



# APPENDIX VII - CITIZEN INITIATED ZONING DISTRICT (ZD) ANALYSIS MATRIX

The information that follows provides a comparative assessment of the 34 rural Part 1 planning and zoning districts in Missoula County. This analysis was conducted to evaluate similarities and differences between these districts as well as the base district designations present in the current code.

## APPENDIX VII - SUMMARY OF CITIZEN INITIATED ZONING DISTRICTS

ZONING DISTRICT	DATE EST.	AREA	PRIMARY USE(S)	SIZE					SETBACKS				DEVELOPMENT STANDARDS				
				DENSITY	MIN LOT SIZE	MIN LOT WIDTH	DWELLING UNIT SIZE	LOT COVERAGE	FRONT	REAR	SIDE	CORNER	MAX HEIGHT	MAX HILLSIDE	HILLSIDE STANDARDS	RIPARIAN	WILDFIRE
ZD #4	1957	Pattee Canyon	Rural, low density residential	1 per 5 ac	3 ac	200' any side	-	-	40'	40'	40'	40'	30'	< 25%	>10%	yes	yes
<b>Notes:</b> Height - 30' as defined by MCZR 76-113; definitions of MCZR 76-113; good riparian and wildfire standards.																	
ZD #6	4/10/1958	Russell ST (Pink Grizzly) all of block 2,3,4,5,6,7,10,11,12 of Eddy Addition; and Tracts 16,17,18, 19 of Cobban and Dinsmore's Orchard Homes Additions No. 2	Any uses except prohibited uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Notes:</b> Prohibit some uses; address nonconforming lots and variances.																	

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<b>ZD #7</b>	4/18/1958	Orchard Homes / Target Range Lots 70,71,72,73,75 Dinsmore's Orchard Hoes No. 5 and Graceland, Aspen, and Richardson Additions	Agriculture, horticulture, residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Notes:</b> Prohibits uses; variances; removed commercial use.																	
<b>ZD #8</b>	6/5/1958	Placid Lake (Sections 16,17,18,19,20,21,28,29,30,31,32, and 33)	Any except prohibited uses (?)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Notes:</b> Prohibits uses; variances.																	
<b>ZD #8A</b>	10/8/2008	Placid Lake Lakeshore (Sections 16,17,18,19,20,21,28,29,30,31,32, and 33)	Residential (SF)	-	1 ac	150' along water line	-	-	-	50' from high-water line	-	-	-	-	-	-	-
<b>Notes:</b> Protect quality of lake and lakeshore environment; protect water quality; views, wildlife, public health and safety; prohibit commercial, industrial, marinas, and boat ramps; restrict non-conforming expansions into lakefront setback																	
<b>ZD #9</b>	12/27/1958	Orchard Homes / Target Range (Lots 33, 37,38,59,60,61,64)	Agriculture, horticulture, residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Notes:</b> Prohibits commercial, sawmills, industrial, mobile homes, (Duplexes from Weber Addition (3SEP68) deleted and from entire district (12JUL73) under 'History') addresses non-conforming uses. Definitions of MCZR 76-113, as amended; General regulations as contained in MCZR Ch. 3, as amended, except density bonus.																	
<b>ZD #10</b>	12/27/1958	Orchard Homes / Target Range (specific lots and 'additions' - see district - too many to list)	Agriculture, horticulture, residential (SF only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Notes:</b> Prohibits commercial, sawmills, industrial, mobile homes, (Two-family dwelling deleted from 2APR73 under 'History') addresses non-conforming uses																	

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<b>ZD #12</b>	3/2/1959	Orchard Homes / Target Range (specific lots and 'additions' - see district - too many to list)	Agriculture, horticulture, residential (SF and two-family)	-	12,000	-	One family = 1,000 sf; two family = 800 sf	-	20'	-	7.5'	-	-	-	-	-	-
<p><b>Notes:</b> Prohibits any industrial or commercial; mobile homes allowed on certain lots if on a permanent foundation and by special exception. One family must be 1,000 sf and two-family 800 sf, but doesn't specify 800 sf/unit; intent was to prohibit mobile homes by size minimums.</p>																	
<b>ZD #12A</b>	7/30/1974	Orchard Homes / Target Range (specific lots and 'additions' - see district - too many to list)	Agriculture, horticulture, residential (SF and limited two-family)	2 per acre	1/2 acre	100'	One family = 1,000 sf; two family = 800 sf	25% ???	25'	25'	15'		30'	-	-	-	-
<p><b>Notes:</b> Prohibits any industrial or commercial; One family must be 1,000 sf and two-family 800 sf, but doesn't specify 800 sf/unit; intent was to prohibit mobile homes by size minimums. Error with maximum lot coverage=25' - not a percentage or area, just distance. District uses two different terms for two-family/duplex.</p>																	
<b>ZD #13</b>	3/30/1959	Orchard Homes / Target Range (specific lots and 'additions' - see district - too many to list)	Agriculture, horticulture, residential (SF and two-family)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p><b>Notes:</b> Prohibits commercial, industrial; addresses non-conforming uses.</p>																	
<b>ZD #14</b>	3/30/1959	Orchard Homes / Target Range Lots 1,2 of Dinsmore's Orchard Homes No.5 aka Miles Addition	Agriculture, horticulture, residential (SF and two-family)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p><b>Notes:</b> Prohibits commercial, industrial; addresses non-conforming uses.</p>																	

