



**CITY OF HAMILTON
ZONING UPDATE WORKING GROUP**

**JOINT MEETING OF THE ZONING COMMISSION,
PLANNING BOARD, & ZONING BOARD OF ADJUSTMENT
MONDAY, AUGUST 4, 2025, 5:30 PM
AGENDA**

This meeting will be conducted in a hybrid format including in-person and remote participation through Zoom. Any member of the public who wishes to observe or participate is able to attend and make comments in person, on the Internet or by phone. Detailed instructions on joining and participating via Zoom are available at www.cityofhamilton.net or by contacting aenglish@cityofhamilton.net. Meeting will be held at City Hall, 223 South 2nd Street, Hamilton, MT.

- I. Call Meeting to Order**
- II. Roll Call of the Zoning Update Working Group**
- III. Public Comment on Non-Agenda Items**
- IV. Old Business:**
- V. New Business:**
 - A. Phase II Zoning Update Discussion**
 - Future Land Use Map and Zoning Map Amendments
 - Comprehensive Draft of Proposed Zoning Amendments
 - Edits from June 9, 2025 Meeting
 - Phase II Zoning Update Timeline
- VI. Approval of Minutes: June 9, 2025**
- VII. Meeting Adjournment**

A quorum of the Hamilton City Council may be present

City of Hamilton, MT

Phase II Zoning Update Proposed Amendments

Residential Amendments: 4th draft

Commercial Amendments: 3rd draft

Use Table Amendments: 3rd draft

Zone Map Amendments: 2nd draft

Future Land Use Map and Land Use Framework
Amendments: 1st draft

1st draft of Complete Draft Zoning Code
Amendments Attached

**Edits since June 9, 2025 Meeting Highlighted
in Red.**



July 2025

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Phase II Zoning Update Overview

This document outlines draft proposed phase II zoning amendments for the City of Hamilton. These amendments look to balance the need for increased housing while ensuring new development fits the character of Hamilton’s varied neighborhoods. To that end, the proposed residential amendments would allow for increased densities and also place added requirements on building to address the form and scale of development. One way this would be achieved is through restructuring existing residential zoning districts as outlined on the following page. Additionally, proposed commercial amendments seek to simplify and condense land use categories and provide greater flexibility with where different land uses are allowed, while also working to mitigate impacts to residential neighborhoods.

Existing Zoning District		Proposed Zoning District
Single-Family Residential (RS)	➡	Traditional Neighborhood (R1)
Multi-Family Residential (RM)	➡	Medium Density Residential (R2)
Residential High Density (RH)	➡	High Density Residential (R3)

Phase II of Hamilton’s zoning update began in the fall of 2023 guided by the following four focus areas:

1. Attainable Housing
2. Differentiating Between Mature and Developing Areas
3. Reevaluating Permitted and Conditional Uses
4. Recent State Law Changes

Through a series of neighborhood meetings and zoning update working group meetings these focus areas have been narrowed down to the proposed zoning amendments outlined here.

An Iterative Process

The proposed zoning amendments outlined in this document are a draft intended to be reviewed and scrutinized by the Hamilton community. City planning staff continue to wrestle with questions that require the community to weigh in on. What is an appropriate height limit for accessory dwelling units? Should four story apartment buildings be allowed anywhere? How do we allow for incremental increases in housing while preserving community character? The City’s expectation is that through community conversations and feedback the proposed zoning amendments will be refined and improved to better reflect Hamilton’s values and priorities.

Why is this needed?

Hamilton’s zoning code has not been substantially updated in 20 years. In that time the Bitterroot Valley has grown, community needs have changed, and state laws have been amended. Additionally, Hamilton’s, and Montana’s, acute housing shortage has become an ever-present concern coupled with residents’ desire to preserve what we love about Hamilton. In response to these factors, and with direction from the City’s Comprehensive Plan, the whole of Hamilton’s zoning code and zoning map are being reviewed for updates. The approach has and will continue to be incremental, with updates occurring in phases.

Phase II Zoning Update Schedule (subject to change based on public feedback)



Comprehensive Draft of Proposed Zoning Amendments

Attached to the end of this document is a comprehensive, track-changes, draft of proposed zoning amendments formatted in the current code structure. This comprehensive draft proposed amendments discuss to-date as well as additional amendments. Key additional amendments include:

1. General Code Revisions

- Eliminated requirement for conformance with Hamilton Building and Site Design to comply with Montana Code Annotated (MCA) 76-2-304(5).
- Added process for state/local agencies to request use of public land contrary to zoning – 17.08.030(D).
- Removed standalone Recreational Vehicle Park (RVP) district; RV parks are now treated as a specific use with standards outlined in section 17.16.080.
- Updated Planned Unit Development (PUD) processes (17.08.210 – 17.08.330) to align with subdivision review and amended review criteria.
- Conditional Use Permits (CUPs) and variances now expire after 24 months if unused – see 17.12.060(D)&(E) and 17.12.070(D)&(E).
- Accessory structures ≤120 sq. ft. and ≤9 ft. tall are exempt from side/rear setbacks in residential districts – see 17.20.020(B).

2. Special Use Permits (SUP) – 17.12.080

- Amended review criteria to align with MCA 76-2-304(5).
- Removed requirements for SUPs in the Neighborhood Business (B) and Local Business (B-1) districts. As amended SUPs would only be required for buildings >60,000 sq. ft. in Highway Business (B-2) district.
- Extended approval duration to 24 months.

3. Accessory Dwelling Units (ADUs) – 17.16.010 (to comply with MCA 76-2-345)

- No additional parking required.
- Increased maximum size to 75% of the main dwelling or 1,000 sq. ft., whichever is less.
- Removed location restrictions and redundant documentation.

4. Short-Term Rentals – 17.16.020

- Removed adjacent owner/resident notification and listing registration number requirements to ease administrative tracking.

5. Home Occupations – 17.16.040

- Increased flexibility for operating home-based businesses while clarifying measures to mitigate adverse impacts (e.g., noise, traffic, light).

6. Nonconforming Uses – 17.32

- Provided greater flexibility and clarity for nonconformities which do not present a risk to public health, safety, and general welfare.

7. Commercial Zoning Adjustments









- For commercial, manufacturing, and industrial uses introduced dark sky lighting requirements and increased setbacks for lots adjacent to residential districts or uses – see 17.20.030(C)&(D).
- Reduced front setbacks in the Highway Business District (B-2) district to enable development without the need for a variance and to allow for parking behind buildings.
- Increased side/rear setbacks in the Commercial & Manufacturing (CM) and Manufacturing & Industrial (MI) districts.

8. Definitions









- Refined and clarified multiple terms for consistency with state law and the Hamilton Municipal Code.

more info. @ HamiltonZoningUpdate.com

CURRENT ZONING CODE allows for...

	Single fam. Home 	Duplex 	Fourplex 	Sixplex 	Eightplex 	Cottage Court 	Community Residential < 8 people 	Day-Care Homes 
RS	Allowed	Allowed as a Conditional Use	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Allowed as a Conditional Use	Allowed as a Conditional Use
RM	Allowed	Allowed	Allowed	Allowed as a Conditional Use	Allowed as a Conditional Use	Not Allowed	Not Allowed	Not Allowed
RH	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Not Allowed	Not Allowed

PROPOSED 1ST DRAFT ZONING CODE WOULD allow for...

	Single fam. Home 	Duplex 	Fourplex 	Sixplex 	Eightplex 	Cottage Court 	Community Residential < 8 people 	Day-Care Homes 
R1	Allowed	Allowed	Allowed	Not Allowed	Not Allowed	4 Units or Fewer	Allowed	Allowed
R2	Allowed	Allowed	Allowed	Allowed	Not Allowed	6 Units or Fewer	Allowed	Allowed
R3	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed

R-1: Traditional Neighborhood District

Proposed New District, 3rd Draft - June 2025

Intent

The R-1 district is intended to be a walkable residential neighborhood, with blocks, alleys, and within walking distance of retail & services. The R-1 district accommodates a variety of low-intensity housing options including detached single-family dwellings, multi-family dwellings up to four units, and accessory dwelling units. The R-1 district is intended for areas of infill on Hamilton's west side as well as developing areas intended to replicate patterns of traditional neighborhood development.

Uses

Permitted Uses

Single-family dwellings*	Short-term rentals*
Multi-family dwellings, 2-4 units*	Accessory buildings*
Cottage courts (4 units or fewer)*	Manufactured homes*
Accessory dwelling units*	Day-care homes*
Community residential facilities ≤ 8 residents*	Home occupations*
Townhouses*	

Conditional Uses

Community residential facilities ≥ 9 residents*	Mobile homes*
Bed & breakfast*	Community Centers*

*Use defined in section 17.36.010 of draft amended zoning code

Lot Standards

Minimum Lot Area A

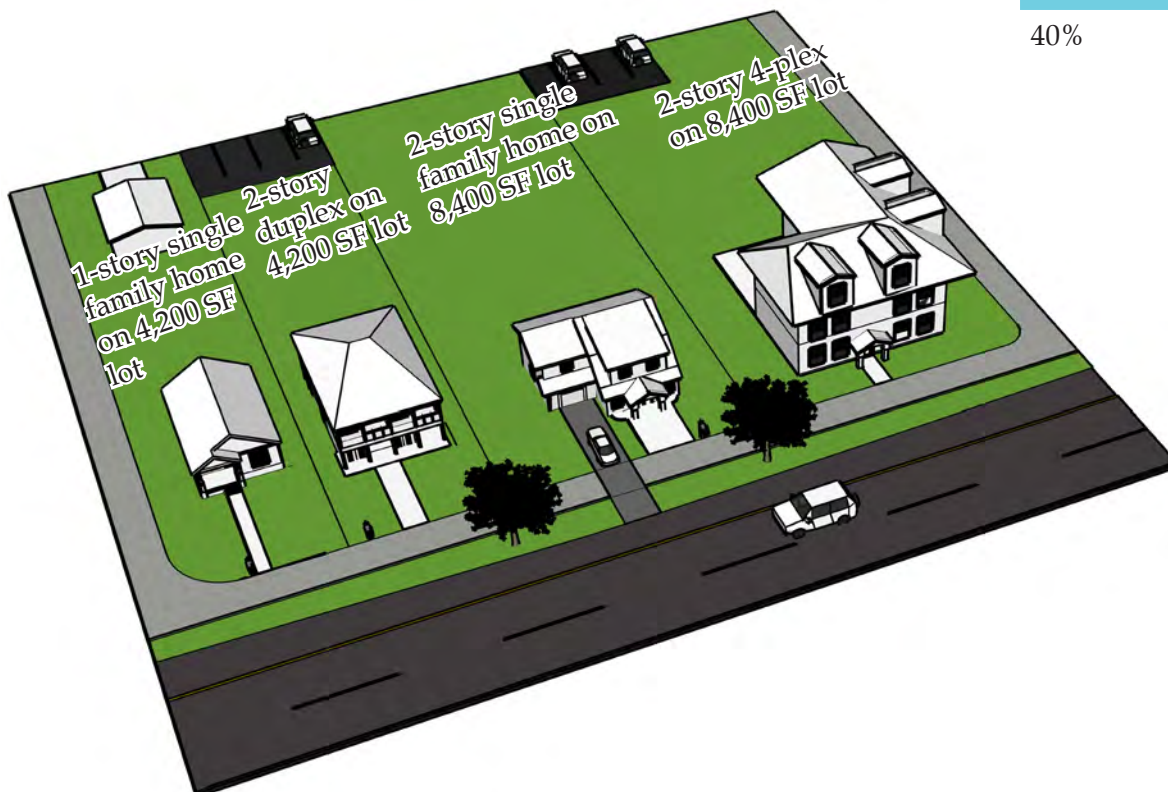
1-2 dwellings	4,200 SF
3-4 dwellings	2,000 SF/unit
Townhouses	2,000 SF
All other uses	4,200 SF

Min. Lot Width B

1-2 dwellings	30'
3-4 dwellings	50'
Townhouses	20'
All other uses	30'

Max. Lot Coverage

40%



Building Standards

Minimum Building Setbacks

Front Yard

C

3 & 4 unit bldgs.	10'
Front facing garages	
With alley	5' behind principal bldg. front
Without alley	Even with principal bldg.
All other bldgs.	20'

Side yard

D

1 - 1.5 story bldgs.	5'
2 - 2.5 story bldgs.	
Duplexes	5'
All other bldgs.	10'
Corner lots	10' along non-frontage street
Townhouse interior walls	0'

Rear yard

E

Principal bldg.	20'
Accessory bldgs.	5'

Encroachments

F

Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line.

Front	5'
Side	3'
Rear	10'

Maximum Building Height

G

Principal Building

2.5 stories / 30'

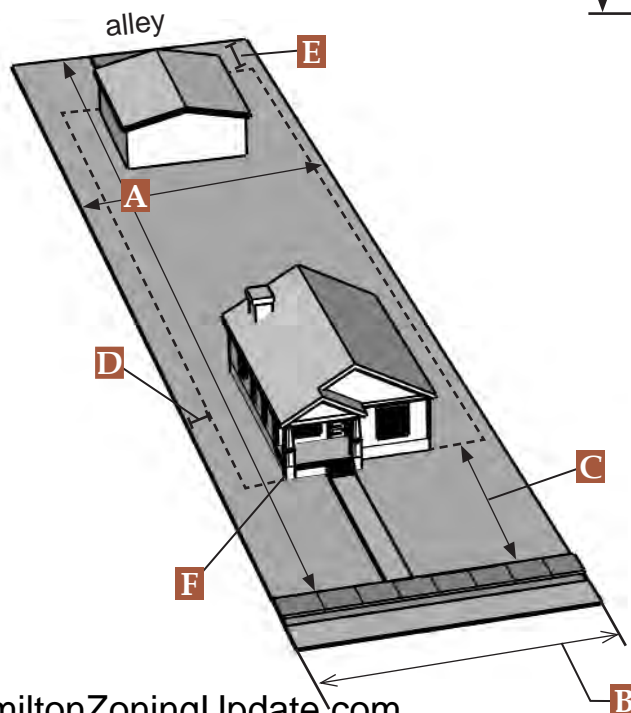
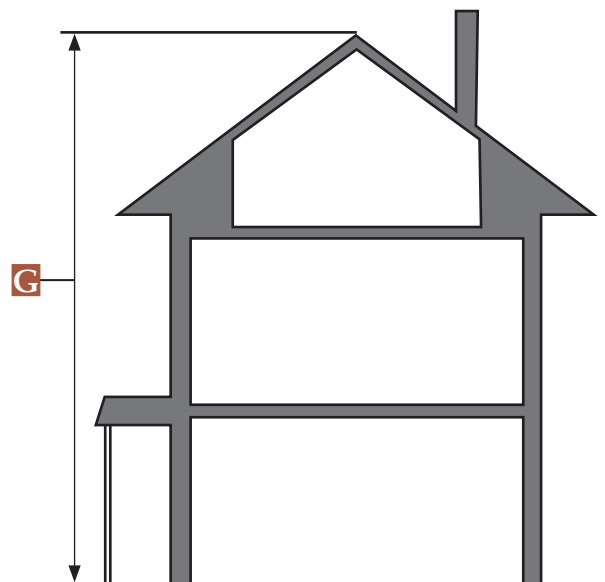
Accessory Building

Accessory dwelling unit 2.5 stories / 30'

All other accessory bldgs. 2 stories / 20'

Chimney's & antennas

5' above highest roofline



R-1: Traditional Neighborhood District

Proposed New District, 3rd Draft - June 2025



more info. @ HamiltonZoningUpdate.com

RS: Single-Family Residential District

Current Zoning District

Intent

The RS district establishes zoning for primarily single-family dwellings on urban lots.

Uses

Permitted Uses

Single-family dwellings	Short-term rentals
Accessory dwelling units	Home occupations
Accessory buildings	Incidental uses

Conditional Uses

Multi-family dwellings, 2 units	Group day care homes
Foster care	Libraries
Community residential facilities ≤ 12 residents	Parks & open space
Day care centers & preschools	Playgrounds & recreation
Day care homes	Schools

Lot Standards

Minimum Lot Area

All uses	4,200 SF
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Minimum Lot Width

All uses	30'
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Max. Lot Coverage

N/A

Building Standards

Minimum Building Setbacks

Front Yard	15'
Side yard	
All bldgs. & uses	5'
Corner lots	10' along non-frontage street
Rear yard	
Main bldg.	20'
Accessory bldg.	5'
Garages opening to alley	10'

Maximum Building Height

Main Building	2.5 stories / 35'
Accessory Building	2 stories / 25'
Churches (CUP)	45'

R-2: Medium Density Residential District

Proposed New District, 3rd Draft - June 2025

Intent

The R-2 district is intended to be a walkable residential neighborhood accommodating a variety of low to moderate-intensity housing options including detached single-family homes, duplexes up to six-plexes, and accessory dwelling units. The R-2 is intended for areas that have developed more recently as well as newly developing areas.

Uses

Permitted Uses

Single-family dwellings*	Short-term rentals*
Multi-family dwellings, 2-6 units*	Accessory buildings*
Cottage courts (6 units or fewer)*	Manufactured homes*
Townhouses*	Day-care homes*
Accessory dwelling units*	Home occupations*
Community residential facilities*	

Conditional Uses

Bed and breakfast*	Community centers*
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*Use defined in section 17.36.010 of draft amended zoning code

Lot Standards

Minimum Lot Area **A**

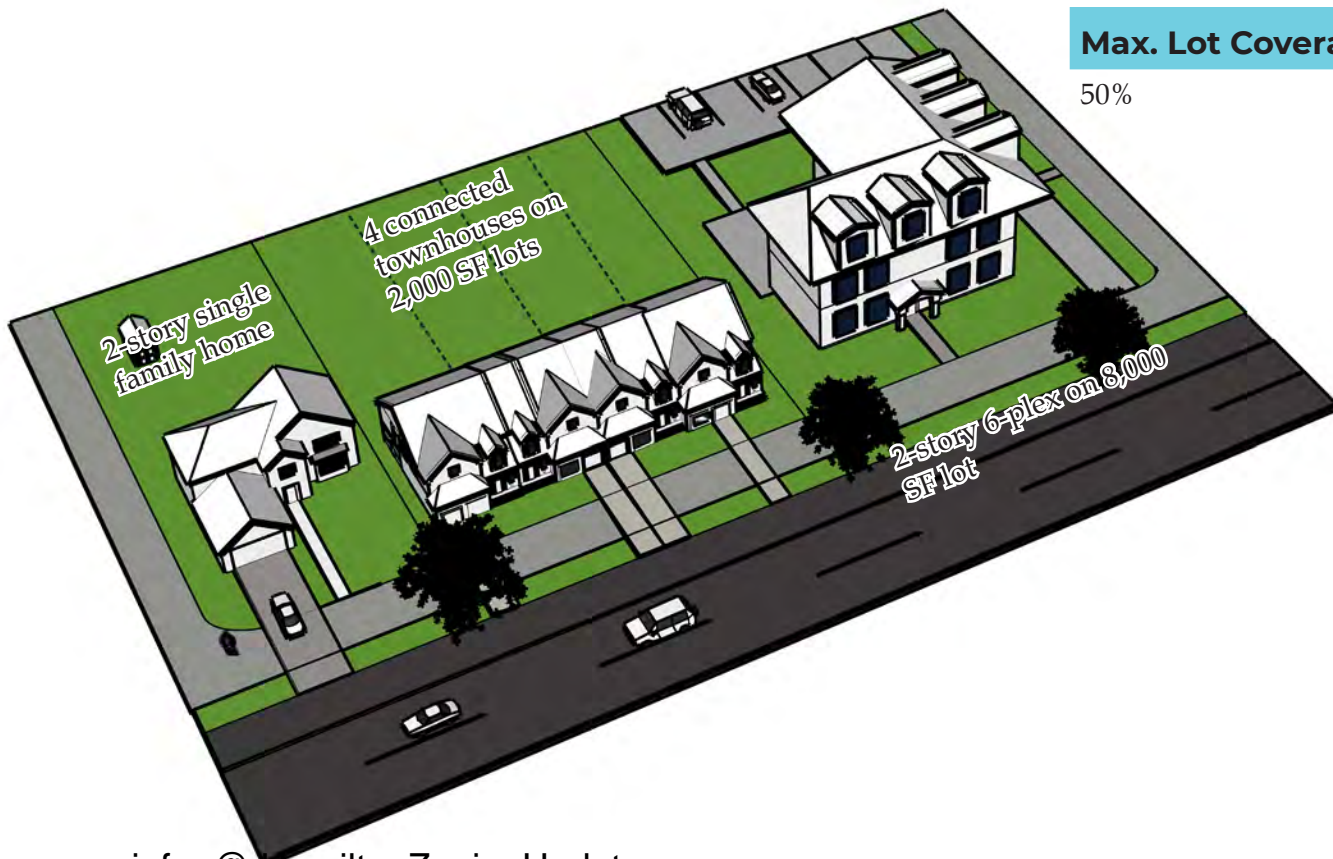
1-2 dwellings	4,000 SF
3-4 dwellings	6,000 SF
5-6 dwellings	8,000 SF
Townhouses	2,000 SF
All other uses	4,000 SF

Min. Lot Width **B**

1-2 dwellings	30'
3-4 dwellings	50'
5-6 dwellings	60'
Townhouses	20'
All other uses	30'

Max. Lot Coverage

50%



Building Standards

Minimum Building Setbacks

Front Yard C

3 & 4 unit bldgs.	10'
Townhouses	10'
All other bldgs.	15'

Side yard D

Townhouse interior walls	0'
All other bldgs.	5'
Corner lots	10' along non-frontage street

Rear yard E

Principal bldg.	20'
Accessory bldg.	5'

Encroachments F

Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line.

