelling Units	Conditional Use Approval (20.85.070) + Building Specific Standards (20.40.180)		Administrative Approval Comply with Zoning	
Ten (10) or More Total dwelling Units	Conditional Use Approval (20.85.070) + Building Specific Standards (20.40.180)			

	<b>R Districts (except R3), and RT5.4 and RT10 Districts</b>	<b>RT2.7 and R3 Districts All RM Districts All B, C, Districts and M1R</b>
<u>One (1) to ten (10) total dwelling units</u>	<u>Administrative Approval, Comply with Zoning</u>	<u>Administrative Approval, Comply with Zoning</u>
<u>Eleven (11) to Twenty (20) total dwelling Units</u>	<u>Prohibited as TED</u>	<u>Administrative Approval, Comply with Zoning</u>
<u>More Than Twenty (20) total dwelling Units</u>	<u>Prohibited as TED</u>	
<u>Property is not suitable for TED 20.40.180.B</u>	<u>Prohibited as TED</u>	

~~d.— All surface infrastructure shall meet the standards in Title 12 and be approved by Development Services Engineering Division.~~

**3. Condominium Conversion to Townhome**

Conversion of condominium projects constructed prior to May 18, 2016, to Townhome Exemption Development (TED) are not subject to the provisions of TED regulations unless dwelling units are added.

**4. Notice to Neighboring Property Owners**

Notice of the application for a zoning compliance permit for Townhome Exemption Developments ~~of one to more than~~ five dwelling units ~~in the R and RT zoning districts~~ must be mailed to all owners of property within 150 feet of the subject parcel at least 15 days before a permit is issued. ~~(Mailed notice for projects of six or more dwelling units in those districts and~~

~~ten or more dwelling units in RM, M1R, B, and C districts is required within the Conditional Use process.)~~

## 20.05.050.B: Parcel and Building Standards, Basic Standards

Table 20.05-3 [Parcel](#) and Building Standards (Residential Districts)

[Portion of Table]

Standards	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1-35	RM1-45 RMH [1]	RM0.5
<b>CONVENTIONAL DEV'T</b>																
Min. District Area (sq. ft.)	None	None	None	None	None	None	None	None	30,000	None	None	None	None	None	None	None
Minimum Parcel Size [8]																
<sup>L</sup> Area (square feet)	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
<sup>L</sup> Area per unit (sq. ft.)	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	2,700	2,700	2,000	1,500	1,000	1,000	500

<b>Townhome Exemption Development</b>	<p><del>Minimum parcel area, minimum area per unit, and building height will be based on the zoning designation of the overall TED parcel found under Conventional Development in Table 20.05-3 above.</del></p> <p><del>Building setback and separation standards are as follows: Front or street side setbacks for Townhome Exemption Development dwellings are measured to the nearest parcel line or public circulation system such as a street, roadway, sidewalk, or trail, whichever is closer.</del></p> <p><del>Rear setbacks are measured to the parcel line.</del></p> <p><del>Side setbacks are measured to the parcel line. Minimum distance between buildings is the equivalent of two side setbacks. A minimum 6' interior side separation between buildings is allowed for zoning districts which require a minimum side yard setback distance of 7.5' or less.</del></p> <p><del>For B, C, and M1R districts refer to standards in Chapters 20.10.030 and 20.15.040.</del></p>
---------------------------------------	---

- [1] RMH standards do not apply to manufactured housing parks. Manufactured housing parks are subject to Title 16.
- [2] In a cluster or conservation development , when a contiguous set of parcels is served by a rear alley and no building line has been established by existing buildings on the subject block face , the minimum front setback requirement is 10 feet.
- [3] Combined total front and rear setback depths must equal at least 30 feet (e.g., 10' front and 20' rear or 15' each).
- [4] Minimum interior side setbacks for principal buildings must equal at least 33% of the height of the subject building .
- [5] Maximum height limit is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.
- [6] Only applies per Section 20.05.040.C.
- [7] Area per unit calculation may include a density bonus up to 20% when a project meets the criteria in Section 20.05.040.C.
- [8] The minimum parcel area requirement does not apply to lots created through subdivisions approved under MCA 76-3, parts 5 and 6 after May 6, 2019.