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<b>ZD #18</b>	8/30/1971	Blue Mountain	Residential (SF and two-family); parks; schools; churches; limited commercial	-	-	-	-	-	30'	-	10'	-	-	-	-	-	-
<p><b>Notes:</b> Prohibits most commercial, industrial, including dumps, cemeteries, bars, livestock, trailers, and other noxious uses. Allows for commercial in certain area; permits mobile home as temporary residence while constructing home; tries to limit mobile homes by instituting a minimum building cost of \$20k; addresses nonconforming uses.</p>																	
<b>ZD #25A</b>	3/2/1970	Lindbergh / Cygnet Lake	Residential (SF), non-commercial recreation, home occup., accessory structures	-	A- 25,000 / B- 25,000	B-125' at lakshore	-	-	-	B- 50' from high-water line	-	-	-	-	-	-	bears/trash
<p><b>Notes:</b> Prohibits everything except single family, mobile homes built after 6/15/76 and other restrictions, creation of waterways and canals to gain access to water. Has 2 different development standards 'A' or 'B' and applied to different subdivisions. Includes specific standards on boat houses, accessory structures, docks. Addresses legal nonconforming lots; variance procedures; requires septic permits; no roadside signs; defines acceptable home occupations.</p>																	
<b>ZD #26</b>	10/2/1969	Lake Inez (lakeshore properties)	ONLY Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p><b>Notes:</b> Prohibits anything but residential along lakeshore.</p>																	
<b>ZD #31</b>	7/15/1971	Lolo	Agriculture, horticulture, stock, residential	-	4.5 acres	-	-	-	-	-	-	-	-	-	-	-	-
<p><b>Notes:</b> Prohibits everything except single family, agriculture, horticulture, and stock raising; allows for nonconforming lots to exist.</p>																	
<b>ZD #32</b>	11/17/1972	Mt. Dean Stone	Residential (SF, two family)	-	2 acres	-	1,500 sf / 2,000 sf	-	-	-	-	-	-	-	-	-	-
<p><b>Notes:</b> Prohibits uses other than single family and two family; addresses non-conforming uses; allows for alteration of district with a 60% landowner petition. Limits minimum dwelling size to 1,500 sf (one bedroom) and 2,000 sf (two bedroom) which is CRAZY.</p>																	

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<b>ZD #33</b>	11/27/1972	Between Missoula and Lolo	Agriculture horticulture, residential, (SF), condos (no rentals), imber	-	1 ac	-	-	-	-	-	-	-	-	-	-	-	-
<b>Notes:</b> Prohibits commercial, industrial, two family and multi family rentals; permanent basement homes, mobile homes;																	
<b>ZD #34</b>	12/13/1972	Near Piltzville	Residential (SF)	-	1/2 acre	-	-	-	-	-	-	-	-	-	-	-	-
<b>Notes:</b> Prohibits commercial, industrial, mobile homes (except for temporary), trailer parks; no used structures permitted (unclear what this means?)																	
<b>ZD #35</b>	5/31/1973	Clinton	Agriculture, horticulture, non-commercial livestock, residential (SF)	-	1/2 acre	100'	-	25%	25' / 35' animal structures	20' / 35' animal structures	15 / 35' animal structures	-	30' - residential/ 35' accessory	-	-	-	-
<b>Notes:</b> Restricts commercial, industrial, commercial livestock, etc.; Mobile homes ARE permitted. Building coverage limited to 25% max; 1' additional height allowed for every 3' of side, rear, or front yard (odd). Basements, tents, garages can't be residences. Nonconforming uses may NOT be altered or enlarged.																	
<b>ZD #36</b>	7/31/1973	Bonner	Residential (SF, MF)	-	SF - 1/2 acre; MF - 5 ac; mobile home - 25 ac	-	1,000 sf	-	-	-	-	-	-	-	-	-	-
<b>Notes:</b> Residential for 1,2,3,4 families; nonconforming buildings may be altered or enlarged but not change to other nonconforming use; only mobile homes greater than 20' wide (doublewides) permitted.																	
<b>ZD #37</b>	9/16/1974	Near Piltzville	Residential (SF)	1 per ac	-	100'	-	15%	25'	25'	15'	-	35'	-	-	-	-
<b>Notes:</b> Single family residential and mobile homes permitted; 15% max lot coverage. Lot coverage vs. building coverage needs clarification.																	
<b>ZD #38</b>	11/7/1974	Upper Grant Creek	Residential (SF) and parks	1 per 5 ac	-	150'	-	5% max	50'	20'	15'	-	50'	-	-	-	-
<b>Notes:</b> Single family permitted uses; home occupation and PUD's allowed as conditional uses.																	