Front	5'
Side	3'
Rear	10'

Maximum Building Height G

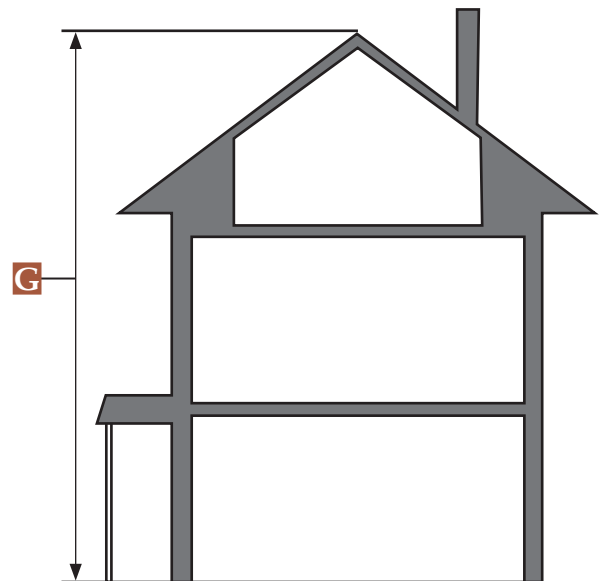
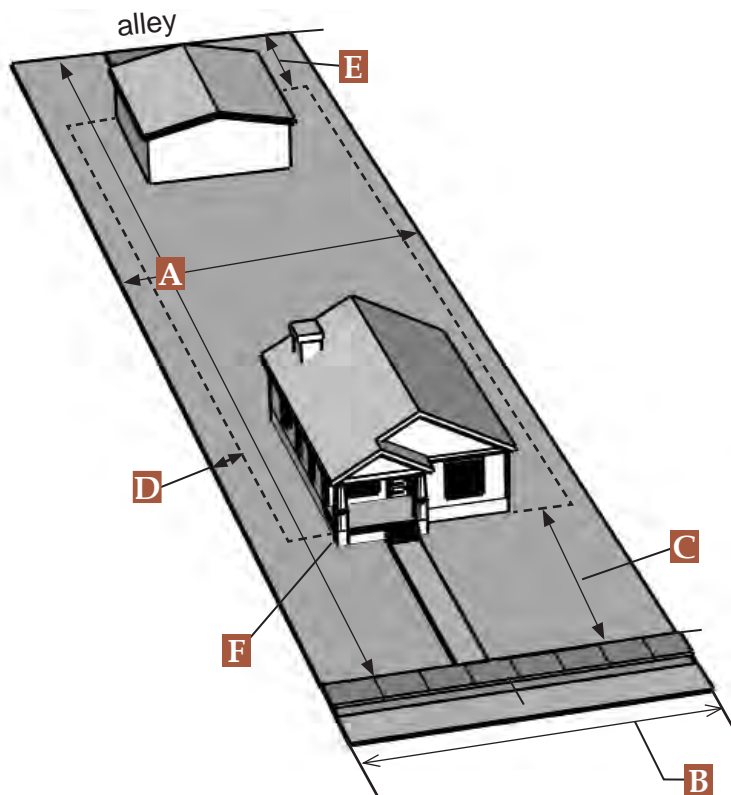
Principal Building 2.5 stories / 30'

Accessory Building

Accessory dwelling unit 2.5 stories / 30'

All other accessory bldgs. 2 stories / 25'

Chimney's & antennas 5' above highest roofline



R-2: Medium Density Residential District

Proposed New District, 3rd Draft - June 2025



more info. @ HamiltonZoningUpdate.com

RM: Multiple-Family Residential District

Current Zoning District

Intent

The RM district establishes zoning for one to four family dwelling units.

Uses

Permitted Uses

Single-family dwellings	Short-term rentals
Townhouses	Home occupations
Multi-family dwellings, 2-4 units	Incidental uses
Accessory dwelling units	Accessory buildings

Conditional Uses

Multi-family dwellings, 5-8 units	Parks & open space
Boarding and lodging houses	Playgrounds & recreation
Personal & food services in multi-family	Schools
Community centers	Churches > 45'
Libraries	Churches

Lot Standards

Minimum Lot Area

Single home	4,200 SF
Townhouses	4,200 SF
2+ dwellings	2,500 SF/unit
All other uses	8,000 SF

Min. Lot Width

Single home	30'
Townhouses	30'
2 dwellings	50'
3+ dwellings	60'
All other uses	60'

Max. Lot Coverage

N/A

Building Standards

Minimum Building Setbacks

Front Yard	15'
Side yard	
Townhouse interior walls	0'
All other bldgs.	5'
Corner lots	10' along non-frontage street

Rear yard

Main bldg.	20'
Accessory bldg.	5'
Garages opening to alley	10'

Maximum Building Height

Main Building	3 stories / 45'
Accessory Building	2 stories / 25'

R-3: High Density Residential District

Proposed New District, 4th Draft - July 2025

Intent

The R-3 district is intended to provide for higher density housing through a variety of building types including apartments, cottage courts, townhouses, and condominiums.

Minimum Density

~~The minimum density in the R-3 district shall be 10 dwelling units per net acre.~~

Uses

Permitted Uses

Single-family dwellings*	Short-term rentals*
Multi-family dwellings, 2-6*	Accessory buildings*
Apartments & apartment bldgs.*	Manufactured homes*
Cottage courts*	Day-care homes*
Townhouses*	Home occupations*
Accessory dwelling units*	Community residential facilities*

Conditional Uses

Skilled nursing facility*	Boarding house*
Boarding house*	Day care centers*
Community Centers*	Bed & breakfast*

*Use defined in section 17.36.010 of draft amended zoning code

Lot Standards

Minimum Lot Area **A**

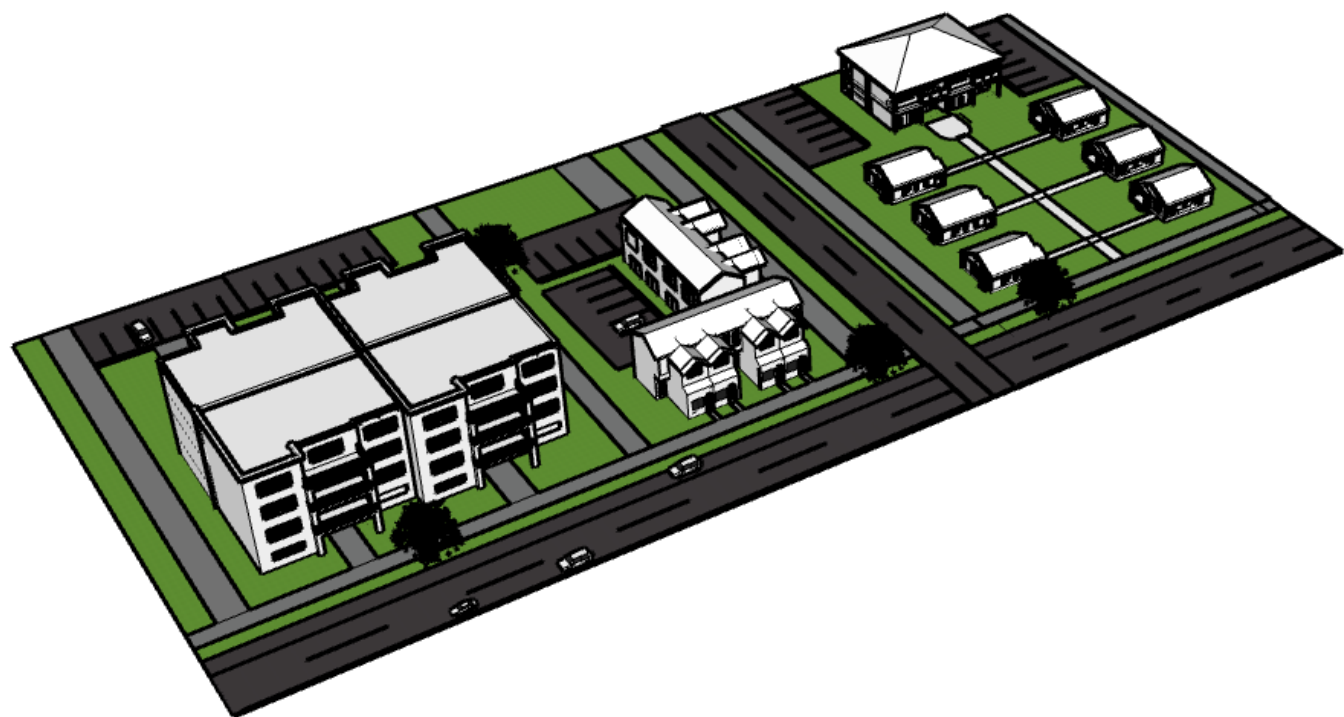
None

Min. Lot Width **B**

1-2 dwellings	30'
3-6 dwellings	50'
Townhouses	16'
All other uses	60'

Max. Lot Coverage

70%



Building Standards ¹

Minimum Building Setbacks

Front Yard

C

Townhouses	5'
All other bldgs.	15'

Side yard

D

Townhouse interior walls	0'
All other bldgs.	5'
Corner lots	10' along non-frontage street

Rear yard

E

Principal bldg.	15'
Accessory bldg.	5'

Encroachments

F

Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line.

Front	5'
Side	3'
Rear	10'

¹ Residential buildings with 7 or more units facing public areas are subject to the building and site development standards.

Maximum Building Height

G

Principal Building

Townhouse	3 stories / 36'
Single-family dwellings	2.5 stories / 30'
All other bldgs.	4 stories / 60'

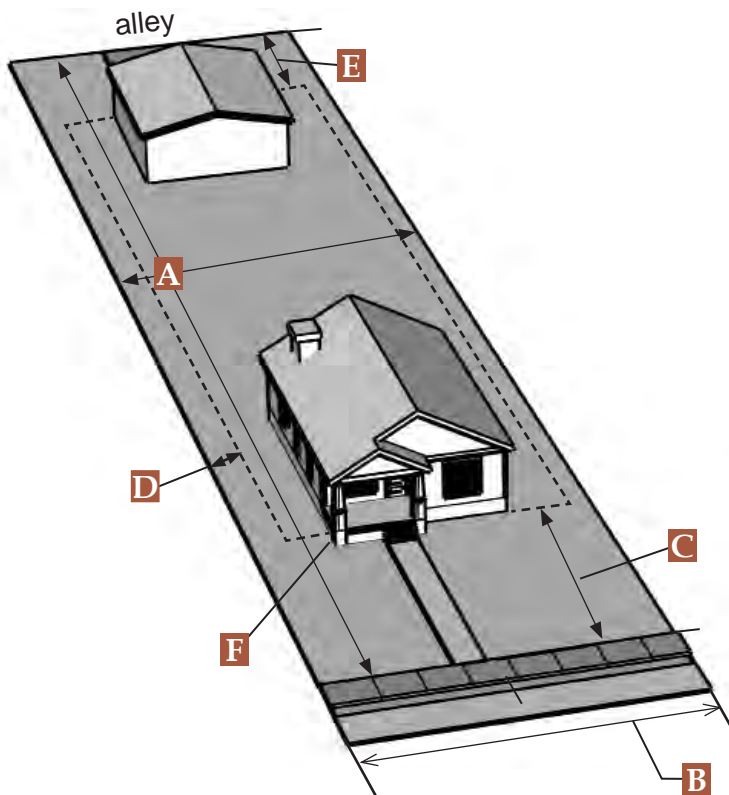
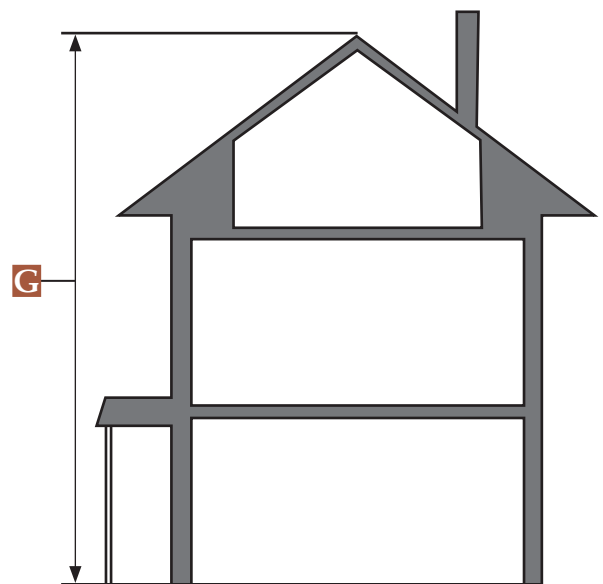
Accessory Building

Accessory dwelling unit	2.5 stories / 30'
Other accessory bldgs.	2 stories / 25'

Chimney's & antennas 5' above highest roofline

Maximum Building Footprint

Principal building(s)	12,000 SF per bldg
Accessory building(s)	2,000 SF per bldg



R-3: High Density Residential District

Proposed New District, 4th Draft - July 2025



more info. @ HamiltonZoningUpdate.com

RH: Residential High Density District

Current Zoning District

Intent

The RH district establishes zoning for multiple-family dwelling units.

Uses

Permitted Uses

Single-family dwellings	Short-term rentals
Multi-family dwellings	Accessory buildings
Townhouses	Home occupations*
Accessory dwelling units	Incidental uses

Conditional Uses

Boarding & lodging houses
Personal & food services in multi-family

Lot Standards

Minimum Lot Area

1-2 dwellings	4,200 SF
3-4 dwellings	2,000 SF/unit
5-8 dwellings	1,200 SF/unit
8+ dwellings	10,000 SF + 1,400 SF/each unit over 8
Townhouses	1,600 SF

Min. Lot Width

1-2 dwellings	30'
Townhouses	20'
All other uses	50'

Max. Lot Coverage

N/A

Building Standards

Minimum Building Setbacks

Front Yard	15'
Side yard	
Townhouse interior walls	0'
All other bldgs.	5'
Corner lots	10' along non-frontage street

Rear yard

Main bldg.	20'
Accessory bldg.	5'
Garages opening to alley	10'

Maximum Building Height

Main Building	3 stories / 45'
Accessory Building	2 stories / 25'

B: Neighborhood Business District

Proposed Amended District, 3rd Draft - July 2025

Intent

The B district is intended to be a walkable mixed use district with a residential emphasis. A wide variety of housing types at varying densities are permitted along with a limited number of residential supportive commercial uses.

Uses

Permitted Uses

Single-family dwellings*	Community Center*
Multi-family dwellings, 2-6*	Park*
Apartments & apartment bldgs.*	Bed and Breakfast*
Cottage courts*	Day care centers*
Townhouses*	Food Trucks*
Accessory dwelling units*	Funeral services, mortuary
Community residential facilities*	Personal Service*
Short-term rentals*	Professional Office*
Accessory buildings*	Restaurants*
Manufactured homes*	Retail, 0 - 10,000 SF*
Day-care homes*	Manufacturing, artisan*
Home occupations*	Museums

Conditional Uses

Microbreweries, wineries, & micro-distilleries	Boarding House*
Recreation, commercial (indoor)*	Entertainment Venue, small*
Nursing home/skilled nursing facility*	Laundry and dry cleaning
Vehicle repair & service*	

*Use defined in section 17.36.010 of draft amended zoning code

Lot Standards

Minimum Lot Area **A**

Commercial	3,500 SF
Residential	Same as R-3

Min. Lot Width **B**

Commercial	25'
Residential	Same as R-3

Max. Lot Coverage

70%

Building Standards ¹

Minimum Building Setbacks

Front Yard

C

Townhouses	5'
All other bldgs.	10'

Side yard

D

Townhouse interior walls	0'
All other bldgs.	5'
Corner lots	10' along non-frontage street

Rear yard

E

Principal bldg.	10'
Accessory bldg.	5'

Encroachments

F

Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line.

Front	5'
Side	3'
Rear	10'

¹ Commercial and residential buildings with 7 or more units facing public areas are subject to the building and site development standards.

Maximum Building Height

G

Principal Building

Townhouse	2.5 stories / 30'
Single-family dwellings	2.5 stories / 30'
All other bldgs.	3 stories / 40'

Accessory Building

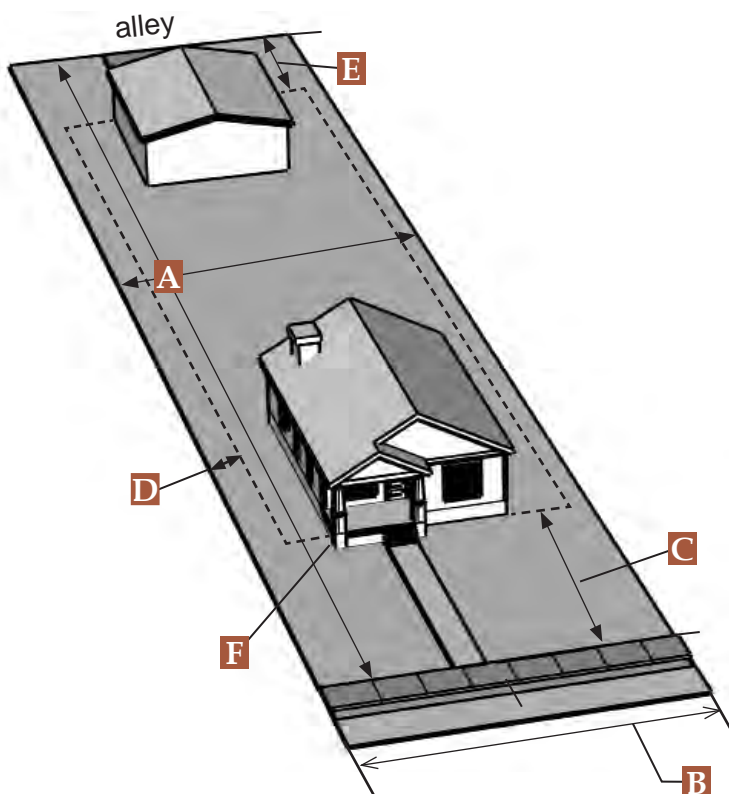
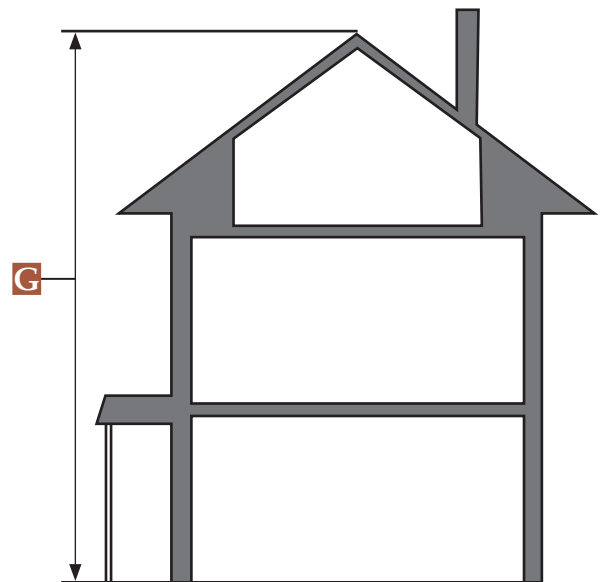
Accessory dwelling unit	2.5 stories / 30'
Other accessory bldgs.	2 stories / 25'

Chimney's & antennas

5' above highest roofline

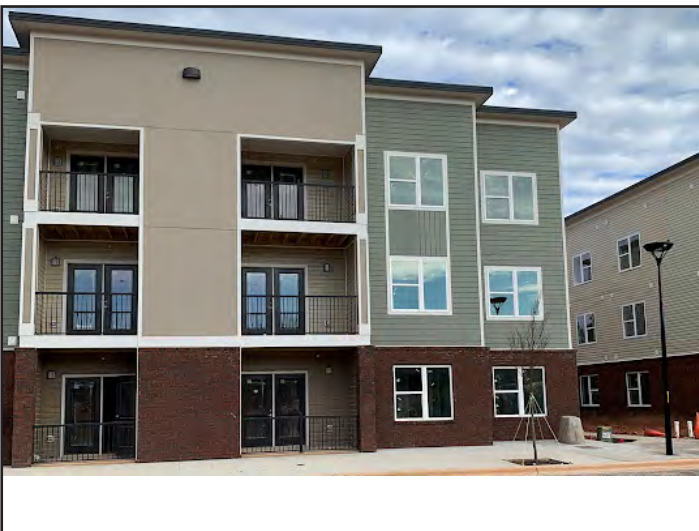
Maximum Building Footprint

Principal building(s)	6,000 SF per bldg.
Accessory building(s)	2,000 SF per bldg.



B: Neighborhood Business District

Proposed Amended District, 3rd Draft - July 2025



more info. @ HamiltonZoningUpdate.com

B: Transitional Neighborhood Business District

Current Zoning District

Intent

The B establishes zoning for neighborhood and service businesses designed to service the immediate neighborhood.

Uses

Permitted Uses

Single-family dwellings	Short-term rentals
Multi-family dwellings	Accessory buildings
Townhouses	Home occupations*
Accessory dwelling units	Incidental uses
Arts & craft studios	Restaurants
Convenience stores	Hardware stores
Personal services	Professional offices
Repair services	Retail

Conditional Uses

Boarding & lodging houses
Personal & food services in multi-family

Lot Standards

Minimum Lot Area

Commercial	3,500 SF
Residential	Same as RH

Min. Lot Width

Commercial	25'
Residential	Same as RH

Max. Lot Coverage

Commercial	50%
Residential	100%

Building Standards

Minimum Building Setbacks

Front Yard

Commercial	15'
Residential	Same as RH

Side yard

Commercial	0'
Residential	Same as RH

Rear yard

Commercial	0'
Residential	Same as RH

Maximum Building Height

Main Building	3 stories / 45'
Accessory Building	2 stories / 25'

Maximum Building Size

12,000 SF. Buildings in excess of 12,000 square feet may be allowed upon approval by of a special use permit.

Additional Regulations

All commercial operations and storage of materials in the B district shall be contained within an enclosed building.

Utility service lines shall be installed below ground.

B-1: Local Business District

Proposed Amended District, 3rd Draft - July 2025

Intent

The B-1 district is intended to be a vibrant mixed-use district. It accommodates a variety of commercial use and high-density residential housing types. The B-1 district is appropriate for higher traffic transportation corridors and commercial nodes.

Uses

Permitted Uses

Apartments & apartment bldgs.*	Bed and Breakfast*
Park*	Day care centers*
Community center*	Food Trucks*
Bar*	Funeral services, mortuary
Community residential facilities*	Personal Service*
Short-term rentals*	Professional Office*
Accessory buildings*	Restaurants*
Recreation, commercial (indoor)*	Retail, 0 - 40,000 SF*
Day-care homes*	Manufacturing, artisan*
Home occupations*	Laundry and dry cleaning
Microbreweries, wineries, & micro-distilleries	Financial services*
Entertainment Venue, small*	Hotels & motels*

Museums

Conditional Uses

Warehousing, Wholesale, & Freight*	Boarding House*
Recreation, commercial (outdoor)*	Bed & Breakfast*
Entertainment Venue, medium*	Vehicle repair & service*
Manufacturing, light*	Auction house*
Gas stations*	Casinos*
Nursing home/skilled nursing facility*	Convention center*

*Use defined in section 17.36.010 of draft amended zoning code

Lot Standards

Minimum Lot Area **A**

3,500 SF

Min. Lot Width **B**

25'

Max. Lot Coverage

70%

Building Standards ¹

Minimum Building Setbacks

Front Yard			C
All bldgs. & uses	10'		

Side yard			D
All bldgs & uses	5'		
Corner lots	10' along non-frontage street		

Rear yard			E
Principal bldg.	10'		
Accessory bldg.	5'		

Encroachments **F**

Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line.