*Explanation:*

*Primary changes include updating the intent statement, updating the regulations to reflect the dwelling unit cap (varying among zoning districts); clarifying that this does not apply to non-residential development; modifying regulations and the table to remove reference to a conditional use process; and infrastructure is addressed in section 20.40.180 (later in this ordinance).*

*Setback and Building Separation information is removed from Table 20.05-3 to a new section in 20.110: Measurements and Exceptions to better clarify the distinction between TED Parcel setback requirements versus building separation between structures within a TED Parcel.*

*Removal of the minimum parcel area requirement for new subdivisions is meant to create more parity between subdivision and the TED option for larger projects. Historically, TED projects have not been held to minimum parcel size restrictions which enables them to more ably meet density limits than new subdivisions. Previously, parcels created though subdivision were required to retain parcel area minimums.*

## 2. OTHER REGULATIONS; Residential, Business and Commercial, and Industrial Districts Chapters, 20.05, 20.10, and 20.15

*Explanation: The Other Regulations sections in the zoning districts chapters are meant to inform users that other standards may exist outside of the district type chapters and to guide them to where those standards can be found. Adding the Use and Building Specific chapter will benefit not just users working through the TED process, but for various other uses and design types as well.*

### 20.05.060: Residential Districts, Other Regulations

**A. Overlay Districts**

See Chapter 20.25.

**B. Use and Building Specific Standards**

See Chapter 20.40.140 for Townhouse Development Standards

See Chapter 20.40.180 for Townhome Exemption Development (TED) Standards

**AC. Accessory Uses and Structures**

(e.g., home occupations, detached garages, gazebos, and sheds)

See Chapter 20.45.

**BD. Natural Resource Protection**

See Chapter 20.50.

**CE. Parking and Access**

See Chapter 20.60.

**DF. Landscaping**

See Chapter 20.65.

**~~E. Overlay Districts~~**

~~See Chapter 20.25.~~

**FG. Signs**

See Chapter 20.75.

**GH. Nonconformities**

See Chapter 20.80.

### 20.10.050: Commercial Districts, Other Regulations

Uses and development in B and C 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

**AC. Accessory Uses and Structures**

See Chapter 20.45.

**BD. Natural Resource Protection**

See Chapter 20.50.

**GE. Parking and Access**

See Chapter 20.60.

**DF. Landscaping**

See Chapter 20.65.

**~~E. Overlay Districts~~**

~~See Chapter 20.25.~~

**FG. Signs**

See Chapter 20.75.

**GH. Nonconformities**

See Chapter 20.80.

### **20.15.060: Industrial Districts, 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

**AC. Accessory Uses and Structures**

See Chapter 20.45.

**BD. Natural Resource Protection**

See Chapter 20.50.

**GE. Parking and Access**

See Chapter 20.60.

**DF. Landscaping**

See Chapter 20.65.

**~~E. Overlay Districts~~**

~~See Chapter 20.25.~~

**FG. Signs**

See Chapter 20.75.

**GH. Nonconformities**

See Chapter 20.80.

### 3. 20.40.180: TOWNHOME EXEMPTION DEVELOPMENT (TED) STANDARDS

#### 20.40.180: Townhome Exemption Development (TED) Standards

Commentary: Townhome vs. Townhouse - Townhouse refers to a building type that is two or more units which have common walls along shared property lines as described in 20.05.030.B.3, and is required to meet standards detailed in 20.40.140. Townhome refers to a development type consisting of residential dwellings that may be single unit or townhouse and owned in fee simple on TED Ownership Units (TOUs) and located on a TED Parcel as two-unit or, multi-unit and described in above (20.05.040.D). ~~A townhouse can also be attached or be located on its own parcel (20.100.010).~~