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<b>ZD #39</b>	3/20/1975	Blue Mountain (Paddock, Mostad, and Yuhas properties)	Residential (SF) and municipal	1 per ac	-	100'	-	15% max	25'	25'	15'	-	35'	-	-	-	-
<p><b>Notes:</b> Single family and municipal uses and parks, schools, PUD's under permitted uses; home occupation under special exceptions. Special exception vs. conditional? Lot coverage includes main and accessory structure combined.</p>																	
<b>ZD #40</b>	4/20/1976	Lolo	Residential (SF) and parks	1 per 5 ac	-	150'	-	5% max	50'	20'	15'	-	50'	-	-	-	-
<p><b>Notes:</b> Single family permitted uses; home occupation and PUD's allowed as special exception.</p>																	
<b>ZD #41A</b>	5/23/1984	Lolo	Agriculture, horticulture, residential, timber, grazing	1 per lot	10,000 sf	-	-	-	-	-	-	-	-	-	-	-	-
<p><b>Notes:</b> Has detailed definition of mobile homes but they aren't permitted anyway; addresses non-conforming uses; Lots 40 ,41 can be four-plex lots; golf courses allowed. Conflicting definitions of mobile homes = not single family dwellings / legal non-conforming use definition (remove)</p>																	
<b>ZD #41B</b>	5/23/1984	Lolo	Agriculture horticulture, residential, timber, grazing	2 per acre	15,000 sf	-	-	-	-	-	-	-	-	-	-	-	-
<p><b>Notes:</b> Has detailed definition of mobile homes but they aren't permitted anyway; addresses non-conforming uses. Conflicting definitions of mobile homes = single family dwellings / legal non-conforming use definition (remove)</p>																	
<b>ZD #42</b>	4/10/1997	Huson	Residential (SF/MF), open resource, commercial	ZD 42-OR 1 per 40ac, ZD 42-R 1 per ac, ZD 42-C 16 units per ac	-	-	-	-	-	-	-	-	-	-	-	-	-
<p><b>Notes:</b> Divides subject area into subdistricts or zones (ZD 42-OR created to protect sensitive lands, ZD 42-R single family residential, ZD 42-C commercial and MF; addresses non-conforming uses. And has it's own set of definitions (need to move).</p>																	

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ZD #43	6/3/1999	Blue Mountain (38.23 acres AG; 18.06 ac Commercial; 17.92 Res)	Residential, commercial, agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
				<b>Notes:</b> Divides subject area into subdistricts (residential, commercial, agricultural); dictates other applicable sections of the Missoula County Code; addresses variances and procedures, addresses violations, submittal requirements for zoning compliance permit, severability clause, and appeals - all should be relocated within actual code. Has definitions - remove; addresses variances and procedures, addresses violations, submittal requirements for zoning compliance permit, severability clause, and appeals - all should be relocated within actual code.																
				Residential Subdistrict of ZD#43	Residential (SF and duplexes), agriculture	2 per acre - density bonus with sewer	-	-	-	-	-	20' / 25' for all ag buildings	20' / 25' for all ag buildings	10' / 25' for all ag buildings		30'	-	-	yes	-
				<b>Notes:</b> SF and duplex residential permitted, home occupations, daycare, schools, churches, continue existing agricultural activities.																
				Commercial Subdistrict of ZD#43	Commercial, agriculture	-	-	-	-	-	-	25' / 25' for all ag buildings	25' / 25' for all ag buildings	0' / 25' for all ag buildings		35'	-	-	yes	-
<b>Notes:</b> All lots must adhere to the Primary Travel Corridor Standards of Subdivision Regulations if building is under 30,000 sf; above 30,000 sf has its own set of standards in the text.																				
<b>Notes:</b> Prior to zoning compliance or building permit - flood plain administrator must be consulted with.																				
ZD #44	3/10/2003	Sleeman Gulch (approx 1090 acres - Regions 1 & 2)	Residential, agriculture	-	Region 1 - 10 ac / Region 2 - 40 ac	-	1,250 gross floor area	-	-	-	-	-	-	< 25%	yes	-	-			
<b>Notes:</b> Single family residential, ADU's by right (one per legal lot of record), and agriculture. Max. accessory building allowed up to 2,500 sf. Defines 'home occupation' and 'ADU's - remove; addresses variances and procedures, addresses violations, submittal requirements for zoning compliance permit, severability clause, and appeals - all should just reference code.																				



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ZD #46		Ponda Rosa Acres (lots 1-52)	Residential, agriculture	-	4.5 ac	-	-	-	50'	50'	-	-	30'	-	-	-	-

**Notes:** Maintain rural and low density character. Conditional uses require permits according to Section 8.09 of MCZR 76-113 (home occupations); addresses non-conforming uses, violations, submittal requirements for zoning compliance permit, severability clause, and appeals - all should just reference code