Front	5'
Side	3'
Rear	10'

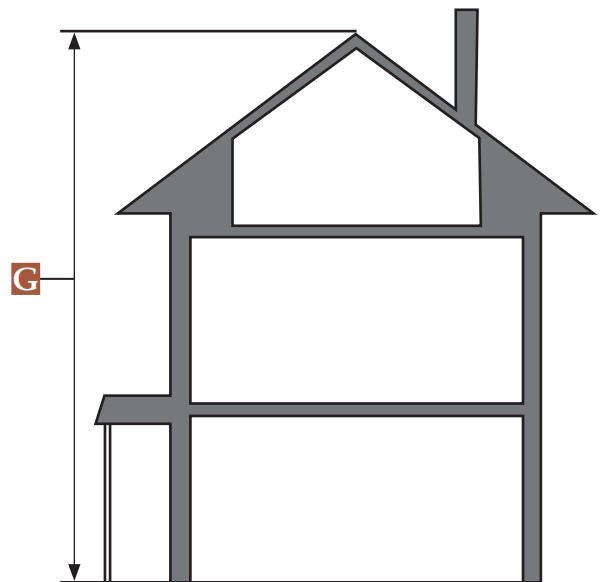
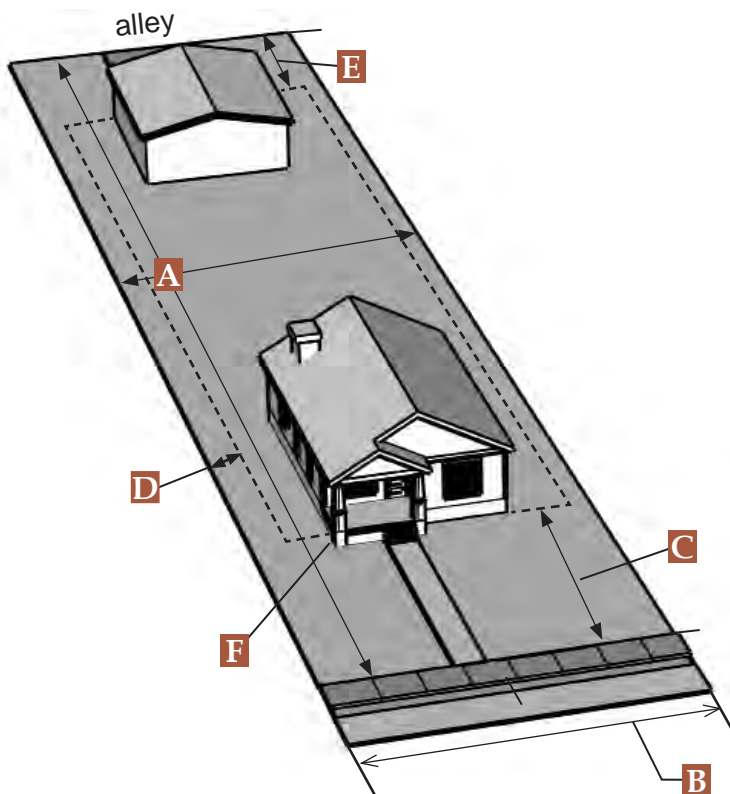
¹ Commercial and residential buildings with 7 or more units facing public areas are subject to the building and site development standards.

Maximum Building Height **G**

Principal Building	4 stories / 60'
Accessory Building	2 stories / 25'
Chimney's & antennas	5' above highest roofline

Maximum Building Footprint

Principal building(s)	15,000 SF per bldg.
Accessory building(s)	2,000 SF per bldg.



B-1: Local Business District

Proposed Amended District, 3rd Draft - July 2025



more info. @ HamiltonZoningUpdate.com

B-1: Local Business District

Current Zoning District

Intent

The B establishes zoning for local business and retail trade activities not directly dependent upon passing motor traffic.

Uses

Permitted Uses

Apartments & apartment bldgs.*	Short-term rentals
Multi-family dwellings, 6+ units	Accessory buildings
Arcades	Home occupations*
Bakeries & catering	Incidental uses
Arts & craft studios	Restaurants
Banks & financial institutions	Theaters
Convenience stores	Social clubs
Personal services	Hardware stores
Repair services	Professional offices
Recreation & fitness facilities	Media offices
Taverns & cocktail lounges	Printing shops
Medical & dental clinics	Libraries
Parks & open space	Museums

Conditional Uses

Single-family dwellings	Daycare
Multi-family dwellings, 2-5 units	Casinos
Age 18+ businesses	Parking lots
Mortuaries & crematoriums	Storage
Manufacturing < 5,000 SF	Wholesale
Community centers	Playgrounds
Communication towers	Schools

Lot Standards

Minimum Lot Area

3,500 SF

Min. Lot Width

25'

Max. Lot Coverage

50%

Building Standards

Minimum Building Setbacks

No setbacks

Maximum Building Height

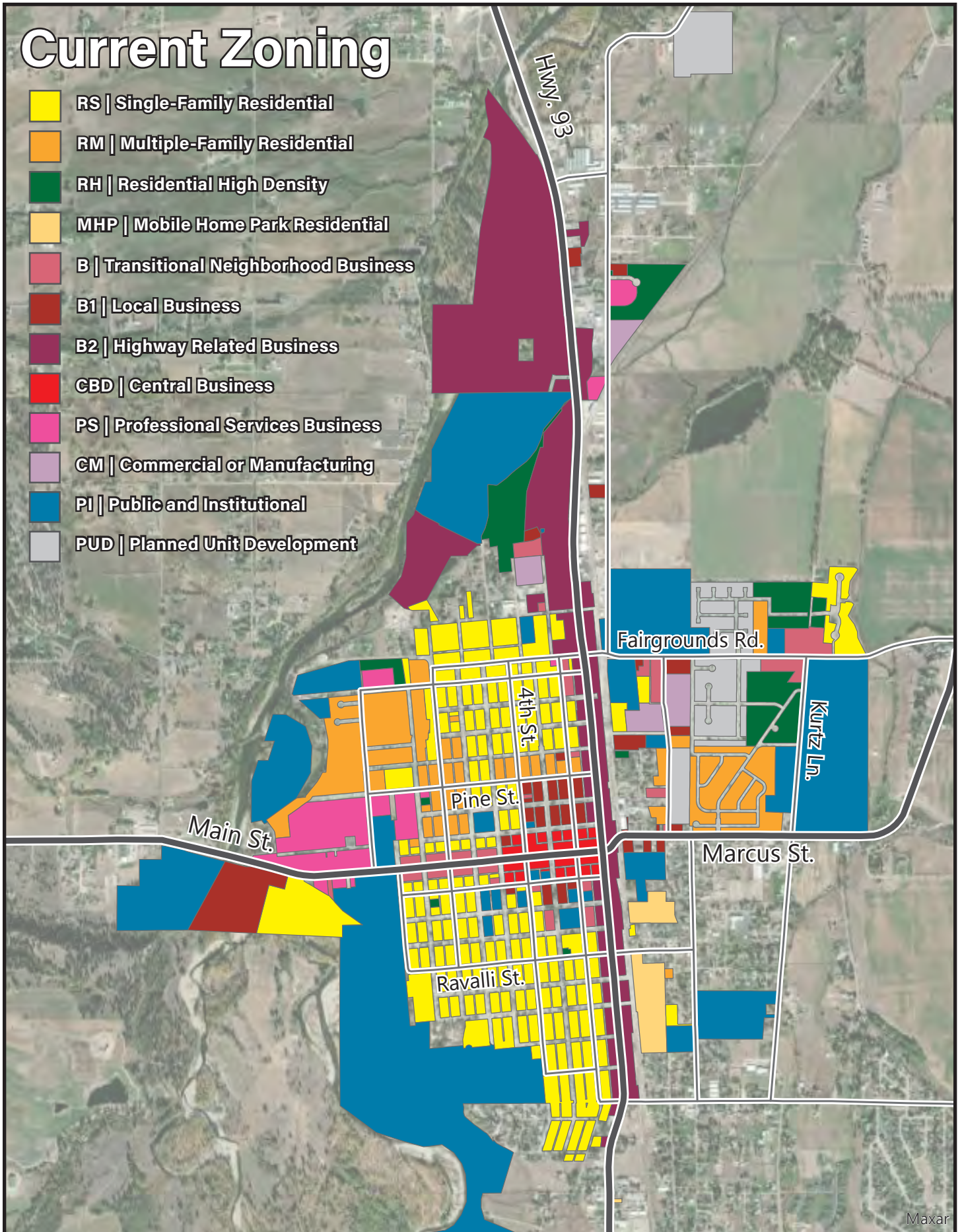
Main Building 3 stories / 45'

Maximum Building Size

24,000 SF. Buildings in excess of 24,000 square feet may be allowed upon approval by of a special use permit.

Current Zoning

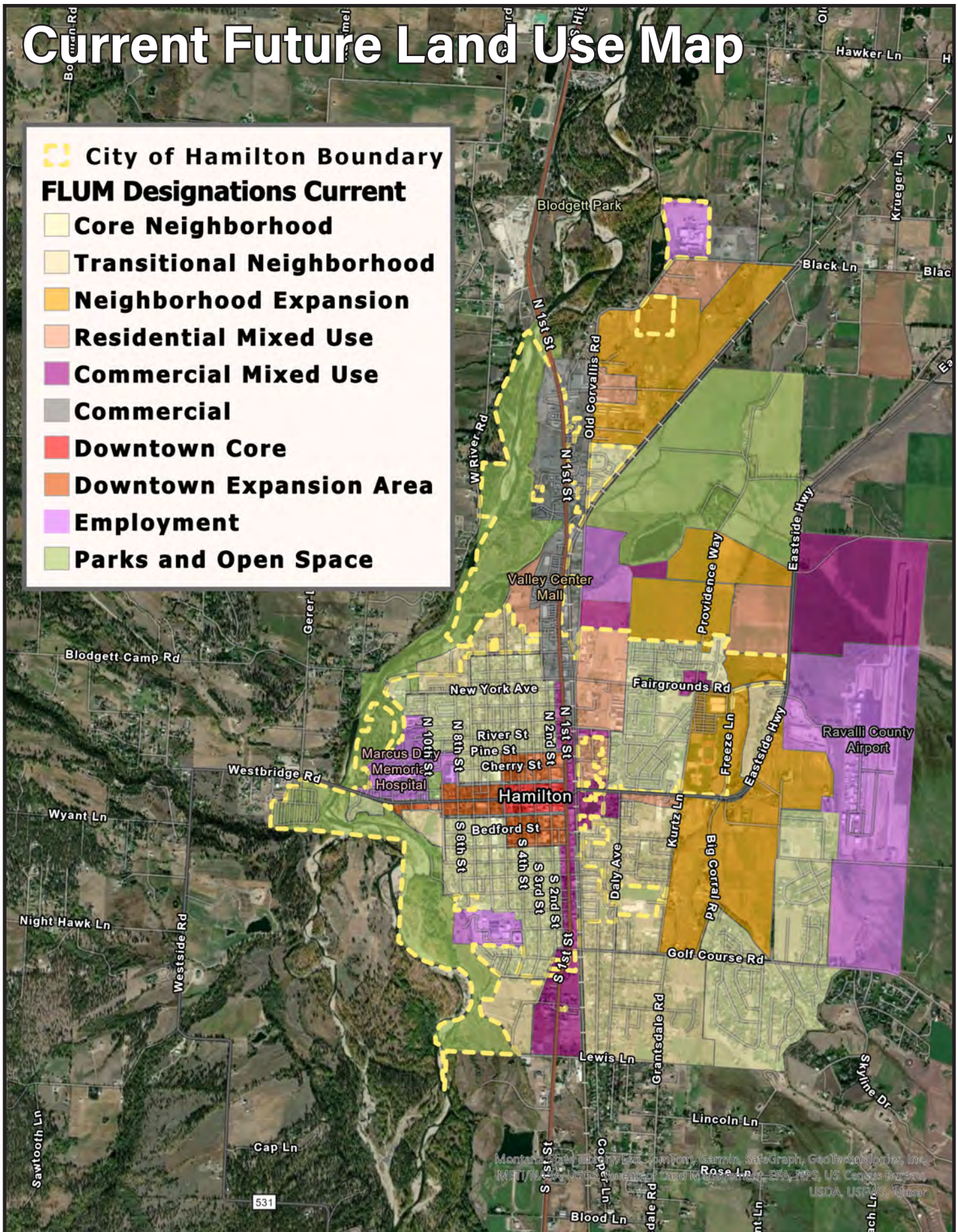
- RS | Single-Family Residential
- RM | Multiple-Family Residential
- RH | Residential High Density
- MHP | Mobile Home Park Residential
- B | Transitional Neighborhood Business
- B1 | Local Business
- B2 | Highway Related Business
- CBD | Central Business
- PS | Professional Services Business
- CM | Commercial or Manufacturing
- PI | Public and Institutional
- PUD | Planned Unit Development



2nd DRAFT - July 2025

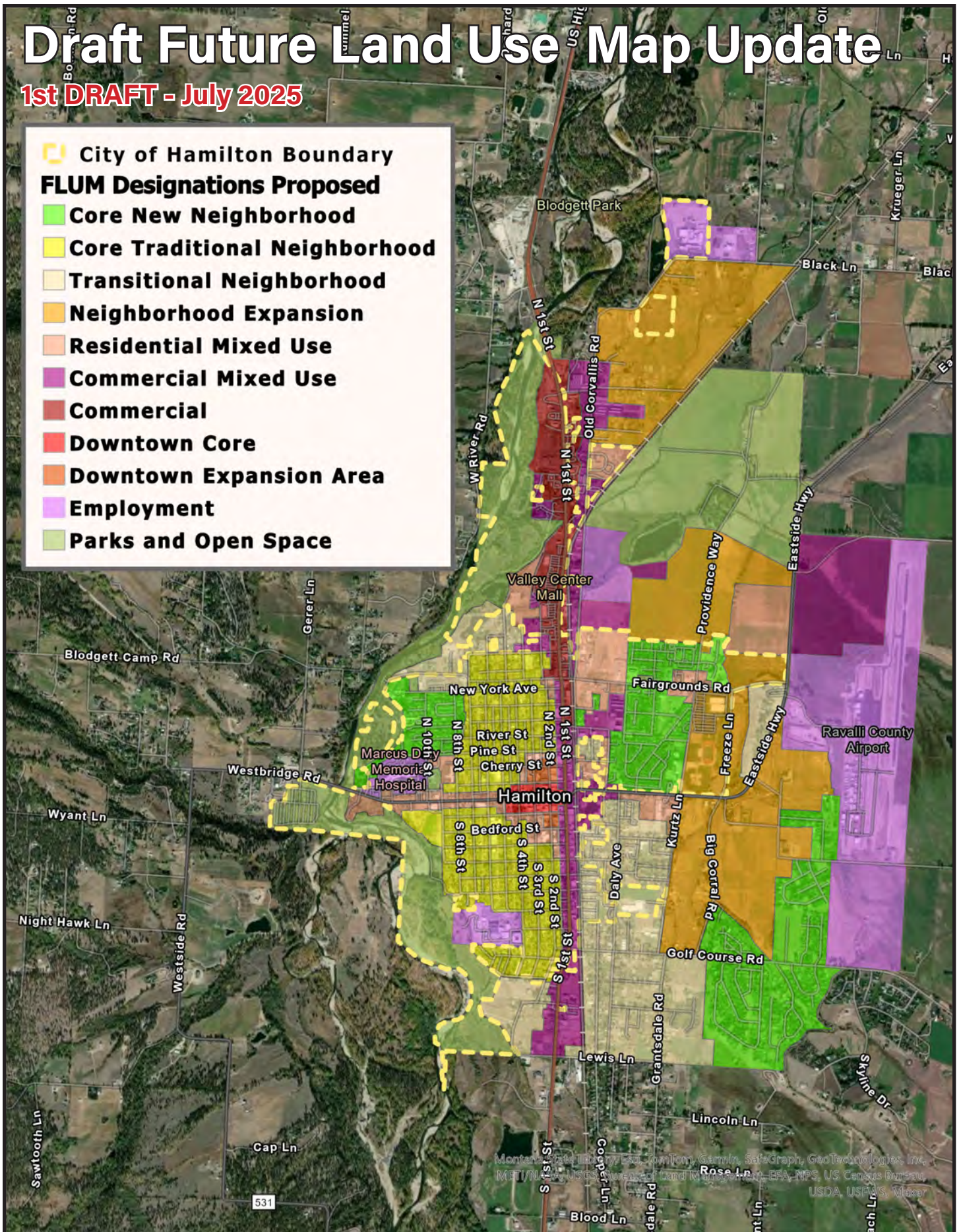


Current Future Land Use Map



Draft Future Land Use Map Update

1st DRAFT - July 2025



Proposed Future Land Use Map and Land Use Framework Amendments

1st Draft – July 2025

Current Land Use Pattern

Hamilton's current land use pattern (Map 10) can be generally defined by four geographical areas:

- **West Side.** The West Side generally consists of downtown and the residential neighborhoods between Highway 93 and the Bitterroot River. This area has a well-connected transportation network on a 380' by 380' street grid. Residential neighborhoods, while seeing some redevelopment and infill, specifically on the north side, are relatively stable. Civic uses, including Hamilton Middle School, Bitterroot College, parks, city and county facilities, and the Bitterroot Public Library. Large employers include Bitterroot Health and Rocky Mountain Laboratory. Four parks (Hieronymus, Steve Powell, River, and Skalkaho Bend) serve as a transition between developed areas and the Bitterroot River. The entire West Side is served by city water and sewer infrastructure, aside from small, scattered parcels at the southern edge of the city boundary, and at northwest areas along the river.
- **East of Highway 93 and South of Marcus Street.** This area consists of a range of residential neighborhoods, varying in both age, housing type, and acreage. This area is characterized by older subdivisions (pre-1976), including mobile home parks, ½- to 1-acre residential lots, with interspersed larger undeveloped lots. North-south connectivity is provided through Daly Avenue, Kurtz Lane, and Big Corral Road. East-west connectivity is limited to Golf Course Road with few east-west streets, creating a disconnected transportation network. Much of the area is not within the existing city boundary and is not served by city sewer, while a few residential areas are served by city water. Institutional uses include Daly Elementary School and the Vester Wilson Athletic Complex, a city park.
- **East of Highway 93 and North of Marcus Street.** This area is home to Hamilton's newer developments including a mix of single-family neighborhoods and multi-family complexes. The Hamilton High School is also located in this area along with Ravalli County Fairgrounds and the Ravalli County Road Department. This area has a well-connected transportation network with most developed areas served by city water and sewer. This area includes Old Corvallis Road.
- **Highway 93.** The Highway 93 corridor bisects on a north-south axis and accommodates the majority of the city's retail and offices uses outside of downtown. Nearly all the west side street network connects into Highway 93, with signalized intersections at Fairgrounds Road, Pine Street, Main Street/Marcus Street, Ravalli Street and Golf Course Road. The railroad runs north-south along the east side of the highway, limiting connectivity to neighborhoods and commercial areas east of Highway 93.

Anticipated Growth

Through initial community outreach efforts, anticipated growth areas (Map 11) and the city's approach to growth were preliminarily identified and then refined through public land use workshops. The growth areas, and the city's general approach to growth, defined below align with the plan's three guiding themes.

Bitterroot River as the western boundary. Throughout the plan's development the Hamilton community expressed broad support in using the Bitterroot River and its associated floodplain area as the western boundary for the city. Aside from the existing Riverview Cemetery, future development within this

planning horizon is not anticipated to cross the river corridor, due to environmental and infrastructure constraints and costs.

Strategically accommodate additional housing within the West Side. Through the public engagement process community members identified a common strategy in prioritizing redevelopment of areas within the existing city. As these areas redevelop, they are anticipated to include a wider range of housing types, including single-family homes, ADUs, townhomes, and apartments with higher densities near downtown and Highway 93 and along primary transportation corridors. This type of redevelopment and infill should prioritize scale and form of development to ensure that it aligns with surrounding neighborhoods.

- **East of Hieronymus.** This area has the potential to accommodate higher density infill development and benefits from being close to open space, is centrally located and close to services. In order for development to occur, infrastructure needs to be extended including water, sewer, and streets.

Anticipated growth east of Highway 93. Most new residential and commercial development is anticipated east of Highway 93. Small scale infill opportunities exist along and south of Marcus Street but will require additional connectivity and extension of city services. Larger-scale areas for neighborhood expansion are outlined below. Any potential extension of city boundaries in this area are anticipated to be driven by requests for annexation from landowners.

- **Kurtz Lane/Big Corral.** The area along Kurtz Lane, between Marcus Street and Golf Course Road consists of larger parcels that could be developed into housing near Daly Elementary, with extension of city water and sewer.
- **Freeze Lane/Fairgrounds Road.** This area could allow for additional neighborhoods in close proximity to Hamilton High School and capitalize on an improved Fairgrounds Road realignment to the East Side Highway.
- **Fairgrounds Road to Daly Mansion.** Development within this area could capitalize on expected road and sewer extensions from Old Corvallis Road east to the Ravalli County Airport and could accommodate additional neighborhoods and commercial areas in support of planned and future employment uses within the Ravalli County Targeted Economic Development District (TEDD). These areas could also capitalize on the agricultural history of the city and provide views of and connections to the Daly Mansion.
- **Old Corvallis Road.** With improved roadway connections, this area could capitalize on direct access to Highway 93 and commercial uses along Highway 93 and Old Corvallis Road, as well as non-motorized connections to GlaxoSmithKline and other large employers in Hamilton. Coordination with the railroad, Ravalli County, and landowners will be critical for improving transportation access and connectivity and extending city water and sewer. Key to this area will be the preservation and potential expansion of existing agricultural operations in the area.
- **West of the Airport.** Sandwiched between the Ravalli County Airport and Eastside Highway lies land that could include light industrial/manufacturing and opportunities for workforce housing compatible with surrounding commercial and airport-related uses, building off expansion of the airport and anticipated sewer extensions.

Future Land Use Map

What Is It?

The future land use map (Map 12) visually illustrates the goals and policies of the Comprehensive Plan and serves as a guide for growth and development within and adjacent to the city. The map assists in planning for more info. @ HamiltonZoningUpdate.com

future improvements for parks and recreation, economic development, utility extensions, and transportation connectivity. It is intended to be used by the city to help analyze development submittals, annexations, initial zoning and rezoning applications, and identify capital improvements needed as part of continued growth and development.

Relationship with Development Review

While the future land use map is not regulatory, it does provide guidance for updates to both the zoning text and map as well as in reviewing proposed annexations and subdivisions. Any proposed zoning amendments are a legislative action and will require separate public review and public hearing. Any proposed subdivisions, annexations, or zoning amendments should comply with the adopted future land use map and the goals and policies within this Plan.

Key goals of the future land use map and associated land use categories are:

1. Move toward inclusion of a greater mix of housing options, including townhomes, apartments, duplexes, etc.
2. Strategically infill and redevelop neighborhoods, within and immediately adjacent to the city limits, to provide a compatible range of housing types and attainable price points.
3. Provide higher density housing near existing community amenities and transportation corridors, including downtown, Hamilton High School, parks, and commercial areas.
4. Locate new neighborhoods adjacent to or within close proximity to existing city infrastructure, including streets, parks and trails, schools, and utilities (water and sewer).
5. Investigate areas adjacent to the existing city boundary that are not currently served by city utilities and define a strategy for utility connection.
6. Allow for continued development of Accessory Dwelling Units (ADUs) throughout new and existing neighborhoods to help mitigate housing supply issues.
7. Integrate differing housing types more seamlessly and avoid segregating multi-family developments from single-family neighborhoods.

Land Use Designations

Overview

Future land use designations work in tandem with the future land use map. These designations are not regulatory but can be implemented by one or more zoning designations. Each category identified on the future land use map is detailed on the following pages, each providing an overview of appropriate development and redevelopment

opportunities for housing, commercial, employment, recreation, civic, and other uses. The future land use designations have been developed with community input as part of this process, specifically through the character of imagery provided, and with the goal to implement the overall vision and themes of Hamilton's Comprehensive Plan.

Each future land use designation includes a list of the zoning districts which implement that future land use designation. It is anticipated that when Hamilton's zoning regulations are updated this section of the plan will be updated to reflect and new and/or altered zoning districts.

Core ~~Traditional~~ Neighborhoods ~~-(ENCTN)~~

- **General Description.** Existing older—neighborhoods west of Highway 93, with traditional

neighborhood development patterns characterized by a well-connected street network, blocks with alleys, walkable streets, and a diversity of housing types. ~~that~~ Core traditional neighborhoods will remain intact with compatible infill of existing vacant and underutilized lots, and development of ADUs to support housing needs.