#### A. Applicability

1. The following standards apply to Townhome Exemption Developments of ~~more than five ten or fewer~~ dwelling units in ~~R and RT RT5.4, RT10, and all R~~ districts ~~(except R3), or more than nine 20 or fewer~~ dwelling units in ~~RT2.7, R3, and all~~ RM, B, C, and M1R districts. Developments that exceed these numbers are not permitted through the TED process.
2. The only permitted ~~residential~~ building types that may be included in a TED project are detached houses, two-unit townhouses, and 3+-unit townhouses as described in Section 20.05.030 and as allowed in the applicable zoning district.
3. Two unit townhouse and 3+-unit townhouse building types as part of TED projects must also comply with Section 20.40.140, Townhouse Standards.
4. TED shall not be used for nonresidential developments.
45. Townhome Exemption Developments must meet all applicable City zoning municipal regulations, including Title 12 and Title 20. (see Figure 20.05-7).

#### B. Conditions not suitable for TED Maximum Density

##### Explanation:

*This section is being changed because many of the things that could reduce the possible density of a project are now being added to the list of what could make a project not suitable for TED in the first place.*

~~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:~~

If the subject property contains any of the following conditions, it is not suitable for development through the TED process and is not permitted for TED:

1. Any portion of the subject property contains land with areas designated by FEMA as Floodways and Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% Annual Chance of Flood, or that would require a permit from one of the agencies listed on the "Joint Application for Proposed Work in Montana's Streams, Wetlands, Floodplain and Other Water Bodies". ~~Special flood hazard areas;~~

2. Any portion of the subject property includes land with a slope of greater than 25%. Jurisdictional (Army Corps of Engineers) wetlands and waterways;
  - a. In situations where the proposed TED project does not include any disturbance of the area with slopes over 25%, and those areas with slope over 25% are surveyed and designated No Build/No Improvement zones in the project application and in the survey accompanying the final TED declaration, the Zoning Officer is authorized to waive 20.40.180.B.2
3. Any land that is already included in a filed TED Declaration. Land with a slope of greater than 25%;
4. Any property requiring dedicated Public Right-of-Way as determined by the Development Services Director in consultation with the City Engineer. Reasons for requiring dedicated Public Right of Way include, but are not limited to: Riparian resource areas
  - a. Allowing for public motorized and non-motorized connections;
  - b. Allowing for provision of emergency services; or
  - c. Completing road sections called for in applicable adopted City Plans or Resolutions

Commentary: There are some situations where in order to best provide for orderly development and protect for the general health, safety and welfare of the community, development should include the creation of new public right of way, and should be directed to the subdivision process.

**C. Setbacks and Separations**

Minimum Setbacks that apply to TED Parcels for dwellings in Townhome Exemption Developments are found in Table 20.05-3, unless otherwise noted. Building separation requirements apply for structures within a TED Parcel as well. Refer to 20.110.050.F for specific information on how setbacks and building separation requirements apply to TED projects.

**D. On-Site Constraints 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.

*Explanation:*

*This section is being changed to describe the types of potential hazards and constraints, identify the types of submittal information needed to conduct appropriate review and outline the review process.*

Land that is subject to hazards such as swelling soils, subsidence, landslides, drainage issues or concerns, high ground water, and steep slopes, shall not cause any unmitigated adverse impacts on adjacent or nearby lands. Land with these hazards shall not receive zoning compliance approval until an engineering design sufficient to alleviate the foregoing hazard has been submitted by the applicant as follows:

1. Land with slopes averaging 15% or more: Provide a slope category map (20.50.010.C.1.a). Provide a complete geotechnical report by a soils engineer with a grading and drainage plan and storm water plan that evaluates the safety of construction on the subject property.
  - a. Each TED ownership unit (TOU) 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.