- Overall density of these neighborhoods will stay relatively constant, with an increase as infill and redevelopment occur.
- **Primary Uses.** A mix of housing types, including single-family detached, single-family attached, townhouses, duplex to fourplex, cottage courts, apartments/condominiums, and ADUs.
- **Secondary Uses.** Civic spaces, ~~and gathering areas, small scale~~ parks ~~& /~~ playgrounds, and public spaces. ~~small neighborhood commercial areas (i.e., corner stores).~~
- **Streets/Connections.** Continued enhancements to streetscape, including repair & maintenance of existing streets, filling in gaps in sidewalk network, and multi-modal improvements to key transportation corridors~~sidewalk extensions; connections between the off-street paths and on-street non-motorized network.~~
- **Implementing Zoning Districts.** ~~Single-Family Residential~~ Traditional Neighborhood District (R-1) S, Multiple Family Residential (RM), Residential High Density (RH), and Public and Institutional (PI).

Core New Neighborhoods (CNN)

- **General Description.** Existing, newer, neighborhoods primarily on east of Highway 93 with discrete pockets on Hamilton's west side. These neighborhoods generally developed post-1960 to present, are largely built out, and are characterized by a mix of large and small lot single-family home development with intermittent multi-family, condominium, and townhouse development.
 - Overall density of core new neighborhoods will stay relatively constant, with an increase as infill and redevelopment occur.
- **Primary Uses.** A mix of housing types, including single-family detached, single-family attached, townhouses, duplex to sixplex, cottage courts, apartments/condominiums, and ADUs.
- **Secondary Uses.** Civic spaces, parks & playgrounds, and public spaces.
- **Streets/Connections.** Continued enhancements to streetscape, including sidewalk extensions, connections between the off-street paths and on-street non-motorized network, street extensions to , multi-modal improvements to key transportation corridors.

Implementing Zoning Districts. Traditional Neighborhood District (R-1), Medium Density Residential District (R-2), High Density Residential District (R-3), Planned Unit Development, and Public and Institutional District (PI).

Transitional Neighborhoods (TN)

- **General Description.** Existing neighborhoods characterized by large lot single-family home neighborhoods –that are expected to grow as annexations occur, infrastructure improvements are planned and made, and existing larger lots are developed.
 - Continued compatible infill of vacant lots, and redevelopment of larger parcels.
 - Overall density of these neighborhoods will likely increase as infill and redevelopment occurs.
- **Primary Uses.** A mix of housing types, including single-family detached, single-family attached, townhouses, duplex to ~~four~~sixplex, apartments/condominiums, cottage courts, and ADUs.

- **Secondary Uses.** Civic space, parks & gathering areas; parks, courts, fields, and playgrounds, and public spaces; small neighborhood commercial areas (i.e., corner stores).
- **Streets/Connections.** Additional roadway connections should be accommodated as new development/redevelopment is approved, overall improving inter-connectivity. Large-scale improvements to streets (including Daly and Kurtz) will be needed as growth occurs.
- **Implementing Zoning Districts.** Traditional Neighborhood District (R-1), Medium Density Residential District (R-2), High Density Residential District (R-3), Mobile Home Park Residential District (MHP), Planned Unit Development (PUD) Single Family Residential (RS), Multiple Family Residential (RM), Residential High Density (RH), and Public and Institutional District (PI).

Neighborhood Expansion (NE)

- **General Description.** Areas characterized by large lots (~3 – 100+ acres) intended for New neighborhoods—areas, accommodating an integrated mix of housing types with residential supportive commercial uses, including single-family detached, single-family attached, apartments and condominiums, cottage courts, and ADUs.
 - Varying residential densities with a mix of single-family and multi-family housing options. Higher residential densities are encouraged but not required. Large areas of any single housing type are discouraged.
 - Park and trail connections and small-scale commercial areas should be integrated into neighborhood design.
 - Ongoing agricultural transition and the right-to-farm should be considered for new neighborhoods.
- **Primary Uses.** A mix of housing types, including single-family detached, single-family attached, townhouses, duplex to ~~four~~sixplex, apartments/condominiums, cottage courts, and ADUs.
- **Secondary Uses.** Civic space, parks & playgrounds, public spaces,~~Park space~~ and small-scale commercial.
- **Streets/Connections.** Roadway connections should be identified through the area and right-of-way preserved prior to/as development occurs to ensure connectivity; intersection densities should be similar to ~~the West Side Core~~ Traditional Neighborhoods; incorporate off-street trails and greenways throughout.
- **Implementing Zoning Districts.** Traditional Neighborhood District (R-1), Medium Density Residential District (R-2), High Density Residential District (R-3) Single Family Residential (RS), Multiple Family Residential (RM), Residential High Density (RH), Transitional Neighborhood Business District (B), Planned Unit Development Overlay (PUDOD), and Public and Institutional District (PI).

Downtown Core (DC) and Downtown Expansion (DE) Area (Main Street, West Main Street, and north/south to State Street) (DC and DE)

- **General Description.** The Downtown Core includes Hamilton's Historic Downtown along Main Street between Highway 93 and 5th Street. The Downtown Expansion area includes areas north and south of the Downtown Core with development patterns similar to downtown. These land use categories are intended to Ppreserve the historic development pattern of ation-of the ddowntown core, while allowing for incremental expansion downtown complimentary land uses, including its-existing buildings, and level-of-connectivity. . Expansion-of higher density housing and commercial uses in-and-adjacent to the

downtown core.

- **Uses.** Ground-level retail, restaurant, and entertainment uses, with space for office and residential in upper stories.
 - Focused infill and redevelopment to incorporate additional housing.
 - Apartments and condominiums, limited to upper stories along Main Street between Highway 93 and 5th Street.
 - Potential for standalone residential buildings within the expansion areas.
 - Transition along West Main Street from residential uses to commercial/office spaces.
- **Streets/Connections.** Multimodal streetscape improvements and landscaping along Main Street, with enhancements along perpendicular streets (including flexible space for gathering spaces, markets, etc.).
 - Highway 93/Main Street/Marcus Street roadway improvements, and continued bike/pedestrian improvements along Marcus Street.
 - Parking accommodated through a range of on-street and alley-loaded parking facilities, small surface lots, and improved wayfinding to parking areas. Street-facing, off-street parking lots are discouraged.
- **Implementing Zoning Districts.**
 - Downtown Core: Central Business District (CBD) and Public and Institutional District (PI).
 - Downtown Expansion: Central Business District (CBD), ~~Transitional Neighborhood Business (B)~~, Local Business District (B-1), and Public and Institutional District (PI).

Employment (EMP)

- **General Description.** Areas for continued employment expansion, which builds upon the existing biotech industry; employment sites are generally 20-5 acres and larger, with large format buildings for research and development surrounded by open space for employees; ~~these are generally secured, gated facilities, with no public access on-site.~~ Coordination with Ravalli County will be needed to ensure alignment with the County's Targeted Economic Development District (TEDD) ~~development.~~
- **Uses.** Biotech technology, research and development, industrial and manufacturing, and associated buildings, site amenities, etc. (e.g., RML, GSK)
 - A mix of higher-density housing and supporting commercial are encouraged adjacent to these employment areas
- **Streets/Connections.** Sites should be located with convenient access to Highway 93, Old Corvallis Road, and/ or East Side Highway; additional sites should accommodate road improvements and connections to the facilities.
 - Pedestrian connections and green space are provided, which offer connections to non-motorized networks and visual relief and natural protection from adjacent uses.
 - Off-street connections are provided between these facilities and the city-wide trail network.
- **Implementing Zoning Districts.** Commercial ~~or &~~ Manufacturing District (CM), Manufacturing ~~or &~~ Industrial District (MI), ~~Local Business (B-1)~~, Professional Services Business District (PS), and Public and Institutional District (PI).

Mixed Use (Residential and Commercial) (RMU and CMU)

- **General Description.** Strategic infill and development of areas which can accommodate additional more info. @ HamiltonZoningUpdate.com

housing and a mix of commercial uses. Residential mixed use areas are intended to have a higher proportion of residential with the option for 100% residential in higher density developments. Commercial mixed use areas are intended to allow for a greater variety of commercial uses (including employment generators) while still allowing for a significant residential component in higher density developments.

- **Uses.** A mix of retail, office, and residential uses; with a preference for vertical mixed use.
 - ~~Areas along Highway 93 will generally have more commercially oriented uses with residential and/or offices on upper stories or behind main buildings, coupled with access management enhancements.~~
 - ~~West side areas not fronting Highway 93 will likely have a more residential focus. East side areas not fronting Highway 93 will likely be predominantly residential with options for neighborhood commercial and employment generators that are compatible with surrounding land uses.~~
- **Streets/Connections.** Additional street connectivity to be accommodated at a smaller scale, by providing bike/ pedestrian access to residential areas located between commercial areas and the Bitterroot River.
 - East side areas will need street connectivity with intersection densities similar to west side neighborhoods. Non-motorized connectivity will be provided through pedestrian and bicycle facilities within public street rights-of-way as well as through a connected network of separated paths. West side areas will need to connect to the existing local street network.
 - Implementation of Hamilton's Access Control Plan will take place as development occurs to improve safety and mobility on Highway 93. Opportunities for access management should be addressed concurrent with development.
 - Additional roadway connections should be provided between Highway 93 and Old Corvallis Road.
- **Implementing Zoning Districts.**
 - Residential Mixed Use: ~~Transitional~~ Neighborhood Business District (B), ~~Local Business (B-1), High Density Residential District (R-3),~~ Planned Unit Development ~~Overlay~~ (PUDOD), and Public and Institutional District (PI);
 - Commercial Mixed Use: Local Business District (B-1), ~~Planned Unit Development Overlay (PUDOD), Commercial & Manufacturing District (CM), and~~ Public and Institutional District (PI);
 - Only along Highway 93: Highway ~~Related~~ Business District (B-2).

Commercial (C)

- **General Description.** Areas north of Fairgrounds Road ~~primarily~~ along ~~the east frontage of~~ Highway 93 to remain primarily highway commercial with options for residential on upper floors or behind ~~main~~ principal buildings.
- **Uses.** Buildings for commercial use, similar to the existing condition along Highway 93 north of Fairgrounds Road that includes retail, commercial, restaurants, drive-through restaurants, offices, and flex spaces.
- **Streets/Connections.**
 - In coordination with MDT, implement Hamilton's Access Control Plan and consider additional access management improvements along Highway 93
 - The East side area could benefit from a trail system along or adjacent to the railway or improved

north-south connections.

- Additional roadway connections should be provided between Highway 93 and Old Corvallis Road.

- **Implementing Zoning Districts.** Highway ~~Related~~ Business District (B-2) ~~and~~, and Public and Institutional District (PI).

Parks and Open Space (P&OS)

- **General Description.** A wide range of parks and open space, through enhancement of existing parks and open space areas, and incorporation of additional space to expand recreational experience and programming options.
 - Focus on providing access throughout the community and enhancing access on the east side of Hamilton.
 - Focus on connections and providing better access to and between the series of River parks (e.g., Hieronymus Park, Steve Powell Park, River Park, and Skalkaho Bend).
 - Work with property owners along the Bitterroot River to identify connection opportunities.
 - Expand the Robert Anthony Leonardi (R.A.L.) Trail across Marcus Street, past Hamilton High School, and into the new Neighborhood Expansion areas.
 - Provide a mix of open space and active recreational areas on the East side of Hamilton.
- **Uses.** Outdoor recreation, natural open space, trails, pocket parks, playgrounds, sports fields, picnicking areas, community gardens, and water access.
 - Parks should offer year-round recreational options for all ages and abilities.
 - Include linear pathways and connections between neighborhoods and open space areas.
 - Areas of open space provide passive recreation opportunities on areas primarily along the Bitterroot River but could be expanded on the east side of the city to include non-irrigated lands that support the preservation of sensitive areas and large- and small-scale agricultural operations.
 - These areas are intended to support the community with non-motorized transportation connections.
- **Implementing Zoning Districts.** Planned Unit Development ~~Overlay~~ (PUD~~OD~~), and Public and Institutional District (PI)

Proposed Residential Use Table

3rd Draft - July 2025

P = Permitted C = Conditional *Use defined in section 17.34.020 of draft amended zoning code ^ Use Specific Regulations Apply

Uses	Zones												
	R-1	R-2	R-3	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Single-family dwelling*	P	P	P	P	-	-	-	-	-	-	-	-	-
Manufactured homes*	P	P	P	P	-	-	-	-	-	-	-	-	-
Townhouses*	P	P	P	P	-	-	-	-	-	-	-	-	-
Multiple-family dwelling* – 2-4 units	P	P	P	P	-	-	-	-	-	-	-	-	-
Multiple-family dwelling* – 5-6 units	-	P	P	P	-	-	-	-	-	-	-	-	-
Apartments*	-	-	-	P	P1	P1	P1	-	-	-	-	-	-
Apartment building*^	-	-	P	P	P	P1	P1	-	-	-	-	-	-
Cottage Courts* - 4 units or fewer	P	P	P	P	-	-	-	-	-	-	-	-	-
Cottage Courts* - 6 units or fewer	-	P	P	P	-	-	-	-	-	-	-	-	-
Cottage Courts* - 7 or more units	-	-	P	P	-	-	-	-	-	-	-	-	-
Mobile home*^	C	-	-	-	-	-	-	-	-	-	-	P	-
Mobile home park*^	-	-	-	-	-	-	-	-	-	-	-	P	-
Accessory dwelling unit*^	P	P	P	P	-	-	-	-	-	-	-	-	-
Boarding House*	-	-	C	C	C	-	-	-	-	-	-	-	-
Day care home*	P	P	P	P	P	-	-	-	-	-	-	-	-
Community residential facilities serving 8 or fewer persons*	P	P	P	P	P	P	-	P	-	-	P	-	-
Community residential facilities serving 9 or more persons*	C	C	P	P	P	P	-	P	-	-	P	-	-
Home occupations*	P	P	P	P	P	P	P	-	-	-	-	P	P
Accessory uses & buildings*	P	P	P	P	P	-	-	-	-	-	-	P	P

1. Apartments in the B-1, B-2, and CBD districts shall be located above or behind a permitted principal use, except that in the B-1 district ground floor dwellings are permitted in apartment buildings.

more info. @ HamiltonZoningUpdate.com

Existing Residential Use Table

Uses	Zones												
	RS	RM	RH	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Single-family dwellings*	P	P	P	P	C1	C1	P1	-	-	-	-	-	-
Townhouses*	-	P	P	P	-	-	-	-	-	-	-	-	-
Multiple-family dwelling* – 2 units	C	P	P	P	C1	C1	P1	-	-	-	-	-	-
Multiple-family dwelling* – 3-4 units	-	P	P	P	C1	C1	P1	-	-	-	-	-	-
Multiple-family dwelling* – 5 units	-	C	P	P	C1	C1	P1	-	-	-	-	-	-
Multiple-family dwelling* – 6-8 units	-	C	P	P	P	C1	P1	-	-	-	-	-	-
Multiple-family dwelling* – 9+ units	-	-	P	P	P	C1	P1	-	-	-	-	-	-
Mobile homes	-	-	-	-	-	-	-	-	-	-	-	P	-
Accessory dwelling units	P	P	P	P	-	-	-	-	-	-	-	-	-
Boarding and lodging houses*	-	C	C	-	-	-	-	-	-	-	-	-	-
Foster care and licensed family day care homes with six or less full time children	C	-	-	-	-	-	-	-	-	-	-	-	-
Community residential facilities and licensed group day care homes with twelve (12) or less full time children*	C	-	-	-	-	-	-	-	-	-	-	-	-
Uses deemed compatible with the uses allowed in the district after a public hearing	-	-	-	-	-	-	-	C	-	-	-	-	-

1. Dwellings in the B-1, B-2 and CBD districts shall be located above the ground floor, except that in the B-1 district ground floor dwellings are permitted in apartment buildings.

Proposed Commercial Use Table

3rd Draft - July 2025

P = Permitted C = Conditional *Use defined in section 17.34.020 of draft amended zoning code ^ Use Specific Regulations Apply

Uses	Zones												
	R-1	R-2	R-3	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Accessory uses and buildings*	-	-	-	P	P	P	P	P	P	P	P	-	-
Animal Shelter or Boarding* ^	-	-	-	-	-	C	-	-	C	P	C	-	-
Auction House*	-	-	-	-	C	C	-	-	P	P	-	-	-
Bar*	-	-	-	-	P	P	P	-	-	-	-	-	-
Bed and Breakfast*	C	C	C	P	C	C	-	-	-	-	-	-	-
Car wash*	-	-	-	-	-	P	-	-	C	-	-	-	-
Casinos*	-	-	-	-	C	P	-	-	-	-	-	-	-
Daycare centers*	-	-	C	P	P	P	P	P	-	-	-	-	-
Entertainment Venue, small*	-	-	-	C	P	P	P	-	-	-	-	-	-
Entertainment Venue, medium*	-	-	-	-	C	P	P	-	-	-	C	-	-
Entertainment Venue, large*	-	-	-	-	-	P	-	-	C	-	C	-	-
Entertainment Venue, outdoor*	-	-	-	-	-	C	-	-	C	-	-	-	-
Equipment and Motor Vehicle Sales & Rentals	-	-	-	-	-	P	-	-	P	P	-	-	-
Financial Services*	-	-	-	-	P	P	P1	P	-	-	-	-	-
Food Truck*	-	-	-	P	P	P	P	P	-	-	-	-	-
Mortuary*	-	-	-	P	P	C	-	-	P	-	C	-	-
Gas Stations*	-	-	-	-	C	P	-	-	C	C	-	-	-
Hotels and motels*	-	-	-	-	P	P	P	-	-	-	-	-	-
Laundry and dry cleaning	-	-	-	C	P	P	P	-	P	-	-	-	-
Marijuana dispensaries* ^	-	-	-	-	-	P	P	-	-	-	-	-	-

1. No Drive Thrus

Proposed Commercial Use Table Continued

3rd Draft - July 2025

P = Permitted C = Conditional *Use defined in section 17.34.020 of draft amended zoning code ^ Use Specific Regulations Apply

Uses	Zones												
	R-1	R-2	R-3	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Microbreweries, wineries, & micro-distilleries	-	-	-	C	P	P	P	-	P	-	-	-	-
Parking structure*	-	-	-	-	-	C	-	-	-	-	C	-	-
Personal service*	-	-	-	P	P	P	P	-	-	-	-	-	-
Professional office*	-	-	-	P	P	P	P	P	P	-	-	-	-
Recreation, commercial (indoor)*	-	-	-	C	P	P	P	P	P	-	C	-	-
Recreation, commercial (outdoor)*	-	-	-	-	C	C	C	-	C	-	C	-	-
Recreational vehicle park* ^	-	-	-	-	-	C	-	-	-	-	-	-	P
Restaurants*	-	-	-	P1	P	P	P1	-	-	-	-	-	-
Retail*, 0 - 10,000 SF	-	-	-	P	P	P	P	P2	P2	P2	-	-	-
Retail* 10,001 - 25,000 SF	-	-	-	-	P	P	P	-	P	P	-	-	-
Retail* 25,001 - 40,000 SF	-	-	-	-	P	P	C	-	P	P	-	-	-
Retail* over 40,000 SF	-	-	-	-	-	P	-	-	-	-	-	-	-
Short-term rentals* ^	P	P	P	P	P	P	P	-	-	-	-	-	-
Storage, indoor commercial*	-	-	-	-	-	C	-	-	P	P	-	-	-
Storage, outdoor commercial*	-	-	-	-	-	C	-	-	C	P	-	-	-
Vehicle repair & service*	-	-	-	C	C	P	-	-	P	P	-	-	-
Vehicle Sales	-	-	-	-	-	P	-	-	P	P	-	-	-

1. No Drive Thrus

2. Retail in the PS district must be an accessory use to a permitted or conditional use

Existing Commercial Use Table

Existing Use Category	New Use Category	Zones												
		RS	RM	RH	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Adult day care facilities	Community residential facility	-	-	-	-	-	-	-	P	-	-	-	-	-
Arcades	Entertainment venue	-	-	-	-	P	P	P	-	-	-	-	-	-
Arts and crafts studios	Manufacturing, artisan	-	-	-	P	P	P	-	P	-	-	-	-	-
Auction sales and service	Auction house	-	-	-	-	-	C	-	-	P	P	-	-	-
Bakeries and catering	Restaurant Mfg., artisan	-	-	-	-	P	P	P	-	-	-	-	-	-
Banks, and financial	Financial services	-	-	-	-	P	P	P	P	-	-	-	-	-
Barber and beauty shops	Personal services	-	-	-	-	-	-	P	-	-	-	-	-	-
Businesses, age 18+	Bar Casinos	-	-	-	-	C	C	C	-	-	-	-	-	-
Casinos*	Casinos	-	-	-	-	C	P	-	-	-	-	-	-	-
Convenience stores, no gas	Retail	-	-	-	P	P	P	-	-	-	-	-	-	-
Convenience stores, w/ gas	Gas station	-	-	-	-	-	P	-	-	-	-	-	-	-
Day care centers & preschool	Day care center School	C	-	-	-	C	C	C	P	-	-	-	-	-
Restaurants, no drive-thrus	Restaurants	-	-	-	P	P	P	P	-	-	-	-	-	-
Restaurants, drive-thrus	Restaurants	-	-	-	-	-	P	-	-	-	-	-	-	-
Educational services	Schools Professional services	-	-	-	-	-	-	-	P	-	-	-	-	-
Equipment/vehicle rental	Equipment/vehicle rental	-	-	-	-	-	P	-	-	P	P	-	-	-
Hardware stores	Retail	-	-	-	P	P	P	-	-	-	-	-	-	-
Health related service	Retail Professional office	-	-	-	-	-	-	-	P	-	-	-	-	-
Home occupations	Home occupations	P	P	P	P	P	P	P	P	-	-	P	P	P
Hotels and motels*	Hotels and motels	-	-	-	-	-	P	-	-	-	-	-	-	-
Laundry and dry cleaning	Laundry and dry cleaning	-	-	-	-	-	-	C	-	-	-	-	-	-
Marijuana dispensaries	Marijuana dispensaries	-	-	-	-	-	P	P	-	-	-	-	-	-
Marijuana manufacturing	Manufacturing, moderate	-	-	-	-	-	-	-	-	C	C	-	-	-
Marijuana testing	Manufacturing, moderate	-	-	-	-	-	-	-	P	-	-	-	-	-
Marijuana transporters	Manufacturing, moderate	-	-	-	-	-	-	-	-	C	C	-	-	-
Media office & production	Professional office Mfg., light	-	-	-	-	P	P	P	-	-	-	-	-	-

Existing Commercial Use Table Continued

Existing Uses	New Use Category	Zones												
		RS	RM	RH	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Mini storage units	Storage, commercial	-	-	-	-	-	C	-	-	P	P	-	-	-
Mortuaries & crematoriums	Mortuary crematorium	-	-	-	-	C	P	-	C	-	-	-	-	-
Motor vehicle repair	Vehicle repair	-	-	-	-	-	C	-	-	P	P	-	-	-
Motor vehicle sales	Vehicle sales	-	-	-	-	-	P	-	-	-	-	-	-	-
Office support services	Professional office	-	-	-	-	-	-	-	P	-	-	-	-	-
Compatible businesses	-	-	-	-	-	-	C	-	-	-	-	-	-	-
Open-air storage	Storage, commercial	-	-	-	-	-	C	-	-	-	-	-	-	-
Optical services and eye-wear	Professional office	-	-	-	-	-	-	-	P	-	-	-	-	-
Parking lot(s) and garages	Parking structure	-	-	-	-	C	P	C	-	P	P	C	-	-
RV parking or storage	Storage, commercial	-	-	-	-	-	-	-	-	P	P	-	-	-
Personal service facilities	Personal services	-	-	-	P	P	P	P	-	-	-	-	-	-
Print & photography shops	Retail Professional office	-	-	-	-	P	P	P	-	-	-	-	-	-
Professional offices	Professional office	-	-	-	P	P	P	P	P	-	-	-	-	-
Real estate services	Professional office	-	-	-	-	-	-	-	P	-	-	-	-	-
Recreational & fitness	Recreation, commercial	-	-	-	-	P	P	P	-	-	-	-	-	-
Recreational vehicle units	RV park	-	-	-	-	-	-	-	-	-	-	-	-	P
Repair services, no auto	Mfg. light Mfg., artisan	-	-	-	P	P	P	-	-	-	-	-	-	-
Retail	Retail	-	-	-	P	P	P	P	-	-	-	-	-	-
Sale of propane	Gas station Retail	-	-	-	-	-	C	-	-	-	-	-	-	-
Service stations	Gas station vehicle repair	-	-	-	-	-	P	-	-	-	-	-	-	-
Short-term rentals	Short-term rentals	P	P	P	P	P	P	P	-	-	-	-	-	-
Social and fraternal clubs	Bars Community center	-	-	-	-	P	P	C	-	-	-	-	-	-
Enclosed storage	Storage, commercial	-	-	-	-	C	C	-	-	-	-	-	-	-
Taverns and cocktail lounges	Bars	-	-	-	-	P	P	P	-	-	-	-	-	-
Theaters	Entertainment venue	-	-	-	-	P	P	P	-	-	-	-	-	-
Compatible uses	-	-	-	-	-	-	-	C	C	-	-	-	-	-
more info @ Hamilton ZoningUpdate.com	Vehicle sales	-	-	-	-	-	P	-	-	-	-	-	-	43

Proposed Manufacturing & Industrial Use Table

3rd Draft - July 2025

P = Permitted C = Conditional *Use defined in section 17.34.020 of draft amended zoning code ^ Use Specific Regulations Apply

Uses	Zones												
	R-1	R-2	R-3	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Accessory uses and buildings*	-	-	-	P	P	P	P	-	P	P	-	-	-
Data Centers* ^	-	-	-	-	-	-	-	-	-	P	-	-	-
Digital asset mining* ^	-	-	-	-	-	-	-	-	-	P	-	-	-
Crematorium * ^	-	-	-	-	-	C	-	-	C	P	-	-	-
Manufacturing, artisan*	-	-	-	P	P	P	P	-	P	P	-	-	-
Manufacturing, light*	-	-	-	-	C	P	-	-	P	P	-	-	-
Manufacturing, moderate* ^	-	-	-	-	-	C	-	-	P	P	-	-	-
Manufacturing, intensive* ^	-	-	-	-	-	-	-	-	C	P	-	-	-
Recycling center* ^	-	-	-	-	-	-	-	-	C	P	C	-	-
Salvage yard* ^	-	-	-	-	-	-	-	-	-	P	-	-	-
Warehousing, Wholesale, & Freight Movement* ^					C	C	-	-	P	P			

Existing Manufacturing & Industrial Use Table

Existing Uses	New Use Category						
		B-1	B-2	CBD	PS	CM	MI
Assembly or fabrication of products from pre-manufactured components	Manufacturing (4 categories)	-	-	-	-	P	P
Auto wrecking or salvage	Salvage yard	-	-	-	-	-	-
Business, manufacturing or scientific research centers, and product development testing laboratories	Manufacturing, moderate	-	-	-	-	P	P
Central elec. power stations	Public utilities	-	-	-	-	C	P
Recycling collection	Recycling center	-	-	-	-	C	P
Freight terminals	Warehousing, Wholesale, & Freight Movement	-	C	-	-	P	P
Industries generating or manufacture hazardous or toxic materials	Manufacturing, intensive	-	-	-	-	-	C
Industries which receive, process or store hazardous or toxic materials	Manufacturing, intensive	-	-	-	-	-	C
Manufacturing and production (less than five thousand (5,000) square feet or with light industrial)	Manufacturing (4 categories)	C	-	-	-	-	-
Manufacturing and production (less than five thousand (5,000) square feet or with light retail)	Manufacturing (4 categories)	-	C	-	-	-	-
Manufacturing and production (less than five thousand (5,000) square feet or with retail outlet)	Manufacturing (4 categories)	-	-	C	-	-	-
Production converting raw or recycled materials into components or finished products	Manufacturing (4 categories)	-	-	-	-	-	P
Storage of bulk fuel and petroleum products	Manufacturing, intensive	-	-	-	-	C	P
Warehousing or storage of products, materials or equipment not to include bulk fuel or petroleum products	Warehousing, Wholesale, & Freight Movement	-	-	-	-	P	P
Wholesale	Warehousing, Wholesale, & Freight Movement	C	C	C	-	P	P

Proposed Civic Use Table

3rd Draft - July 2025

P = Permitted C = Conditional *Use defined in section 17.34.020 of draft amended zoning code ^ Use Specific Regulations Apply

Uses	Zones												
	R-1	R-2	R-3	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Accessory uses and buildings*	-	-	-	-	-	-	-	-	-	-	P	-	-
Cemetery*	-	-	-	-	-	-	-	-	-	-	P	-	-
Community Center*	C	C	C	P	P	P	P	-	-	-	-	-	-
Convention Center*	-	-	-	-	C	P	-	-	-	-	C	-	-
Correctional facilities*	-	-	-	-	-	-	-	-	-	-	C	-	-
Government facilities	-	-	-	-	-	-	-	-	-	-	C	-	-
Hospital*	-	-	-	-	-	-	-	P	-	-	P	-	-
Library	-	-	-	-	-	-	-	-	-	-	P	-	-
Museums	-	-	-	P	P	P	P	-	-	-	P	-	-
Nursing home/skilled nursing facility*	-	-	C	C	C	-	-	P	-	-	P	-	-
Park*	P	P	P	P	P	P	P	P	P	P	P	P	P
Public utilities*	-	-	-	-	-	C	-	-	C	-	C	-	-
School*	-	-	-	-	-	-	-	-	-	-	P	-	-
Wireless communication towers* ^	-	-	-	-	-	C	-	-	C	-	C	-	-

Existing Civic Use Table

Existing Uses	New Use Category	Zones										
		RS	RM	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Cemetery	Cemetery			-	-	-	-	-	-	C		
Nonprofit organization	Professional office	-	-	-	-	-	-	-	-	C	-	-
Church steeples > 45'	-	-	C	-	-	-	-	-	-	-	-	-
Churches	Community center	C	C	-	C	C	-	-	-	C	-	-
Community centers*	Community center	C	C	C	C	C	-	-	-	-	-	-
Convention centers	Convention center	-	-	-	-	-	-	-	-	C	-	-
Correctional facilities	Correctional facilities	-	-	-	C	-	-	-	-	-	-	-
Cultural centers	Museums	-	-	-	-	-	-	-	-	C	-	-
Fairgrounds	Government facilities			-	-	-	-	-	-	C		
Group care facilities	Community residential facility	-	-	-	-	-	C	-	-	-	-	-
Historical landmarks	-	-	-	-	-	-	-	-	-	C		
Hospitals	Hospital	-	-	-	-	-	C	-	-	-	-	-
Libraries	Library	C	C	P	P	C	P	-	-	C	-	-
Medical and dental clinics*	Professional office	-	-	P	P	P	P	-	-	-	-	-
Museums	Museum	-	-	P	C	P	-	-	-	C	-	-
Nursing homes	Nursing home/skilled nursing facility	-	-	-	-	-	C	-	-	-	-	-
Parks and open space	Park	C	C	P	P	P	P	-	-	C	P	P
Playgrounds & Rec. facilities	Park	C	C	C	C	-	-	-	-	-	P	P
Government facilities, point of service	Government facilities	-	-	-	-	C	-	-	-	C	-	-
Government (no point of service)	Government facilities	-	-	-	-	-	-	-	-	C	-	-
Public & quasi-public utility facilities	Public utilities	-	-	-	-	-	-	P	P	-	-	-
Schools (public and private)	School	C	C	C	C	C	-	-	-	C	-	-
Tourist information centers	Professional office	-	-	-	P	-	-	-	-	-	-	-
Utilities, public and private	Public utilities	-	-	-	-	-	-	-	-	P	-	-
Wireless communication towers	Wireless communication towers	-	-	-	C	-	-	-	-	C	-	-

Building & Site Development Standards

Proposed New Standards, 2nd Draft - July 2025

Purpose

The intent of the building and site development standards is to enhance the character, quality, health, and safety of new and existing neighborhoods by requiring development to meet certain standards for building facades facing public spaces.

Applicability

Building and site development standards apply to building facades of residential buildings with seven or more units **in the R-3, B, and B-1 districts** and ~~mixed-used residential~~ commercial buildings **in the B and B-1 districts** that are adjacent to:

1. Public or private streets, OR
2. Public parks or non-motorized paths.

Standards

Minimum Facade Transparency

Building facades shall meet the minimum transparency requirements outlined below. The percentage of transparency per story shall be calculated within the area between finished floor and finished ceiling

1. First story: 30%
2. Upper stories: 20%

Primary Entrance

Where a building is adjacent to a public street, its primary entrance must be located along and directly face the street. Additional building entrances are permitted.

Buildings Adjacent to the R-1 & R-2 Districts

Buildings over two **and a half** stories tall shall meet the following requirement for each façade adjacent to **(inclusive of rights-of-way)** property zoned R-1 or R-2.

1. Each story over two shall be setback an additional 10-feet per story **beyond the required setback along each facade facing property zoned R-1 or R-2.**

Townhouse Development Standards

Proposed New Standards, 1st Draft - December 2024

Intent

The intent of this section is to allow for a range of home ownership options while also upholding public health, safety, and general welfare for townhouse developments. It is further the intent of this section to facilitate townhouse developments exempt from subdivision review under state law within Hamilton City limits where city infrastructure exists. It is not the intent of this section to facilitate complicated development proposals outside of city limits requiring annexation and extension on city infrastructure. Those developments should be pursued through the subdivision process.

Applicability

Townhouse developments are a permitted use in the R-1, R-2, R-3, and B zoning districts. Townhouse developments that convert spaces in buildings from rental to owner occupancy, that do not include the division of land, do not need to conform to this section.

Standards

1. Buildings shall not contain more than four attached townhouse units.
2. All detached townhouse buildings shall be separated by a minimum distance of 10-feet
3. Parking
 - a. Access to parking spaces and garages must be from the alley for all townhouses that abut an alley.
 - b. For townhouses without alley access, driveways, parking and other vehicular use areas may not be located between the covered building entrance and the street.
 - c. Garages and carports that abut a street must be set back at least 25 feet from all townhouse lot lines abutting a public street, or from the back of sidewalk (back of curb where no sidewalk exists) on private roads.
 - d. There must be a minimum of 35 feet distance between single or paired driveways, unless otherwise approved by the city Director of Public Works.
4. Each townhouse lot shall have legal and physical access.
5. Blocks
 - a. Blocks and streets shall be designed to create a grid pattern to the extent possible.
 - b. Blocks and streets shall be designed to maximize connectivity to adjoining developed lands or connectivity potential to adjoining undeveloped lands.
 - c. Block length shall not exceed 600 feet.
6. Each townhouse must have a separate ground-floor entrance that is clearly defined and highly visible on the building façade that faces a street or a right-of-way other than an alley.
7. Orientation
 - a. Townhouse facades must be oriented to public streets, private roads within a public access easement, or courtyards.
 - b. Within individual townhouse developments fronts of townhouses shall not face backs of other townhouses.

Cottage Court Standards

Proposed New Standards, 2nd Draft - July 2025

Applicability

These standards apply to cottage courts, which are developments containing a cluster (or clusters) of dwellings on one lot located around common open space.

Standards

Minimum Lot Width

~~200-feet~~ 60-feet

Maximum Building Height

1. Buildings parallel to and adjacent to an alley: 2 stories.
2. All other buildings: 1.5 stories.

Maximum Building Footprint

1. Detached single-family dwellings: 800 square feet.
2. Buildings with 2-3 dwelling units: 1,800 square feet
3. Buildings with 4 or more dwelling units: 2,400 square feet

Parking Location

1. ~~Off~~-Parking shall not be located adjacent to the frontage street.
2. If an alley is present, parking must be accessed from the alley.

Minimum Building Separation

10-feet

Shared Yard

1. Shared yards shall be accessible from the frontage street.
2. Shared yards shall be a minimum of 20' x 20' in size.
3. All buildings not fronting a street shall front the required shared yard.
4. Parking areas, roads, and driveways do not qualify as shared yard spaces.

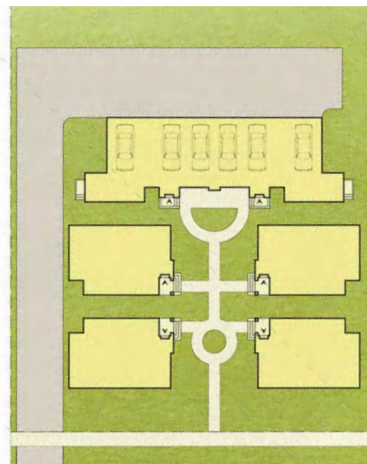


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missingmiddlehousing.com

CITY OF HAMILTON ZONING UPDATE

PROPOSED DRAFT AMENDMENTS

JULY 2025

Title 17 ZONING¹

Chapters:

Chapter 17.04 GENERAL PROVISIONS

Sections:

17.04.010 Title.

The ordinance codified in this chapter shall be known as the "Zoning Ordinance of the City of Hamilton" and shall be referred to herein as "this Title 17" or "this title."

17.04.020 Authority.

This Title 17 is adopted under the authority of the Municipal Zoning Enabling Act (MCA 76-2-301, et seq.).

17.04.030 Jurisdictional area.

The zoning jurisdiction of the City of Hamilton shall include the land within the corporate limits of the city.

17.04.040 Purpose and intent.

- A. The purpose of this Title 17 is to adopt and enforce such regulations that:
1. Are designed in accordance with the growth policy or comprehensive plan;
 2. Are designed to lessen congestion in the streets;
 3. Will secure safety from fire, panic and other dangers;
 4. Will promote health and the general welfare;
 5. Will provide adequate light and air;
 6. Will prevent the overcrowding of land;
 7. Will avoid undue concentration of population;
-

-
8. Will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other such public requirements;
 9. Give reasonable consideration to the character of the district;
 10. Give reasonable consideration to the district's particular suitability for specific uses;
 11. Give reasonable consideration to conserving the value of buildings; and
 12. Will encourage the most appropriate use of land throughout the jurisdictional area.
- B. Further, the intent of this Title 17 is to:
1. Ensure that the land uses of the community are properly situated in relation to one another, providing adequate space for each type of development and preventing problems associated with incompatible uses;
 2. Control the density of development in each area of the community so that property can be adequately served by public facilities such as streets, schools, recreation and utility systems;
 3. Direct new growth into appropriate areas;
 4. Protect existing property by requiring that development afford adequate light, air and privacy for persons living and working within the municipality;
 5. Improve the quality of the physical environment of the community;
 6. Protect and maintain property values;
 7. Preserve and develop the economic base of the community; and
 8. Encourage the provision of affordable housing for households of all income levels.
- C. This Title 17 shall apply to all pending variances and conditional use permit applications, building permits and other requests and actions under this Title or other provisions of the Hamilton Municipal Code.

17.04.050 Official zoning map.

- A. The official zoning map of Hamilton, Montana, and all notations, references and other information shown on the map are hereby incorporated by reference and made a part of this title. The official zoning map shall illustrate the current boundaries of all established zoning districts. If there is a conflict between the information on the official zoning map and the enabling ordinance, the wording of the enabling ordinance shall control.
- B. Maintenance of the official zoning map.
1. The official zoning map shall be kept in the city clerk's office and in the office of the zoning administrator. It shall be the final authority as to the current status of zoning districts in the City of Hamilton.
 2. The official zoning map shall bear the signature of the mayor, attested to by the city clerk, and the date of adoption by the city council.
 3. The official zoning map shall bear the seal of the city under the following words, "This is to certify that this is the official zoning map of Hamilton, Montana, referred to in the Hamilton Municipal Code."
 4. Whenever any change is made to a zoning district boundary in accordance with the procedures set forth in this title, such change shall be promptly entered on the official zoning map, and a copy of the enabling ordinance shall be attached to the map.
 5. In January of each year, the official zoning map shall be updated to reflect the zoning district boundary changes that were approved to and attached to the official zoning map during the previous calendar year. The official zoning map shall be approved by resolution of the city council.

-
- C. Loss, damage or destruction of the official zoning map. In the event that the official zoning map becomes damaged, destroyed, lost or difficult to interpret, the city council may by resolution adopt a new official zoning map which shall supersede the prior official zoning map. The resolution may correct drafting or other errors or omissions in the prior map.

17.04.060 Severability.

Should any section or provisions of the ordinance codified in this title be declared unconstitutional or invalid by a court of competent jurisdiction, the decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part declared to be unconstitutional or invalid.

17.04.070 Fee schedule.

Fees for the processing of applications under this Title 17 shall be set by the city council by resolution.

Chapter 17.08 ZONING DISTRICTS, PERMITTED USES, AND SITE AND STRUCTURE REGULATIONS

Sections:

Article 1 Zoning Districts

17.08.010 Zoning districts designated.

The City of Hamilton shall be divided into the following zoning districts and overlay options:

- A. ~~Traditional Neighborhood District (R-1)~~ Single-family residential (RS);
- B. ~~Medium Density Residential District (R-2)~~ Multiple-family residential district (RM);
- C. ~~High Density Residential District (R-3)~~ Residential high-density district (RH);
- D. ~~Historical district (reserved) (HD)~~;
- E. Mobile home park residential district (MHP);
- F. Recreational vehicle park district (RVP);
- G. Professional services business district (PS);
- H. ~~Transitional Neighborhood business district (B)~~;
- I. Local business district (B-1);
- J. Highway ~~related~~ business district (B-2);
- K. Central business district (CBD);
- L. Commercial ~~&~~ manufacturing district (~~C~~/M);
- M. Manufacturing ~~&~~ industrial district (M/I);
- N. Public institutional district (PI);
- O. Planned unit development (PUD) overlay ~~(reserved)~~ (~~PUD~~).

17.08.020 Zoning districts intent and purpose statements.

- A. The Traditional Neighborhood Development District (R-1) is intended to be a walkable residential neighborhood, with blocks, alleys, and within walking distance of retail & services. The R-1 district accommodates a variety of low-intensity housing options including detached single-family dwellings, multi-family dwellings up to four units, and accessory dwelling units. The R-1 district is intended for areas of infill on Hamilton's west side as well as developing areas intended to replicate patterns of traditional neighborhood development.~~Residential low density district (R-1). The R-1 district establishes zoning for primarily single-family dwellings on urban lots.~~
- B. The Medium Density Residential District (R-2) is intended to be a walkable residential neighborhood accommodating a variety of low to moderate-intensity housing options including detached single-family dwellings, duplexes up to six-plexes, and accessory dwelling units. The R-2 is intended for areas that have developed more recently as well as newly developing areas.~~Residential medium district (R-2). The R-2 district establishes zoning for one to four family dwelling units.~~
- C. The High Density Residential District (R-3) is intended to provide for higher density housing through a variety of building types including apartments, cottage courts, townhouses, and condominiums.~~Residential high density district (R-3). The R-3 district establishes zoning for multiple family dwelling units.~~
- D. Historical district (HD). Reserved.
- E. Mobile home park residential district (MHP). The MHP district establishes zoning for semi-permanent placement of mobile housing in subdivisions created for rent or lease
- F. Recreational vehicle park district (RVP). The RVP establishes zoning for a vehicular unit eight feet or less in width, designed as temporary living quarters for recreational camping or travel use and operated under its own motive power or mounted on or drawn by another vehicle, including a travel trailer, camping trailer, truck camper and motor home for temporary parking and set up in a ninety (90) days or less in any twelve (12) month period.
- G. Professional services business district (PS). The PS district establishes zoning regulations for office or professional uses that generate low vehicle traffic volume, which includes medical and health related services adjacent to major medical facilities such as the hospital.
- H. The Neighborhood Business District (B) is intended to be a walkable mixed use district with a residential emphasis. A wide variety of housing types at varying densities are permitted along with a limited number of residential supportive commercial uses.~~Transitional neighborhood business district (B). The B district establishes zoning for neighborhood and service businesses designed to service the immediate neighborhood.~~
- I. The Local Business (B-1) district is intended to be a vibrant mixed-use district. It accommodates a variety of commercial use and high-density residential housing types. The B-1 district is appropriate for higher traffic transportation corridors and commercial nodes.~~Local business district (B-1). The B-1 district establishes zoning for local business and retail trade activities not directly dependent upon passing motor traffic.~~
- J. Highway ~~related~~ business district (B-2). The B-2 district establishes zoning for businesses located along highways and arterials
- K. Central business district (CBD). The CBD district is a part of the original Hamilton town site and was developed for commercial purposes in the 1890's, much before the advent of our current car-based society. It is also referred to as "Downtown Hamilton." Most of the businesses are located on small twenty-five by one hundred thirty (25x130) feet lots with a variety of retail, commercial, professional, government services and residential dwelling units above the street level. The intent of this district is to:
 - 1. Promote and maintain a viable pedestrian friendly business community;
 - 2. Encourage remodeling efforts to preserve the historical character of each building and new construction that blends with the old;

-
3. Retain on-street parking spaces;
 4. Develop commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians;
 5. Provide flexibility in the site and design of new development and redevelopment to anticipate changes in the market place;
 6. Encourage preservation of the historic character of the central business district;
 7. Promote streets as public places that encourage pedestrian and bicycle travel. Provide roadway and pedestrian connections to residential areas;
 8. Provide transition between high traffic streets and neighborhoods, as stated in the city's transportation plan;
 9. Encourage efficient land use by facilitating high-density development and minimizing the amount of land that is needed for surface parking;
 10. Facilitate land use mix, density and design that supports public transit;
 11. Provide appropriate locations and design standards for commercial and institutional automobile and truck-dependent uses;
 12. Maintain mobility along traffic corridors and state highways.
- L. ~~The Commercial/ & m~~Manufacturing ~~d~~District (CM). ~~The CM district establishes zoning for is intended for certain~~ commercial and manufacturing uses which generate low volumes of vehicular traffic and create negligible noise, glare, dust, or odor.
- M. ~~The Manufacturing/ & i~~Industrial ~~d~~District (MI). ~~The MI district establishes is intended for higher intensity zoning for~~ manufacturing and industrial uses.
- N. Public institutional district (PI). The PI district establishes zoning to accommodate those public and institutional uses which are related to the health, safety, educational, cultural and welfare needs of the city.
- O. Planned ~~u~~Unit ~~d~~Development overlay district (PUD). See Chapter 17.08, Article 4.