2. Land with the potential for expansive soils, landslides, slope instability, and high ground water: Provide a complete geotechnical report prepared by a soils engineer with a grading and drainage plan and storm water plan that evaluates the safety of construction on the subject property and includes an evaluation of groundwater depth relative to basement construction.
3. A complete grading and drainage plan and storm water plan is required including storm drainage calculations for a 100-year frequency 24-hour storm to show that storm water shall be detained on site at pre-development levels, subject to review and approval by the City Engineer.

**E. Surface Infrastructure and Fire Safety**

All ~~surface~~ infrastructure shall meet the standards in Title 12 and be approved by Development Services Engineering ~~Division Department~~ and meet the requirements of the City of Missoula Standards and Specifications Manual. TED projects are subject to compliance with the adopted Fire Code.

1. Garage access off of a public or private road must be a minimum of 20 feet from back of curb or edge of sidewalk, whichever is closer.
2. Garage or surface parking access off of a public or private alley must meet engineering requirements.
3. All public and/or private streets, roads, alleys, and/or driveways must meet engineering and fire code requirements.
4. Proposed internal motorized and non-motorized access routes will be evaluated by the Development Services Director and City Engineer for connectivity in order to address public health and safety and meet the applicable goals and policies of any relevant and adopted community plans.

**F. Blocks**

Blocks shall be designed to assure traffic safety and ease of ~~pedestrian non-motorized and motorized automobile~~ circulation. ~~Blocks lengths shall not exceed 480 feet in length and be wide enough to allow two tiers of dwelling units in a Townhome Exemption Development unless topographic constraints y or other constraining circumstances are present as confirmed by the Zoning Officer. TOUs shall not be designed as through parcels. Pedestrian Non-motorized access easements and installation of pedestrian facilities~~ that create a break within a block may be required where there is a need for ~~pedestrian non-motorized connectivity~~.

**G. Parks and Trails**

TED projects of more than 10 (ten) dwelling units must:

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.
  - e. May be exempted from the requirement to provide land (20.40.180.G.3) for the following reasons:
    1. ~~If~~ a cash donation is given in lieu to the Parks Department, equal to the fair market value for the amount of land that would have been required. Fair market value is determined by a Montana State certified general real estate appraiser, hired and paid for by the applicant, and is based on the market value of the unsubdivided, unimproved land based upon the applicable zoning designation of the TED project.
      - ~~a~~4. Cash-in-lieu is typically permitted only if there are existing parks or other facilities (e.g., public recreational area, open space, conservation easement, trail), within reasonably close proximity to the proposed TED, as described in the most recent version of the Master Parks Plan and measured along existing and accessible travel routes. Final determination on whether cash is permitted in lieu of actual parkland is left to the discretion of the Department of Parks and Recreation.
      - ~~b~~2. Money received through this cash-in-lieu process is held to the following:
        - ~~1~~a. No more than 50% of money received may be used for maintenance on existing Parks facilities.
        - ~~2~~b. Money received by the Parks Department must be spent on facilities reasonably close in proximity to the TED, as described in the most recent version of the Master Parks Plan.
    2. Development is on parcels in subdivisions that were approved subject to the parkland dedication requirements in effect after December 31, 2009.

#### H. Transit

If the Townhome Exemption Development is more **than ten dwelling units and** within one-fourth mile of an established public transit or school bus route, bus stop facilities may be required by the **Zoning Officer 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.

#### Explanation:

*This following sections are added to specifically address review process, submittal requirements, timing for installation of improvements, the relationship to TED Declarations and the potential for amendments to the Declaration, as well as introducing an entry design requirement for detached homes.*

## I. Review Process and Submittal Requirements

1. TED projects shall be submitted in their entirety in one townhome exemption application and reviewed in one zoning compliance permit (ZCP) application in compliance with section 20.85.120. Phasing is not permitted for TED projects.
2. The zoning compliance permit will lapse and have no further effect two years after it is issued by the Zoning Officer and the townhome exemption approval is rendered invalid unless:
  - a. A building permit has been issued; and
  - b. All infrastructure improvements, including but not limited to roads, curbs, gutters, utilities, sidewalks, boulevard improvements, storm water facilities, and drainage are installed and approved by the City Engineer or an estimate of probable cost is provided and an improvements agreement guaranteed by a security for the remaining infrastructure is approved by the City Engineer.
  - c. The Zoning Officer has extended the ZCP expiration period for no more than one year after determining that there are circumstances warranting the extension. Requests for extensions must be submitted to the Zoning Officer before the ZCP expires. An extension granted for the ZCP shall be subject to the applicable zoning regulations in place at the time the Zoning Officer grants the time extension.
3. The Zoning Officer is authorized to require additional materials for review beyond what is required through 20.85.120.
4. If a public access easement is required for a TED project, it must be filed prior to ZCP approval.
5. TED Projects of more than 5 dwelling units require the review and approval of the Fire Chief or his designee.
6. Information submitted at the time of a subdivision review approved under MCA 76-3, parts 5 and 6 may need to be resubmitted and updated if the subdivision submittal packet did not expressly contemplate the proposed TED project.

Commentary: In situations where a development is large enough that it must first go through subdivision before filing declarations for TED Parcels on the new lots, the fastest and most comprehensive way for the project to be reviewed and processed is all together during subdivision review. Expressly contemplated means that a site plan indicating access and number, size and location of TED Ownership Units was reviewed as part of the subdivision review.

## J. TED Declarations

1. TED projects shall be filed as one townhome exemption declaration per TED parcel.
2. The final TED declaration must be reviewed by the Zoning Officer prior to when the declaration is filed by the Clerk and Recorder.
3. Amendments to Filed Declarations shall be reviewed for zoning compliance except for:
  - a. Incidental changes or modifications to building design; or

- b. Changes that do not affect site plan layout, easements, infrastructure improvements, or other Municipal code requirements.

**K. Design Standards for TED Projects with Detached Homes on Public Roads**

1. For detached homes on TED Ownership Units (TOUs) adjacent to a public road, the primary entrance must face the public road. In cases where a TOU is adjacent to more than one public road, the entrance must face at least one public road.

**4. 20.45.060: ACCESSORY USES AND STRUCTURES, ACCESSORY DWELLING UNIT**

20.45.0600.B.1: Accessory Dwelling Units, Regulations for all Accessory Dwelling Units

**General Standards**

Accessory dwelling units are subject to all applicable regulations of the zoning district in which they are located, except as otherwise expressly stated in this section. Lots that are nonconforming as to minimum parcel area are not eligible. Accessory dwelling units are not permitted on TED Ownership Units (TOUs).

## 5. 20.80.020.B; NONCONFORMING LOTS

### 20.80.020: Nonconforming Lots

#### A. Description

1. A nonconforming lot is a lawfully created tract of record, shown on a plat or survey map recorded in the office of the County Clerk and Recorder that does not comply with all applicable minimum parcel area or parcel width standards of the zoning district in which the lot is located.
2. All nonconforming lots are subject to nonconformity determination provisions of 20.80.010.D.
3. Lots created through subdivisions approved under MCA 76-3, parts 5 and 6 after May 6, 2019 are not considered to be nonconforming lots.