Article 2 Permitted Uses

17.08.030 Interpretation of use tables.

- A. ~~A.~~—Uses in each zoning district are depicted in Tables 17.08.040 — 17.08.080. Permitted uses are indicated with a "P," conditional uses are indicated with a "C," and uses which are not permitted within the district are indicated by a "-."
- B. ~~B.~~—If a use is not listed in Tables 17.08.040 — 17.08.080 the zoning administrator shall determine the classification of a particular use and whether it is similar to a permitted or conditional use listed in the applicable district.
- C. ~~C.~~—Additional requirements.
1. ~~1.~~—A * indicates that particular use is defined in Chapter 17.346.
 2. ~~2.~~—A code section referenced indicates that use is subject to additional standards in that code section.
- D. Per Montana Code Annotated 76-2-402, a government agency, as defined in Montana Code Annotated 76-2-401, may propose to use public land contrary to the regulations in this Title. Within 30 days of receiving notice of an agency's intent to develop land contrary to this Title, the Hamilton City Council shall hold a public hearing to review and decide on the proposal.

17.08.040 Permitted residential uses.

Table 17.08.040 Permitted residential uses												
P = Permitted C = Conditional *Use defined in section 17.34.020 ^ Use Specific Regulations Apply												
<u>Uses</u>	<u>Zoning Districts</u>											
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B</u>	<u>B-1</u>	<u>B-2</u>	<u>CBD</u>	<u>PS</u>	<u>CM</u>	<u>MI</u>	<u>PI</u>	<u>MHP</u>
<u>Single-family dwelling*</u>	P	P	P	P	-	-	-	-	-	-	-	-
<u>Townhouses**^</u>	P	P	P	P	-	-	-	-	-	-	-	-
<u>Multiple-family dwelling* — 2-4 units</u>	P	P	P	P	-	-	-	-	-	-	-	-
<u>Multiple-family dwelling* — 5-6 units</u>	-	P	P	P	-	-	-	-	-	-	-	-
<u>Accessory dwelling unit**^</u>	P	P	P	P	-	-	-	-	-	-	-	-
<u>Manufactured Housing*</u>	P	P	P	P	-	-	-	-	-	-	-	-
<u>Apartments*</u>	-	-	-	P	P ₁	P ₁	P ₁	-	-	-	-	-
<u>Apartment building**^</u>	-	-	P	P	P	P ₁	P ₁	-	-	-	-	-
<u>Mobile home*</u>	C	-	-	-	-	-	-	-	-	-	-	P
<u>Mobile home park**^</u>	-	-	-	-	-	-	-	-	-	-	-	P
<u>Cottage Courts**^ - 4 units or fewer</u>	P	P	P	P	-	-	-	-	-	-	-	-
<u>Cottage Courts**^ - 6 units or fewer</u>	-	P	P	P	-	-	-	-	-	-	-	-
<u>Cottage Courts**^ - 7 or more units</u>	-	-	P	P	-	-	-	-	-	-	-	-
<u>Community residential facilities serving 8 or fewer persons*</u>	P	P	P	P	P	P	-	P	-	-	P	-
<u>Community residential facilities serving 9 or more persons*</u>	C	C	P	P	P	P	-	P	-	-	P	-
<u>Daycare home*</u>	P	P	P	P	P	-	-	-	-	-	-	-
<u>Boarding House*</u>	-	-	C	C	C	-	-	-	-	-	-	-
<u>Home occupations*</u>	P	P	P	P	P	P	P	-	-	-	-	P
<u>Accessory uses and buildings*</u>	P	P	P	P	P	-	-	-	-	-	-	P
<u>1. Apartments in the B-1, B-2, and CBD districts shall be located above or behind a permitted principal use, except that in the B-1 district ground floor dwellings are permitted in apartment buildings.</u>												

Table 17.08.040 Permitted residential uses													
<u>Uses</u>	<u>Zoning Districts</u>												
	<u>RS</u>	<u>RM</u>	<u>RH</u>	<u>B</u>	<u>B-1</u>	<u>B-2</u>	<u>CBD</u>	<u>PS</u>	<u>CM</u>	<u>MI</u>	<u>PI</u>	<u>MHP</u>	<u>RVP</u>
<u>Single-family dwellings*</u>	P	P	P	P	C ⁺	C ⁺	P ⁺	-	-	-	-	-	-
<u>Townhouses*</u>	-	P	P	P	-	-	-	-	-	-	-	-	-
<u>Multiple-family dwelling* — two units</u>	C	P	P	P	C ⁺	C ⁺	P ⁺	-	-	-	-	-	-
<u>Multiple-family dwelling* — up to four units</u>	-	P	P	P	C ⁺	C ⁺	P ⁺	-	-	-	-	-	-
<u>Multiple-family dwelling* — up to five units</u>	-	C	P	P	C ⁺	C ⁺	P ⁺	-	-	-	-	-	-

Multiple family dwelling*—six to eight units	-	C	P	P	P	C ¹	P ¹	-	-	-	-	-	-
Multiple family dwelling*—more than eight units	-	-	P	P	P	C ¹	P ¹	-	-	-	-	-	-
Single family mobile homes* See Section 17.16.060	-	-	-	-	-	-	-	-	-	-	-	P	-
Accessory dwelling units* See Section 17.16.010	P	P	P	P	-	-	-	-	-	-	-	-	-
Boarding and lodging houses*	-	C	C	-	-	-	-	-	-	-	-	-	-
Foster care and licensed family day care homes with six or less full time children	C	-	-	-	-	-	-	-	-	-	-	-	-
Community residential facilities and licensed group day care homes with twelve (12) or less full time children*	C	-	-	-	-	-	-	-	-	-	-	-	-
Uses deemed compatible with the uses allowed in the district after a public hearing	-	-	-	-	-	-	-	C	-	-	-	-	-
Notes: 1. Multiple Family dwellings in the B-1, CBD, and B-2 districts shall be located above the ground floor, except that in the B-1 district ground floor dwellings are permitted in multiple family dwellings with more than five units.													

17.08.050 Permitted commercial uses.

Table 17.08.050 Permitted commercial uses													
P = Permitted C = Conditional *Use defined in section 17.34.020 ^ Use Specific Regulations Apply													
Uses	Zoning Districts												
	R-1	R-2	R-3	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	
Accessory uses and buildings*	-	-	-	P	P	P	P	P	-	-	-	-	-
Animal Shelter or Boarding**^	-	-	-	-	-	C	-	-	C	P	C	-	-
Auction House*	-	-	-	-	C	C	-	-	P	P	-	-	-
Bar*	-	-	-	-	P	P	P	-	-	-	-	-	-
Bed and Breakfast*	C	C	C	P	C	C	-	-	-	-	-	-	-
Car wash*	-	-	-	-	-	P	-	-	C	-	-	-	-
Casinos*	-	-	-	-	C	P	-	-	-	-	-	-	-
Daycare centers*	-	-	C	P	P	P	P	P	-	-	-	-	-
Entertainment Venue, large*	-	-	-	-	-	P	-	-	C	-	C	-	-
Entertainment Venue, medium*	-	-	-	-	C	P	P	-	-	-	C	-	-
Entertainment Venue, outdoor*	-	-	-	-	-	C	-	-	C	-	-	-	-
Entertainment Venue, small*	-	-	-	C	P	P	P	-	-	-	-	-	-
Equipment and Vehicle Sales & Rentals*	-	-	-	-	-	P	-	-	P	P	-	-	-
Financial Services*	-	-	-	-	P	P	P ₁	P	-	-	-	-	-
Food Truck*	-	-	-	P	P	P	P	P	-	-	-	-	-
Gas Stations*	-	-	-	-	C	P	-	-	C	C	-	-	-
Hotels and motels*	-	-	-	-	P	P	P	-	-	-	-	-	-

Laundry and dry cleaning	-	-	-	C	P	P	P	-	P	-	-	-
Marijuana dispensaries**^	-	-	-	-	-	P	P	-	-	-	-	-
Microbreweries, wineries, & micro-distilleries	-	-	-	C	P	P	P	-	P	-	-	-
Mortuary*	-	-	-	-	-	C	-	-	P	-	P	-
Parking structure*	-	-	-	-	-	C	-	-	-	-	C	-
Personal Service*	-	-	-	P	P	P	P	-	-	-	-	-
Professional Office*	-	-	-	P	P	P	P	P	P	-	-	-
Recreation, commercial (indoor)*	-	-	-	C	P	P	P	P	P	-	C	-
Recreation, commercial (outdoor)*	-	-	-	-	C	C	C	-	C	-	C	-
Recreational vehicle park**^	-	-	-	-	-	C	-	-	-	-	-	-
Restaurants*	-	-	-	P ₁	P	P	P ₁	-	-	-	-	-
Retail 10,001 - 25,000 SF*	-	-	-	-	P	P	P	-	P	P	-	-
Retail 25,001 - 40,000 SF*	-	-	-	-	P	P	C	-	P	P	-	-
Retail over 40,000 SF*	-	-	-	-	-	P	-	-	-	-	-	-
Retail, 0 - 10,000 SF*	-	-	-	P	P	P	P	P ₂	P	P	-	-
Short-term rentals**^	P	P	P	P	P	P	P	-	-	-	-	-
Storage, indoor commercial*	-	-	-	-	-	C	-	-	P	P	-	-
Storage, outdoor commercial*	-	-	-	-	-	C	-	-	C	P	-	-
Vehicle Repair & Service*	-	-	-	C	C	P	-	-	P	P	-	-
1. No Drive Thrus												
2. Retail in the PS district must be an accessory use to a permitted or conditional use												

Table 17.08.050													
Permitted commercial uses													
Uses	Zoning Districts												
	RS	RM	RH	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Adult day care facilities*	-	-	-	-	-	-	-	P	-	-	-	-	-
Arcades	-	-	-	-	P	P	P	-	-	-	-	-	-
Arts and crafts studios	-	-	-	P	P	P	-	P	-	-	-	-	-
Auction sales and service	-	-	-	-	-	C	-	-	P	P	-	-	-
Bakeries and catering establishments	-	-	-	-	P	P	P	-	-	-	-	-	-
Banks, credit unions and other financial institutions	-	-	-	-	P	P	P	P	-	-	-	-	-
Barber and beauty shops	-	-	-	-	-	-	P	-	-	-	-	-	-
Businesses wherein patronage and/or employment is limited to persons eighteen (18) years of age or older	-	-	-	-	C	C	C	-	-	-	-	-	-
Casinos*	-	-	-	-	C	P	-	-	-	-	-	-	-
Convenience stores, not to include sale of propane or motor vehicle fuels	-	-	-	P	P	P	-	-	-	-	-	-	-
Convenience stores, that include sale of motor vehicle fuels	-	-	-	-	-	P	-	-	-	-	-	-	-

Day-care centers, preschool, & nursey schools*	€	-	-	-	€	€	€	P	-	-	-	-	-
Eating establishments, except drive-thru's.	-	-	-	P	P	P	P	-	-	-	-	-	-
Eating establishments, including drive-thru's.	-	-	-	-	-	P	-	-	-	-	-	-	-
Educational services (e.g. educational institutions, medical and vocational schools, tutorial services, public or private nonprofit or for profit schools).*	-	-	-	-	-	-	-	P	-	-	-	-	-
Equipment and motor vehicle rental outlets	-	-	-	-	-	P	-	-	P	P	-	-	-
Hardware stores	-	-	-	P	P	P	-	-	-	-	-	-	-
Health related service (e.g. holistic medicine and natural food stores, acupuncturists, acupressure and massage therapy).	-	-	-	-	-	-	-	P	-	-	-	-	-
Home occupations* See Section 17.16.040	P	P	P	P	P	P	P	P	-	-	P	P	P
Hotels and motels*	-	-	-	-	-	P	-	-	-	-	-	-	-
Laundry and dry cleaning	-	-	-	-	-	-	€	-	-	-	-	-	-
Marijuana dispensaries* See Section 17.16.030	-	-	-	-	-	P	P	-	-	-	-	-	-
Marijuana manufacturing* See Section 17.16.030	-	-	-	-	-	-	-	-	€	€	-	-	-
Marijuana testing laboratories* See Section 17.16.030	-	-	-	-	-	-	-	P	-	-	-	-	-
Marijuana transporters* See Section 17.16.030	-	-	-	-	-	-	-	-	€	€	-	-	-
Media offices and production facilities	-	-	-	-	P	P	P	-	-	-	-	-	-
Mini-storage units*	-	-	-	-	-	€	-	-	P	P	-	-	-
Mortuaries and crematoriums	-	-	-	-	€	P	-	€	-	-	-	-	-
Motor vehicle repair garages, not to include auto wrecking or salvage yards	-	-	-	-	-	€	-	-	P	P	-	-	-
Motor vehicle sales and related services	-	-	-	-	-	P	-	-	-	-	-	-	-
Office support services	-	-	-	-	-	-	-	P	-	-	-	-	-
Offices and businesses deemed compatible with this district	-	-	-	-	-	€	-	-	-	-	-	-	-
Open-air storage	-	-	-	-	-	€	-	-	-	-	-	-	-
Optical services and eyewear	-	-	-	-	-	-	-	P	-	-	-	-	-
Parking lot(s) and garages*	-	-	-	-	€	P	€	-	P	P	€	-	-
Parking or storage of recreational vehicles or camper trailers	-	-	-	-	-	-	-	-	P	P	-	-	-
Personal service facilities*	-	-	-	P	P	P	P	-	-	-	-	-	-
Printing shops and photography shops	-	-	-	-	P	P	P	-	-	-	-	-	-
Professional and business offices.	-	-	-	P	P	P	P	P	-	-	-	-	-
Real estate services	-	-	-	-	-	-	-	P	-	-	-	-	-
Recreational and fitness facilities	-	-	-	-	P	P	P	-	-	-	-	-	-

Recreational vehicle units*	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Repair services, except automotive and small engine repair-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Retail	-	-	-	P	P	P	P	-	-	-	-	-	-	-
Sale of propane	-	-	-	-	-	C	-	-	-	-	-	-	-	-
Service stations	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Short-term rentals* See Section 17.16.020	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Social, service and fraternal clubs	-	-	-	-	P	P	C	-	-	-	-	-	-	-
Storage, provided that it is totally enclosed in the building	-	-	-	-	C	C	-	-	-	-	-	-	-	-
Taverns and cocktail lounges	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Theaters	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Uses deemed compatible with the uses allowed in the district after a public hearing	-	-	-	-	-	-	C	C	-	-	-	-	-	-
Vehicle brokers*	-	-	-	-	-	P	-	-	-	-	-	-	-	-

17.08.060 Permitted manufacturing and industrial ~~and manufacturing~~ uses.

Table 17.08.060 Permitted manufacturing and industrial uses													
P = Permitted		C = Conditional		*Use defined in section 17.34.020				^ Use Specific Regulations					
Apply													
Uses	Zoning Districts												
	R- 1	R- 2	R- 3	B	B- 1	B- 2	CBD	PS	CM	MI	PI	MHP	
Accessory uses and buildings*	-	-	-	-	-	-	-	-	P	P	-	-	
Crematorium**^	-	-	-	-	-	C	-	-	C	P	-	-	
Data Centers**^	-	-	-	-	-	-	-	-	-	P	-	-	
Digital asset mining**^	-	-	-	-	-	-	-	-	-	P	-	-	
Manufacturing, artisan*	-	-	-	P	P	P	P	-	P	P	-	-	
Manufacturing, intensive**^	-	-	-	-	-	-	-	-	C	P	-	-	
Manufacturing, light*	-	-	-	-	C	P	-	-	P	P	-	-	
Manufacturing, moderate**^	-	-	-	-	-	C	-	-	P	P	-	-	
Recycling center**^	-	-	-	-	-	-	-	-	C	P	C	-	
Salvage yard**^	-	-	-	-	-	-	-	-	-	P	-	-	
Warehousing, Wholesale, & Freight Movement**^	-	-	-	-	C	C	-	-	P	P	-	-	

Table 17.08.060 Permitted industrial and manufacturing uses														
Uses	Zoning Districts													
	<u>RS</u>	<u>RM</u>	<u>RH</u>	<u>B</u>	<u>B-1</u>	<u>B-2</u>	<u>CBD</u>	<u>PS</u>	<u>CM</u>	<u>MI</u>	<u>PI</u>	<u>MHP</u>	<u>RVP</u>	
Assembly or fabrication of products from pre-manufactured components	-	-	-	-	-	-	-	-	P	P	-	-	-	

Auto-wrecking or salvage yards	-	-	-	-	-	-	-	-	-	-	-	-	-
Business, manufacturing or scientific research centers, and product development testing laboratories	-	-	-	-	-	-	-	-	P	P	-	-	-
Central electrical power stations	-	-	-	-	-	-	-	-	E	P	-	-	-
Collection centers for recyclable materials	-	-	-	-	-	-	-	-	E	P	-	-	-
Freight terminals	-	-	-	-	-	E	-	-	P	P	-	-	-
Industries which generate or manufacture hazardous or toxic materials	-	-	-	-	-	-	-	-	-	E	-	-	-
Industries which receive, process or store hazardous or toxic materials	-	-	-	-	-	-	-	-	-	E	-	-	-
Manufacturing and production (less than five thousand (5,000) square feet or with light industrial)	-	-	-	-	E	-	-	-	-	-	-	-	-
Manufacturing and production (less than five thousand (5,000) square feet or with light retail)	-	-	-	-	-	E	-	-	-	-	-	-	-
Manufacturing and production (less than five thousand (5,000) square feet or with retail outlet)	-	-	-	-	-	-	E	-	-	-	-	-	-
Production converting raw or recycled materials into components or finished products	-	-	-	-	-	-	-	-	-	P	-	-	-
Storage of bulk fuel and petroleum products	-	-	-	-	-	-	-	-	E	P	-	-	-
Warehousing or storage of products, materials or equipment not to include bulk fuel or petroleum products	-	-	-	-	-	-	-	-	P	P	-	-	-
Wholesale	-	-	-	-	E	E	E	-	P	P	-	-	-

17.08.070 Permitted public, civic, and institutional uses.

Table 17.08.070 Permitted public, civic, and institutional uses												
P = Permitted		C = Conditional		*Use defined in section 17.34.020				^ Use Specific Regulations Apply				
Uses	Zoning Districts											
	R-1	R-2	R-3	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP
Accessory uses and buildings	=	=	=	=	=	=	=	=	=	=	P	=
Cemetery	=	=	=	=	=	=	=	=	=	=	P	=
Community Center	C	C	C	P	P	P	P	=	=	=	=	=
Convention Center	=	=	=	=	C	P	=	=	=	=	C	=
Correctional facilities	=	=	=	=	=	=	=	=	=	=	C	=
Government facilities	=	=	=	=	=	=	=	=	=	=	C	=
Hospital	=	=	=	=	=	=	=	P	=	=	P	=

<u>Library</u>	=	=	=	=	=	=	=	=	=	=	P	=
<u>Museums</u>	=	=	=	P	P	P	P	=	=	=	P	=
<u>Nursing home/skilled nursing facility</u>	=	=	C	C	C	=	=	P	=	=	P	=
<u>Park</u>	P	P	P	P	P	P	P	P	P	P	P	P
<u>Public utilities</u>	=	=	=	=	=	C	=	=	C	=	C	=
<u>School</u>	=	=	=	=	=	=	=	=	=	=	P	=
<u>Wireless Communication Towers</u> *^	=	=	=	=	=	C	=	=	C	=	C	=

Table 17.08.070													
Permitted public, civic, and institutional uses													
Uses	Zoning Districts												
	RS	RM	RH	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Cemetery				-	-	-	-	-	-	-	€		
Charitable, philanthropic, nonprofit organization facilities	-	-	-	-	-	-	-	-	-	-	€	-	-
Church steeples, ornamental towers, spires, or monuments higher than 45 feet	-	€	-	-	-	-	-	-	-	-	-	-	-
Churches	€	€	-	-	-	€	€	-	-	-	€	-	-
Community centers*	€	€	-	-	€	€	€	-	-	-	-	-	-
Convention and exhibition centers	-	-	-	-	-	-	-	-	-	-	€	-	-
Correctional facilities	-	-	-	-	-	€	-	-	-	-	-	-	-
Cultural centers	-	-	-	-	-	-	-	-	-	-	€	-	-
Fairgrounds				-	-	-	-	-	-	-	€		
Group care or total care facilities	-	-	-	-	-	-	-	€	-	-	-	-	-
Historical landmarks, sites, memorials and monuments	-	-	-	-	-	-	-	-	-	-	€		
Hospitals, general and specialty*	-	-	-	-	-	-	-	€	-	-	-	-	-
Libraries	€	€	-	-	P	P	€	P	-	-	€	-	-
Medical and dental clinics*	-	-	-	-	P	P	P	P	-	-	-	-	-
Museums	-	-	-	-	P	€	P	-	-	-	€	-	-
Nursing homes, rest homes, convalescent homes and homes for the aged*	-	-	-	-	-	-	-	€	-	-	-	-	-
Parks and open space	€	€	-	-	P	P	P	P	-	-	€	P	P
Playgrounds and recreational facilities	€	€	-	-	€	€	-	-	-	-	-	P	P
Government facilities, point of service (e.g. fire, police, post office, etc.)	-	-	-	-	-	-	€	-	-	-	€	-	-
Government (no point of service)	-	-	-	-	-	-	-	-	-	-	€	-	-
Public and quasi-public utility buildings and facilities necessary to provide services to the surrounding area, when screened from public view	-	-	-	-	-	-	-	-	P	P	-	-	-
Schools (public and private)	€	€	-	-	€	€	€	-	-	-	€	-	-
Tourist information centers	-	-	-	-	-	P	-	-	-	-	-	-	-

Utilities, public and private including communication equipment buildings, electrical distribution substations and related administrative facilities	-	-	-	-	-	-	-	-	-	-	P	-	-
Wireless communication towers See Section 17.16.050	-	-	-	-	-	€	-	-	-	-	€	-	-

17.08.080 Permitted accessory uses.

Table 17.08.080													
Permitted accessory uses													
Uses	Zoning Districts												
	RS	RM	RH	B	B-1	B-2	CBD	PS	CM	MI	PI	MHP	RVP
Accessory buildings	P	P	P	P ¹	€ ¹	€ ¹	€ ¹	-	-	-	-	-	-
Convenience stores housed in permanent structures and used in conjunction with the operation of the recreational vehicle park, including the sale of propane fuels for occupants.	-	-	-	-	-	-	-	-	-	-	-	-	P
Folding, collapsible or detachable canopies, awnings and other similar devices designed to be an integral and transportable part of the recreational vehicle unit.	-	-	-	-	-	-	-	-	-	-	-	-	P
Manager's residence and/or office.	-	-	-	-	-	-	-	-	-	-	-	P	P
Patio canopies, carports, porches and detached storage buildings.	-	-	-	-	-	-	-	-	-	-	-	P	-
Personal care, recreational, food service, or retail facilities if totally enclosed within other permitted facilities	-	-	-	-	-	-	-	€	-	-	-	-	-
Personal service facilities and food services located in main building of multiple family dwellings*	-	€	€	-	-	-	-	-	-	-	-	-	-
Retail sales incidental to principal manufacturing uses	-	-	-	-	-	-	-	-	P	P	-	-	-
Uses designed to serve a temporary nature to include showers, toilets and laundry facilities.	-	-	-	-	-	-	-	-	-	-	-	-	P
Uses incidental to the uses allowed	P	P	P	P	€	€	€	-	-	-	-	-	-
Notes: 1. See Section 17.20.030 for additional requirements for accessory buildings in commercial districts.													