#### B. Use of Nonconforming Lots

1. Any nonconforming lot in an R district may be used as a building site for a single detached house, except as expressly stated in 20.80.020.B.3 and 20.80.020.B.4.
2. In nonresidential zoning districts, a nonconforming lot may be used as a building site and developed with a use allowed in the subject zoning district, except as expressly stated in 20.80.020.B.3 and 20.80.020.B.4. If the zoning allows a variety of uses or a variety of intensities of uses and one or more uses or intensities would comply with applicable parcel area and parcel width standards, while others would not, then only the uses or intensities that comply with applicable standards are permitted.
3. Effective May 4, 2005, when two contiguous lots are held in common ownership, and when both of the lots are nonconforming lots, they will be deemed a single parcel for the purpose of meeting applicable parcel area and parcel width requirements of the zoning district in which they are located. This provision treats contiguous lots under common ownership as merged for the purposes of the zoning regulation of bulk, size, and similar dimensional standards only and does not aggregate individual parcels in a manner affected by MCA § 76-3-103(16)(b).
  - a. Lots in the R215, R80, R40, R20, and RT10 zone districts that have been rendered nonconforming as to the minimum lot size requirements by the adoption of this ordinance (Title 20) are not subject to 20.80.020.B.3.
  - b. Lots created through subdivisions approved under MCA 76-3, parts 5 and 6 after May 6, 2019 are not subject to 20.80.020.B.3.
4. A nonconforming lot may not be used as a building site if the land area resulted from:
  - a. The redesign or rearrangement of contiguous nonconforming tracts of record pursuant to a boundary line relocation exemption of the

Montana Subdivision and Platting Act occurring after October 23, 2006;  
or

- b. The removal or destruction of a structure that utilized contiguous nonconforming lots as a single building site.

**C. Parcel and Building Standards**

- 1. Development on nonconforming lots must comply with the parcel and building standards of the subject zoning district unless otherwise expressly stated.
- 2. Nonconforming lots may not be adjusted in size or shape to create nonconformity or increase the degree of nonconformity for parcel area, parcel width, setbacks or other applicable parcel and building standards. Lot area or shape adjustments that decrease the extent of nonconformity are allowed.

## 6. 20.100.A; Terminology

Lot:

A contiguous area of land with defined boundaries under common ownership created by subdivision, subdivision exemption or their legal equivalent. TED Ownership Units (TOUs) are not lots.

TED Ownership Unit (TOU)

A parcel created through Townhome Exemption (MCA 76-3-203) that includes the land beneath each dwelling unit and can include land adjacent to each dwelling unit as shown in the approved Townhome Declaration Site Plan. Only one dwelling unit is associated with each TED ownership unit. TED Ownership Units (TOUs) are not lots.

## 7. 20.110; Measurements and Exceptions

### 20.110.010: Parcel Area

#### 20.110.010 - Parcel Area

- A. Parcel area includes the total land area contained within the property lines of a parcel. The zoning officer is authorized to approve an administrative adjustment to permit the construction of a detached house on a parcel that would otherwise be prohibited solely because the parcel does not comply with the minimum parcel area standards of the subject zoning district. Such administrative adjustments are subject to the procedures and criteria of 20.85.110.
- B. The minimum parcel area requirement does not apply to lots created in subdivisions, approved under MCA 76-3, chapters 5 and 6, after May 6, 2019.
- C. The minimum parcel area requirement does not apply to TED Ownership Units (TOUs).

-

### 20.110.050.F: Setbacks and Separation of Residential Buildings on TED Parcels (**NEW SECTION**)

The following applies to buildings on TED Ownership Units (TOUs) created through the Townhome Exemption Development (TED) process after November 5, 2019.

1. TED projects (20.40.180) are required to meet setback standards for the underlying zoning district as described in Table 20.05-3, unless otherwise noted below.
  - a. Setbacks apply to the entire TED parcel used for a TED project as described in 20.110.050.
  - b. Setbacks for buildings within a TED parcel are measured to the nearest adjacent property line. A TOU separation line is not considered an adjacent property line. Depending on the design of the TED project, not every setback will apply to every TOU. (See 20.110.050.F.2 for information on TED building separation requirements).
  - c. TED projects of more than 5 dwelling units shall provide a side setback of no less than 7.5 feet.
2. Building separation
  - a. Building separation requirements apply on TED projects for structures on TOUs as described in 20.110.050.E. Minimum distance between buildings is the equivalent of two side setbacks.
  - b. A minimum building separation of 6' is allowed for zoning districts which require a side yard setback distance of 7.5' or less.