Article 3 Site and Structure Regulations

17.08.0890 Interpretation of site and structure regulation tables.

Site and structure regulations in each zoning district are shown in Tables 17.08.100 - 17.08.220. For additional requirements, refer to Chapter 17.20 (general development regulations) and Chapter 17.16 (use specific regulations).

17.08.100090 RS-R-1 district.

Table 17.08.100		
Site and structure regulations in the RS District		
	Regulation	Specification(s)
1.	Minimum lot area	4,200 square feet
2.	Minimum lot frontage	30 feet
3.	Minimum yard setbacks	Front yard: 15 feet. Rear yard: • Main building: 20 feet. • Accessory building: five feet. • Garages opening to alley: ten feet. Side yards • Five feet. • Corner lots: Ten feet measured from the property line adjacent to the nonprimary street.
4.	Maximum height	Main building: Two and one-half stories or 35 feet, whichever is less, excluding chimneys, which may extend five feet above the roofline. Accessory buildings: Two stories or 25 feet whichever is less. Churches, when allowed by a conditional use permit: 45 feet.

Table 17.08.090		
Site and structure regulations in the R-1 District		
	Regulation	Specification(s)
1.	Minimum lot area ¹	1 – 2 dwellings: 4,200 square feet 3 – 4 dwellings: 2,000 square feet per unit Townhouses: 2,000 square feet All other uses: 4,200 square feet
2.	Minimum lot width ¹	1 – 2 dwellings: 30 feet 3 – 4 dwellings: 50 feet Townhouses: 20 feet All other uses: 30 feet
3	Maximum lot coverage ¹	40%.
4.	Minimum yard setbacks ¹	Front yard: • 3 – 4 unit buildings: 10 feet • Front facing garages:

		<ul style="list-style-type: none"> ○ <u>With alley access: 5 feet behind front of principal building.</u> ○ <u>Without alley access: even with principal building.</u> ● <u>All other buildings: 20 feet</u>
		<u>Rear yard:</u> <ul style="list-style-type: none"> ● <u>Principal building: 20 feet</u> ● <u>Accessory building: 5 feet</u>
		<u>Side yard:</u> <ul style="list-style-type: none"> ● <u>1– 1.5 story buildings: 5 feet</u> ● <u>2– 2.5 story buildings:</u> <ul style="list-style-type: none"> ○ <u>Duplexes: 5 feet</u> ○ <u>All other buildings: 10 feet</u> ● <u>Corner lots: 10 feet along the side lot line adjacent to the street.</u> ● <u>Townhouse interior walls: 0 feet</u>
<u>5.</u>	<u>Maximum building height¹</u>	<u>Principal building: 2.5 stories / 30 feet.</u>
		<u>Accessory buildings:</u> <ul style="list-style-type: none"> ● <u>Accessory dwelling units: 2.5 stories / 30 feet.</u> ● <u>All other accessory buildings: 2 stories / 20 feet.</u>
		<u>Chimneys and antennas: 5 feet about highest roof line.</u>
<u>6.</u>	<u>Encroachments¹</u>	<u>Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line.</u> <ul style="list-style-type: none"> ● <u>Front 5'</u> ● <u>Side 3'</u> ● <u>Rear 10'</u>
^{1.} See Section 17.##.### for how to measure.		

17.08.1100 ~~RM-R-2~~ district.

Table 17.08.110		
Site and structure regulations in the RM-District		
	Regulation	Specification(s)
1-	Minimum lot area	Single-family dwelling: 4,200-square feet
		Townhouses: 4,200-square feet
		Dwellings in excess of one-unit: 2,500-square feet per dwelling unit.
		All other uses: 8,000-square feet.
2-	Minimum lot frontage	Single-family dwelling: 30 feet
		Townhouses: 30 feet
		Two-family dwellings: 50 feet
		Dwellings in excess of two-units: 60 feet
3-	Minimum yard setbacks	All other uses: 60 feet.
		Front yard: 15 feet.
		Rear yard: <ul style="list-style-type: none"> ● Main building: 20 feet.

		<ul style="list-style-type: none"> • Accessory building: five feet • Garages opening to alley: ten feet.
		<u>Side yards</u> <ul style="list-style-type: none"> • Five feet. • Zero feet for interior walls of townhouses. • Corner lots: Ten feet measured from the property line adjacent to the nonprimary street.
4.	Maximum height	Main building: Three stories or 45 feet, whichever is less. Accessory buildings: Two stories or 25 feet, whichever is less.

Table 17.08.100		
Site and structure regulations in the R-2 District		
	<u>Regulation</u>	<u>Specification(s)</u>
1.	<u>Minimum lot area¹</u>	1 – 2 dwellings: <u>4,000 square feet</u> 3 – 4 dwellings: <u>6,000 square feet</u> 5 – 6 dwellings: <u>8,000 square feet</u> Townhouses: <u>2,000 square feet</u> All other uses: <u>4,000 square feet</u>
2.	<u>Minimum lot width¹</u>	1 – 2 dwellings: <u>30 feet</u> 3 – 4 dwellings: <u>50 feet</u> 5 – 6 dwellings: <u>60 feet</u> Townhouses: <u>20 feet</u> All other uses: <u>30 feet</u>
3.	<u>Maximum lot coverage¹</u>	<u>50%</u>
4.	<u>Minimum yard setbacks¹</u>	<u>Front yard:</u> <ul style="list-style-type: none"> • <u>3 – 4 unit buildings: 10 feet</u> • <u>Townhouses: 10 feet</u> • <u>All other buildings: 15 feet</u> <u>Rear yard:</u> <ul style="list-style-type: none"> • <u>Principal building: 20 feet</u> • <u>Accessory building: 5 feet</u> <u>Side yard:</u> <ul style="list-style-type: none"> • <u>Townhouse interior walls: 0 feet</u> • <u>All other buildings: 5 feet</u> • <u>Corner lots: 10 feet along the side lot line adjacent to the street.</u>
5.	<u>Maximum building height¹</u>	Principal building: <u>2.5 stories / 30 feet.</u> Accessory buildings: <ul style="list-style-type: none"> • <u>Accessory dwelling units: 2.5 / 30 feet.</u> • <u>All other accessory buildings: 2 stories / 25 feet.</u> Chimneys and antennas: <u>5 feet about highest roof line.</u>
6.	<u>Encroachments¹</u>	<u>Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line.</u> <ul style="list-style-type: none"> • <u>Front 5'</u> • <u>Side 3'</u> • <u>Rear 10'</u>

^{1.} See Section 17.##.### for how to measure.

17.08.1210 RH-R-3 district.

Table 17.08.120		
Site and structure regulations in the RH District		
	Regulation	Specification(s)
1-	Minimum lot area	One to two family dwellings: 4,200 square feet
		Three to four family dwellings: 2,000 square feet per dwelling unit
		Five to eight family dwelling units: 1,200 square feet per dwelling unit.
		Multi-family dwellings in excess of eight units: 10,000 square feet plus 1,400 square feet for each additional unit over eight.
		Townhouses: 1,600 square feet
2-	Minimum lot frontage	One to two family dwellings: 30 feet.
		Townhouses: 20 feet
		All other uses: 50 feet.
3-	Minimum yard setbacks	Front yard: 15 feet.
		Rear yard:
		• Main building: 20 feet.
		• Accessory building: five feet
		• Garages opening to alley: ten feet.
4-	Maximum height	Side yards
		• Five feet.
		• Zero feet for interior walls of townhouses.
		• Corner lots: Ten feet measured from the property line adjacent to the nonprimary street.
		Main building: Three stories or 45 feet, whichever is less.
		Accessory buildings: Two stories or 25 feet, whichever is less.

Table 17.08.110		
Site and structure regulations in the R-3 District		
	Regulation	Specification(s)
1.	<u>Minimum lot area¹</u>	<u>None</u>
2.	<u>Minimum lot width¹</u>	<u>1 – 2 dwellings: 30 feet</u>
		<u>3 – 6 dwellings: 50 feet</u>
		<u>Townhouses: 16 feet</u>
		<u>All other uses: 60 feet</u>
3.	<u>Maximum lot coverage¹</u>	<u>70%</u>
4.	<u>Minimum yard setbacks^{1 2}</u>	<u>Front yard:</u>
		• <u>Townhouses: 5 feet</u>
		• <u>All other buildings: 15 feet</u>
		<u>Rear yard:</u>
		• <u>Principal building: 15 feet</u>
		• <u>Accessory building: 5 feet</u>
		<u>Side yard:</u>

		<ul style="list-style-type: none"> • <u>Townhouse interior walls: 0 feet</u> • <u>All other buildings: 5 feet</u> • <u>Corner lots: 10 feet along the side lot line adjacent to the street.</u>
<u>5.</u>	<u>Maximum building height^{1 2}</u>	<u>Principal building:</u> <ul style="list-style-type: none"> • <u>Townhouses: 3 stories / 36 feet.</u> • <u>Single-family dwellings: 2.5 stories / 30 feet.</u> • <u>All other buildings: 4 stories / 60 feet.</u> <u>Accessory buildings:</u> <ul style="list-style-type: none"> • <u>Accessory dwelling units: 2.5 stories / 30 feet.</u> • <u>All other accessory buildings: 2 stories / 25 feet.</u> <u>Chimneys and antennas: 5 feet about highest roof line.</u>
<u>6.</u>	<u>Encroachments¹</u>	<u>Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line.</u> <ul style="list-style-type: none"> • <u>Front 5'</u> • <u>Side 3'</u> • <u>Rear 10'</u>
<u>7.</u>	<u>Maximum building footprint¹</u>	<u>Principal buildings: 12,000 square feet per building.</u> <u>Accessory buildings: 2,000 square feet per building.</u>
^{1.} <u>See Section 17.##.### for how to measure.</u> ^{2.} <u>Residential buildings with 7 or more dwelling units facing public spaces are subject to the building and site development standards in Section 17.##.###.</u>		

17.08.1~~230~~ MHP district.

Table 17.08.1 230		
Site and structure regulations in the MHP District		
	Regulation	Specification(s)
1.	Minimum lot area	Park area: five acres Lot rental or lease area: 4,000 square feet.
2.	Minimum lot frontage-width	50 feet.
3.	Minimum yard setbacks	Front yard: 20 feet. Rear yard: five feet. Side yards: five feet.
4.	Maximum height	Permanent structure: Three stories /or 45 feet, whichever is less. Semi-permanent structure: 20 feet.

17.08.140 RVP district.

Table 17.08.140		
Site and structure regulations in the RVP District		
	Regulation	Specification(s)

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1-	Minimum lot area	Park area: three acres Lot rental or lease area: 1,250 square feet.
2-	Minimum lot frontage	25 feet.
3-	Minimum yard setbacks of RV	From public street or highway: 25 feet. From any park perimeter boundary: 15 feet.
4-	Maximum height	Permanent structure: three stories or 45 feet, whichever is less.
5-	Additional regulations	Access to a recreational vehicle park shall be from a public street. A minimum of one off-street parking space shall be provided on or adjacent to each lot The RV park shall be separated and screened from adjacent residential districts by a permanent wall, fence or hedge of a minimum height of six feet.

17.08.1350 PS district.

Table 17.08.1530		
Site and structure regulations in the PS District		
	Regulation	Specification(s)
1.	Minimum lot area	10,000 square feet
2.	Minimum lot frontage width	None
3.	Minimum yard setbacks	Front yard: 20 feet. Rear yard: <ul style="list-style-type: none"> • 20 feet • Ten additional feet for each story over two. Side yards <ul style="list-style-type: none"> • Ten feet. • Ten additional feet for each story over two. • Corner lots: 15 feet <u>along the side lot line adjacent to the street, measured from the property line adjacent to the nonprimary street.</u>
4.	Maximum height	Three stories or / 45 feet, whichever is less.
5.	Screening	Where a PS use abuts a residential district, it shall be screened to a height of four feet unless it is separated by a street or an alleyway or a yard of 50 feet.

17.08.1460 B district.

Table 17.08.160		
Site and structure regulations in the B District		
	Regulation	Specification(s)
1-	Minimum lot area	Commercial uses: 3,500 square feet Residential uses: same as RH district
2-	Minimum lot frontage	Commercial uses: 25 feet

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		<u>Residential uses: same as RH district</u>
3-	<u>Minimum yard setbacks</u>	<u>Commercial Uses:</u> <ul style="list-style-type: none"> • <u>Front yard: 15 feet.</u> • <u>Rear yard: none</u> • <u>Side yard: none</u> • <u>Corner lots: Ten feet for the side yard facing the nonprimary street.</u> <u>Residential uses: same as RH district.</u>
4-	<u>Maximum height</u>	<u>Main building: Three stories or 45 feet, whichever is less.</u> <u>Accessory buildings: Two stories or 25 feet, whichever is less.</u>
5-	<u>Maximum lot coverage</u>	<u>Commercial uses: 50%</u> <u>Residential uses: none</u>
6-	<u>Maximum building size</u>	<u>12,000 square feet</u> <u>Buildings in excess of 12,000 square feet may be allowed upon approval by of a special use permit — see Section 17.12.080.</u>
7-	<u>Additional regulations</u>	<u>All commercial operations and storage of materials in the B district shall be contained within an enclosed building.</u> <u>Utility service lines shall be installed below ground.</u>

<u>Table 17.08.140</u>		
<u>Site and structure regulations in the B District</u>		
	<u>Regulation</u>	<u>Specification(s)</u>
1.	<u>Minimum lot area¹</u>	<u>Commercial uses: 3,500 square feet</u> <u>Residential uses: Same as R-3 district.</u>
2.	<u>Minimum lot width¹</u>	<u>Commercial uses: 25 feet</u> <u>Residential uses: Same as R-3 district.</u>
3.	<u>Maximum lot coverage¹</u>	<u>70%</u>
4.	<u>Minimum yard setbacks^{1 2}</u>	<u>Front yard:</u> <ul style="list-style-type: none"> • <u>Townhouses: 5 feet</u> • <u>All other buildings: 10 feet</u> <u>Rear yard:</u> <ul style="list-style-type: none"> • <u>Principal building: 10 feet</u> • <u>Accessory building: 5 feet</u> <u>Side yards</u> <ul style="list-style-type: none"> • <u>Townhouse interior walls: 0 feet</u> • <u>All other buildings: 5 feet</u> • <u>Corner lots: 10 feet along the side lot line adjacent to the street.</u>
5.	<u>Maximum building height^{1 2}</u>	<u>Principal building:</u> <ul style="list-style-type: none"> • <u>Townhouses and Single-family dwellings: 2.5 stories / 30 feet.</u> • <u>All other buildings: 3 stories / 40 feet.</u> <u>Accessory buildings:</u> <ul style="list-style-type: none"> • <u>Accessory dwelling units: 2.5 stories / 30 feet.</u> • <u>All other accessory buildings: 2 stories / 25 feet.</u>

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		<u>Chimneys and antennas: 5 feet about highest roof line.</u>
<u>6.</u>	<u>Encroachments¹</u>	<u>Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line.</u> <ul style="list-style-type: none"> • <u>Front 5'</u> • <u>Side 3'</u> • <u>Rear 10'</u>
<u>7.</u>	<u>Maximum building footprint¹</u>	<u>Principal buildings: 12,000 square feet per building.</u> <u>Accessory buildings: 2,000 square feet per building.</u>
^{1.} <u>See Section 17.##.### for how to measure.</u> ^{2.} <u>Residential buildings with 7 or more dwelling units and commercial buildings facing public spaces are subject to the building and site development standards in Section 17.##.###.</u>		

17.08.1570 B-1 district.

Table 17.08.170		
Site and structure regulations in the B-1 District		
	Regulation	Specification(s)
<u>1.</u>	<u>Minimum lot area</u>	<u>3,500 square feet</u>
<u>2.</u>	<u>Minimum lot frontage</u>	<u>25 feet</u>
<u>3.</u>	<u>Minimum yard setbacks</u>	<u>None</u>
<u>4.</u>	<u>Maximum height</u>	<u>Three stories or 45 feet, whichever is less.</u>
<u>5.</u>	<u>Maximum lot coverage</u>	<u>50%</u>
<u>6.</u>	<u>Maximum building size</u>	<u>24,000 square feet</u> <u>Buildings in excess of 24,000 square feet may be allowed upon approval by of a special use permit — see Section 17.12.080.</u>
<u>7.</u>	<u>Projections into public property</u>	<ul style="list-style-type: none"> • <u>Are limited to parts or appendages of buildings which extend over walks or other rights-of-way adjacent to public streets.</u> • <u>May include awnings, marquees, sun-control devices and miscellaneous architectural ornamentation as authorized by current building codes.</u> • <u>Includes projecting signs, see Chapter 17.28.</u>

Table 17.08.150		
Site and structure regulations in the B-1 District		
	Regulation	Specification(s)
<u>1.</u>	<u>Minimum lot area¹</u>	<u>3,500 square feet</u>
<u>2.</u>	<u>Minimum lot width¹</u>	<u>25 feet</u>
<u>3.</u>	<u>Maximum lot coverage¹</u>	<u>70%</u>
<u>4.</u>	<u>Minimum yard setbacks^{1 2}</u>	<u>Front yard:</u> <ul style="list-style-type: none"> • <u>Abutting an R district with frontage on the same street: same as required front yard setback for abutting R district.</u> • <u>Not abutting an R district: none</u>

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		<u>Rear yard:</u> <ul style="list-style-type: none"> Abutting an R district: same as required rear yard setback for abutting R district. Not abutting an R district: none
		<u>Side yard:</u> <ul style="list-style-type: none"> Abutting an R district: same as required side yard setback for abutting R district. Not abutting an R district: none Corner lots: 10 feet along the side lot line adjacent to the street.
5.	Maximum building height ^{1 2}	Principal building: 4 stories / 60 feet. Accessory buildings: 2 stories / 25 feet. Chimneys and antennas: 5 feet about highest roof line.
6.	Encroachments ¹	Porches, bay windows, stairs, roof eaves and the like may encroach into setbacks, as outlined below. Encroachments shall not encroach closer than 2' to any property line. <ul style="list-style-type: none"> Front 5' Side 3' Rear 10'
7.	Maximum building footprint ¹	Principal buildings: 15,000 square feet per building. Accessory buildings: 2,000 square feet per building.
8.	Additional regulations	See section 17.20.030 for additional regulations for specific uses in the B-1 district.
^{1.} See Section 17.##.### for how to measure. ^{2.} Residential buildings with 7 or more dwelling units and commercial buildings facing public spaces are subject to the building and site development standards in Section 17.##.###.		

17.08.1680 B-2 district.

Table 17.08.1680		
Site and structure regulations in the B-2 District		
	Regulation	Specification(s)
1.	Minimum lot area	7,000 square feet
2.	Minimum lot frontage width	50 45 feet
3.	Minimum yard setbacks	Front yard: <ul style="list-style-type: none"> Abutting an R district with frontage on the same street: same as required front yard setback for abutting R district. Not abutting an R district: 10 feet 35 feet. 25 feet for motor fuel pumps Rear yard: <ul style="list-style-type: none"> Abutting an R district: same as required rear yard setback for abutting R district. Not abutting an R district: none none.

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		Side yard: <ul style="list-style-type: none"> • <u>Abutting an R district: same as required side yard setback for abutting R district.</u> • <u>Not abutting an R district: none</u> • Corner lots: 15 feet along the side lot line adjacent to the street. None for interior lots. <u>Corner lots: 15 feet measured from the property line adjacent to the nonprimary street.</u>
4.	Maximum height	Three-3 stories or / 45 feet, whichever is less.
5.	Maximum building size	60,000 square feet
		Buildings in excess of 60,000 square feet may be allowed upon approval by of a special use permit - see Section 17.12.080.
6.	Additional regulations	<u>See section 17.20.030 for additional regulations for specific uses in the B-2 district.</u> The entrance to or exit from a public garage shall be located a minimum of 50 feet from a boundary within a residential district.

17.08.19170 CBD district.

Table 17.08.1970		
Site and structure regulations in the CBD District		
	Regulation	Specification(s)
1.	Minimum lot area	3,250 square feet
2.	Minimum lot frontage-width	25 feet
3.	Minimum yard setbacks	None
4.	Maximum height	Three stories or / 45 feet, whichever is less.
5.	Projections into public property	<ul style="list-style-type: none"> • Are limited to parts or appendages of buildings which extend over walks or other rights-of-way adjacent to public streets. • May include awnings, marquees, sun control devices and miscellaneous architectural ornamentation as authorized by current building codes. • Includes projecting signs, see Chapter 17.28.
6.	Additional regulations	New buildings or exterior renovations of existing buildings visible from a public street or pedestrian way which do not conform to the City of Hamilton Building and Site Design Guidelines including Appendix A — Additional Design Guidelines For the Central Business Zone District and the Historic Downtown Area may only be allowed upon approval by of a special use permit — see Section 17.12.080.

17.08.21800 CM district.

Table 17.08.180200		
Site and structure regulations in the CM District		
	Regulation	Specification(s)

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1.	Minimum lot area	10,000 square feet
2.	Minimum lot frontage	50 feet
3.	Minimum yard setbacks	<p>Front yard: 20 feet</p> <ul style="list-style-type: none"> • <u>Abutting an R district with frontage on the same street: same as required front yard setback for abutting R district.</u> • <u>Not abutting an R district: 20 feet</u> <p>Rear yard: none.</p> <ul style="list-style-type: none"> • <u>Abutting an R district: same as required rear yard setback for abutting R district.</u> • <u>Not abutting an R district: 10 feet</u> <p>Side yards:</p> <ul style="list-style-type: none"> • <u>Abutting an R district: same as required side yard setback for abutting R district.</u> • <u>Not abutting an R district: 5 feet</u> • None for interior lots. • <u>Corner lots: 20 feet along the side lot line adjacent to the street, measured from the property line adjacent to the nonprimary street.</u>
4.	Maximum height	Three 3 stories or / 45 feet, whichever is less.
5.	Maximum lot coverage	70%.
6.	Additional regulations	<p><u>See section 17.20.030 for additional regulations for specific uses in the CM district.</u></p> <ul style="list-style-type: none"> • Where a commercial/manufacturing use abuts a residential district the minimum setback on the commercial/manufacturing uses abutting side shall be 200 feet, unless separated by a main arterial street or designated truck route. • Access to a commercial/manufacturing use shall be a minimum of 200 feet from a residential district unless adjacent to an established main arterial street or designated truck route.

17.08.210-190 MI district.

<p style="text-align: center;">Table 17.08.210 190 Site and structure regulations in the MI District</p>		
	Regulation	Specification(s)
1.	Minimum lot area	20,000 square feet
2.	Minimum lot frontage width	150 feet
3.	Minimum yard setbacks	<p>Front yard: 20 feet</p> <p>Rear yard:</p> <ul style="list-style-type: none"> • <u>Abutting an R district: same as required rear yard setback for abutting R district.</u> • Not abutting an R district: 10 feet • none. <p>Side yard:</p>

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		<ul style="list-style-type: none"> • <u>Abutting an R district: same as required side yard setback for abutting R district.</u> • <u>Not abutting an R district: 5 feet</u> • Corner lots: 20 feet along the side lot line adjacent to the street. None for interior lots. • Corner lots: 20 feet measured from the property line adjacent to the nonprimary street.
4.	Maximum height	<p>Three 3 stories or / 45 feet, whichever is less.</p> <p>None for smokestacks, air pollution equipment, and water towers.</p>
5.	Additional regulations	<p><u>See section 17.20.030 for additional regulations for specific uses in the MI district.</u> • Where a manufacturing/industrial use abuts a residential district, the minimum setback on the manufacturing/industrial use's abutting side shall be 600 feet.</p> <p>• Access to a manufacturing/industrial use shall be a minimum of 300 feet from a residential district.</p>

17.08.220200 PI district.

<p style="text-align: center;">Table 17.08.220 200 Site and structure regulations in the PI District</p>		
	Regulation	Specification(s)
1.	Building site area	Shall be established by the zoning board of adjustment.
2.	Minimum yard setbacks	Shall be established by the zoning board of adjustment.
3.	Maximum height	Shall be established by the zoning board of adjustment.

Article 4 Planned Unit Development Overlay District

17.08.230210 Intent.

The intent of the planned unit development (PUD) overlay district is to:

- A. Ensure future development is in accordance with the City of Hamilton's growth policy or comprehensive plan and the goals, objectives, and policies therein;
- B. Provide flexibility in regulations and standards in exchange for community benefits and innovative, quality design;
- C. Promote logical development patterns of residential, commercial, office and industrial uses that will mutually benefit the developer, the neighborhood, and the community;
- D. Promote the efficient use of land and provision of city infrastructure and services;
- E. Minimize adverse environmental impacts and encourage the preservation and enhancement of natural amenities, cultural resources and open space;

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- F. Promote the use of walking and biking as viable transportation options;
 - G. Encourage development of a variety of housing types to accommodate households of all ages, sizes, and incomes;
 - H. Improve the design, quality and character of new development; and
 - I. Encourage development of vacant properties in developed areas.

17.08.~~240~~220 Overview.

- A. The PUD overlay district is a zoning designation that overlays an underlying zoning district.
- B. A PUD requires approval of a zone map amendment according to Section 17.12.050 to obtain a PUD designation. A PUD designation is available in the following zoning districts: ~~RM, RHR-3~~, and B. Approved PUDs shall be identified on the zoning map by appending the map symbol to the underlying zoning district (e.g., "~~R-3H~~/PUD").
- C. PUD zone map amendments must be processed concurrently with a PUD application and preliminary development plan. The zoning administrator shall determine whether a PUD application should be processed concurrently or separately with subdivision and annexation proceedings.

17.08.~~250~~230 Approval required.

Approval of PUD preliminary and final development plans must occur before any building permit is issued. Permits may be issued for a development phase if a preliminary development plan has been approved for the entire PUD and a final development plan has been approved for the subject phase.

17.08.~~260~~240 Requirements.

- A. No application for a PUD will be approved unless all property included in the application is under unified ownership, a single entity's control, or the application is filed jointly by the owners of all the property to be included.
- B. The approved final development plan must specify a manner of holding title to areas and facilities of joint use and how areas of joint use shall be maintained. Normally such areas and facilities must be retained in title by the developers or deeded to an organization composed of all owners in the development.
- C. PUDs must contain at least two acres.

17.08.~~270~~250 Guidelines.

PUDs are encouraged to contain a mixture of the following components:

- A. ~~A.~~ Building and site design guidelines.
 - 1. ~~1.~~ A connected internal street network that also connects with the existing transportation network in the city;
 - 2. ~~2.~~ Pedestrian and bicycle facilities throughout and connecting to adjacent nonmotorized transportation facilities;
 - 3. ~~3.~~ Lots and blocks with alleys;
 - 4. ~~4.~~ A coordinated landscape plan;
 - 5. ~~5.~~ Storm water management that utilizes natural features, including the use of low impact design such as bioswales;

6. ~~6.~~ Blocks no larger than three hundred fifty (350) feet in length;
7. ~~7.~~ Limited curb cuts;
8. ~~8.~~ The use of slow flow or yield streets;
9. ~~9.~~ Prevalent on-street parking;
- ~~10.~~ ~~10.~~ ~~Boulevard sidewalks;~~
- ~~11.~~ ~~10.~~ ~~11.~~ Building entrances oriented towards the street;
- ~~12.~~ ~~11.~~ ~~12.~~ Landscaping screening off-street parking;
- ~~13.~~ ~~12.~~ ~~13.~~ Lighting that minimizes light pollution and trespass; and
- ~~14.~~ ~~13.~~ ~~14.~~ Street trees.

A. ~~B.~~ Land use guidelines.

1. ~~1.~~ A mixture of single and multi-family housing;
2. ~~2.~~ ~~A~~Affordable housing units;
3. ~~3.~~ A mix of residential and neighborhood commercial land uses;
4. ~~4.~~ Off-street parking located on the rear portion of the lot or behind the ~~main-principal~~ building; and
5. ~~5.~~ Public spaces such as playgrounds, plazas, parks, or trails designed for active and passive users.;

17.08.~~280~~260 Regulations and standards eligible for deviation.

- A. In order to encourage flexibility and creativity, quality designs, and community benefits, deviations from the following regulations may be granted by the city council during PUD designation:
1. Uses allowed;
 2. Minimum lot area;
 3. Minimum lot ~~frontage~~ width;
 4. Minimum yards (setbacks);
 5. Maximum height;
 6. Maximum lot coverage;
 7. Off-street parking and loading requirements; and
 8. Streets
 - a. Alternatives to the City of Hamilton Public Works Standards street cross-sections and designs may be approved when the city council determines that such alternative designs would better meet the purpose of the PUD overlay, while still providing a safe and efficient transportation system. The city public works director and fire chief must review and make recommendations on requests for alternative street standards.
- B. All requested deviations and other relaxations of regulatory requirements must be identified in writing at the time of preliminary development plan submittal. Failure to identify such items may result in the delay of application processing. Regulations and standards proposed to be modified do not require review or approval of variances, but may be approved through the PUD designation and review process. In granting deviations, the city council shall have the right to establish and provide conditions and limitations.

17.08.~~290~~270 Preliminary development plan review.

- A. A preapplication meeting between the applicant (or applicant's agent) and the city zoning administrator is required before submitting a PUD application and preliminary development plan. At the time of request for a preapplication meeting, the applicant shall provide a sketch showing the layout and features of the proposed PUD. The zoning administrator shall review the preapplication request and submitted information and meet with the applicant within thirty (30) calendar days of submittal. The zoning administrator may request other city departments participate in the preapplication meeting as deemed necessary. At the preapplication meeting the zoning administrator will provide the applicant with written comments regarding the submittal, review process, and recommendations to inform and assist the applicant prior to preparing the PUD applicant and preliminary development plan. For a PUD project reviewed as a subdivision, the subdivision preapplication review may serve to meet this requirement.
- B. At the option of the applicant, the preliminary development plan may also serve as the preliminary subdivision plat if such intention is declared before the planning board and zoning commission public hearing and if the application(s) include all information required for preliminary plats and preliminary development plans.
- C. In addition to the requirements for zone map amendments and subdivisions (if applicable), each PUD application must include the following items:
 - 1. A preliminary site plan showing the location and area of lots and blocks, buildings, motorized and nonmotorized transportation facilities, public spaces, parking, landscaping, utilities, and other pertinent features;
 - 2. A list of the specific requirements and standards that are requested to be modified;
 - 3. A list of land uses that are proposed;
 - 4. The total number of residential dwelling units by type of dwelling unit and total net and gross residential density;
 - 5. Total number of commercial buildings by type of building and total net and gross building density;
 - 6. Information about buildings including type, size, and locations;
 - 7. Landscape plan including plans for irrigation;
 - 8. Description of public spaces, parks, and recreation amenities;
 - 9. A written description of the community benefits of the proposed development, how the proposed PUD provides greater benefits to the city than would development in line with existing regulations and standards, and how the proposed development incorporates the guidelines from section 17.08.270;
 - 10. A written narrative regarding how the proposed PUD conforms to the City's growth policy or comprehensive plan;
 - 11. A description and draft documents indicating how common areas and facilities will be managed.
- D. The zoning administrator shall review the PUD application and preliminary development plan in light of the provisions of this chapter and the review criteria in Section 17.08.300. The zoning administrator shall prepare a report and recommendation for the planning board and zoning commission based on the zoning administrator's review. The zoning administrator may incorporate other city staff comments into the report, or request city staff provide supplemental reports as needed.
- E. The planning board and zoning commission shall hold a joint public hearing on the PUD application and preliminary development plan. Following the close of the hearing the collective planning board and zoning commission must act by simple majority vote to recommend to city council that the PUD and preliminary development plan be approved, approved with conditions, or denied.

- F. After action by the planning board and zoning commission, the city council must convene its own public hearing on the PUD application and preliminary development plan. Following the close of the public hearing, the city council may act to approve, approve with conditions, or deny the PUD application and preliminary development plan. The city council may also return the application to the planning board and zoning commission for further consideration, together with a written explanation of the reasons for doing so.
- G. All public hearings of the planning board, zoning commission, and city council on PUD applications and preliminary development plans shall be noticed according to Section 17.12.030. Such notices may be consolidated with other notices related to the project as long as the various aspects of the project (e.g., PUD review, zone map amendment, annexation, subdivision, etc.) are properly noticed in compliance with city and state requirements.

17.08.~~300~~280 Review criteria.

- A. In reviewing and making decisions on a PUD application and preliminary development plan, the following criteria must be considered:
 - 1. The zone map amendment criteria in Montana Code Annotated 76-2-304
 - 2. The PUD application and preliminary development plan's consistency with Section 17.08.230 (Intent);
 - 3. The PUD application and preliminary development plan's consistency with Section 17.08.270 (Guidelines). Proposed PUDs shall meet at least five of the building and site design guidelines and two of the land use guidelines;
 - 4. The extent to which the PUD application and preliminary development plan would result in a greater benefit to the city than would development under conventional zoning regulations;
 - 5. Subdivision review criteria as established by Hamilton Municipal Code (if applicable) and Montana law; and
 - 6. Annexation review criteria as established by city policy (if applicable) and Montana law.

17.08.~~310~~290 Final development review.

- A. Final development plan applications must be filed with city planning department after approval of and before the lapse of a preliminary development plan.
- B. A final development plan will not be considered complete and ready for processing if all approved conditions of approval have not been met or if the final development plan constitutes a major change from the approved preliminary development plan, per Section 17.08.350 (Changes to Approved Plans) of this chapter.
- C. If a final development plan is submitted that constitutes a major change to an approved PUD application and preliminary development plan, no further processing of the final development plan may occur. The zoning administrator shall notify the applicant that major changes may be made only in accordance with Section 17.08.350 (Changes to Approved Plans) of this chapter.
- D. If the final development plan complies with the approved preliminary development plan, all conditions of the preliminary development plan approval, and all applicable standards of this zoning ordinance, the city council must approve the final development plan.
- E. If the submitted final development plan does not comply with the approved preliminary development plan, any conditions imposed on that plan, or any applicable standards of this zoning ordinance, the city council must deny the final development plan and advise the applicant in writing of the specific reason for denial. In the event that the city council does not approve the final development plan, the applicant may resubmit the final development plan to correct any identified inconsistencies and deficiencies.

17.08.~~320~~300 Effect of approval.

- A. An approved final development plan shall be filed with the county clerk and recorder's office immediately.
- B. The filing of a final development plan with the county clerk and recorder's office does not constitute the effective dedication of easements, rights-of-way, or access control, nor will the filed plan be the equivalent of or an acceptable alternative for the final platting of land or dedication of easements.
- C. A PUD project must be developed in accordance with the approved final development plan. If the applicant chooses to abandon a final development plan or portion thereof after it has been given final approval, they must notify the zoning administrator.

17.08.~~330~~310 Duration of approval.

- A. If the applicant fails to file an application for final development plan approval within ~~two~~three years of the date of preliminary development plan approval, the approval will be deemed to have lapsed and the preliminary development plan will ~~lapse and~~ be of no further effect, unless an extension is approved by City Council in accordance with 17.08.310(D).
- B. For projects to be developed in phases, phase limits must be shown on the preliminary development plan. The city council may impose conditions upon the phasing plan as deemed necessary to ensure orderly development and compliance with current public health and safety standards, including requirements for financial guarantees ensuring construction of all required improvements.
- C. In the event the applicant fails to commence development shown on the final development plan within ~~two~~three years after final approval, then such final approval will lapse and be of no further effect unless an extension is approved City Council in accordance with 17.08.330(D). ~~the time period is extended by the city council after review of a written application by the applicant.~~
- D. Requests for extensions must be submitted to the zoning administrator before the preliminary or final development plan approval expires. Extension requests must go before City Council for review and decision. Any mutually agreed upon extension request must be in writing and dated and signed by the City Council President and the applicant or the applicant's agent and must be processed in accordance with the procedures for approval of a PUD application and preliminary development plan.
- ~~E. In the event of lapse of preliminary or final approval, approved PUD plans have no further effect.~~

17.08.~~340~~320 Phasing.

- A. The city council may approve phased PUDs that extend beyond the maximum ~~two~~three-year preliminary approval period set forth in Section 17.08.330, in accordance with a phasing schedule proposed by the applicant.
- B. Phased PUDs and corresponding phasing plans shall follow the application and review procedures outlined in Section 17.08.290 (Preliminary Development Plan Review) and Section 17.08.300 (Review Criteria).
- C. Phasing Plans:
 - 1. Applicants applying for a phased PUD must submit a phasing plan that includes phased development boundaries, schedules, conceptual development plan map, and other details pertaining to the phasing of the project.
 - 2. Phasing plans must be submitted along with materials required in Section 17.08.290 (Preliminary Development Plan Review) for the phase(s) to be developed within the initial two-year time frame established in Section 17.08.330.
 - 3. Conceptual development plan maps shall include the following elements:

- a. Motorized and nonmotorized transportation infrastructure;
 - b. Locations of public spaces and open space corridors;
 - c. Proposed land uses and housing types for each phase; and
 - d. Estimated residential densities for each phase.
 4. All phases of a PUD must conform to the phasing plan.
- D. Within ~~ten~~twenty years of the date the phased plan is approved by city council, all individual phases must be submitted for review and approved, conditionally approved, or denied in accordance with the preliminary development plan review and approval procedures outlined in this chapter. Any phase not approved, conditionally approved, or denied within this ~~ten~~twenty-year timeframe shall be null and void.
- E. The applicant may change the phasing schedule only with approval of city council following a public hearing. The city council may approve a proposed change to the phasing schedule only if the change does not negate a condition of approval or otherwise adversely affect public health, safety, or welfare.
- F. Completion assurance.
1. The applicant shall provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the Hamilton City Attorney for the completion of the development according to the approved conceptual development plan and any other documents of record, and for the maintenance of such areas, functions, and facilities as are not to be provided, operated, or maintained by the city, and shall place covenants on the property to bind any successors in title to any commitments made under this section.

17.08.~~350~~330 Changes to approved plans.

- A. Changes to an approved development or phasing plan shall be processed using the procedures outlined in this section for minor and major changes.
- B. Minor changes.
1. Minor changes may be approved administratively by the zoning administrator in writing without additional public notice.
 2. Minor changes are defined as follows:
 - a. Changes that do not alter the character of development;
 - b. A less than five percent change in the number of residential dwelling units;
 - c. A less than five percent increase in gross nonresidential floor space;
 - d. A less than five percent reduction in the amount of land set aside for public space;
 - e. Changes that do not create substantial adverse impact on surrounding property owners or adversely affect public health, safety, or welfare.
- C. Major Changes
1. Major changes may be made only after review and rehearing of a new PUD application and preliminary development plan in accordance with review procedures outlined in Section 17.08.290 (Preliminary Development Plan Review), including payment of fees, all notices, and hearings.
 2. Major changes are defined as follows:
 - a. Changes that alter the character of development;

- b. A five percent or greater change in the number of residential dwelling units;
- c. A five percent or greater increase in gross nonresidential floor space;
- d. A five percent or greater reduction in land set aside for public space;
- e. A reduction in the number of affordable dwelling units;
- f. A change in the location or placement of buildings;
- g. An increase in the number of lots;
- h. Changes that create substantial adverse impact on surrounding property owners or adversely affect public health, safety, or welfare.

Chapter 17.12 APPLICATION PROCEDURES

Sections:

17.12.010 Plan review.

- A. The construction, reconstruction, modification or placement of a building in the City of Hamilton is subject to the provisions of this Title 17, building code(s) adopted by the city, Hamilton Public Works Standards, and all other requirements of the Hamilton Municipal Code.
- B. An application for the establishment of a new land use or the construction, reconstruction, modification or placement of a building in the City of Hamilton shall contain the following information.
 - 1. The appropriate application form needed to establish a land use or to construct, reconstruct, modify or place a building on the property.
 - 2. The name and address of the landowner and a legal description of the subject property.
 - 3. A site plan, drawn to scale, indicating the following:
 - a. Property boundaries/lot lines with dimensions and a north arrow indicator.
 - b. On-site and adjacent off-site streets, roads, alleys and easements, including existing and proposed improvements such as curb, gutter, sidewalks, and bike paths.
 - c. Geographic features such as slopes, water bodies, floodplains, wetlands, trees and other vegetation.
 - d. Existing and proposed utility lines on and adjacent to the property.
 - e. Existing and proposed parking facilities, landscaping, lighting, drainage, and ingress and egress points.
 - f. Any existing wells, septic systems or any other subsurface facilities.
 - g. Existing and proposed buildings on the property.
 - h. Exterior refuse collection and snow storage areas.
 - 4. A statement assessing the significant impacts on the surrounding physical environment and human population in the area to be affected including conditions, if any, that may be imposed to avoid or minimize potential significant impacts that are identified.

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- 5. Any additional information required by the Hamilton Municipal Code, building codes, and public works standards.
 - C. Prior to approving a land use or the construction, reconstruction, modification or placement of a building the City of Hamilton shall:
 - 1. Verify and require that the property is served by adequate emergency, medical, fire protection services and law enforcement services for the proposed use of the property.
 - 2. Verify and require that the property has adequate legal and physical access for the proposed use.
 - 3. Verify and require that the proposed land use or building is in compliance with the city public works standards, city floodplain regulations, zoning regulations and other city regulations.
 - 4. Impose conditions on the issuance of any city permit that mitigate adverse impacts of the proposed land use or building on the surrounding physical environment and human population in the area of the subject property.
 - D. Individual application requirements may be waived at the discretion of the zoning administrator.

17.12.020 Common application procedures.

- A. The following requirements are common to application procedures for zone map amendments, conditional use permits, variances, and special use permits. Additional details may be included in each specific application procedure.
 - 1. Applicants must submit a properly completed application form, the required supporting materials, and the required application fee.
 - 2. The zoning administrator shall determine whether the application is complete and sufficient. When an application is determined incomplete or insufficient, the administrator shall provide written notice to the applicant indicating what information must be submitted for the review to proceed.
 - 3. After the application is determined to be complete and sufficient, the zoning administrator shall notify the applicant and schedule a public hearing on the application on the agenda of the appropriate review body for which notice requirements can be met per Section 17.12.030, and at which time allows for its proper consideration.
 - 4. The zoning administrator shall give notice of the public hearing in accordance with Section 17.12.030.
 - 5. The zoning administrator shall prepare, or contract for the preparation of, a report that describes the applicant's proposal and how it complies, or fails to comply, with the applicable review criteria. The report shall include a recommendation for approval, approval with conditions, or denial.
 - 6. The zoning administrator shall forward their report and the application to the appropriate review body.
- B. Requests initiated by the city council, zoning commission, planning board, or zoning administrator are not required to complete application steps (1) and (2) outlined under Subsection 17.12.020(A) of this chapter.

17.12.030 Public notice requirements.

- A. All actions of the City of Hamilton requiring public hearings under the provisions of this Chapter 17.12 shall comply with the Montana Code Annotated and the provisions of this section with regard to public notification.
- B. Public notices shall provide the following information
 - 1. Name of the applicant and landowner (if different)
 - 2. A legal description of the subject property and a commonly known address or local description
 - 3. A brief description of the proposed action

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4. The time, date and place of the public hearing; and
 5. The city office, email, and telephone number where further information may be obtained; and
- C. Notice of public hearings required under this Chapter 17.12 shall be provided as follows:
1. Notice shall be sent by mail to all property owners within three hundred (300) feet of the subject property at least fifteen (15) days in advance of the hearing.
 2. Notice of the hearing shall be published twice in a newspaper of general circulation within the City of Hamilton. The two publications shall be separated by not less than six days. The first public notice shall be published at least fifteen (15) days in advance of the hearing.
 3. Notice shall be posted on the subject property at least fifteen (15) days in advance of the hearing.
 - a. The applicant is responsible for posting notice on-site. The city will provide the notice to the applicant for posting on-site not less than four days prior to the notice period.
 - b. At least one notice must be placed on the property's frontage so that it may be seen from the abutting street. If the property abuts more than one street, has two street frontages, a notice shall be posted on both frontages along each abutting street.
 4. Notice shall be posted on the City of Hamilton website at least fifteen (15) days in advance of the hearing.

17.12.040 Review and decision-making bodies.

- A. Zoning Administrator.
1. The city council shall designate a zoning administrator to administer and enforce this title. The zoning administrator may request or the mayor may direct city personnel or departments to provide assistance as appropriate.
 2. Duties of zoning administrator. Where the zoning administrator finds that any of the provisions of this title are being violated, the zoning administrator shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. The zoning administrator may order the discontinuance of illegal buildings or structures or illegal additions, alterations or structural changes; or may take any other action authorized by this title to ensure compliance with or to prevent violation of its provisions.
- B. Zoning Commission.
1. The city council shall establish a zoning commission and shall appoint seven members to the commission. The membership of the zoning commission shall be composed of one member of the Hamilton planning board, one member of the Hamilton zoning board of adjustment, one member of the Hamilton city council and four residents of the City of Hamilton at large. The four at large members shall have a term of two years and all other designated members shall be appointed or reappointed at the first council meeting in January each year by the city council. All members of the zoning commission must reside within the city limits of Hamilton.
 2. After the required public notice, the zoning commission shall conduct a public hearing on any application to zone unzoned land, to amend the official zoning map, or to amend Title 17 (Zoning) of the Hamilton Municipal Code.
- C. Zoning board of adjustment.
1. The zoning board of adjustment shall.
 - a. Consist of seven members, all of whom reside within the Hamilton city limits;
 - b. Be appointed by the mayor with the consent of the city council;

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- c. Be appointed for a term of three years; and
 - d. Make decisions by a concurring vote of four members.
 - 2. Function.
 - a. To determine whether proposed conditional uses or variances should be approved according to the applicable review criteria;
 - b. To hear and decide special exceptions to the terms of this Title 17;
 - c. To hear and decide appeals of administrative actions in enforcing this Title 17. Such appeals shall be initiated within thirty (30) days of the administrative action.
 - 3. Zoning board of adjustment action.
 - a. A quorum shall consist of four members;
 - b. Concurring votes of at least four members of the zoning board of adjustment are required to conduct zoning board of adjustment functions;
 - c. Abstentions shall not be recorded as affirmative or negative votes; and
 - d. If the zoning board of adjustment cannot act because of absences, abstentions, conflicts of interest or vacancies, the zoning board of adjustment shall refer the request to the city council for resolution. Concurring votes of at least four members of the city council are required.
- D. Planning board.
- 1. The city council shall establish a planning board pursuant to Title 2 of these regulations.
 - 2. Function: in addition to the powers and duties specified in Title 2 of these regulations, the planning board shall determine whether proposed special uses are appropriate and in the best interests of the public.
 - 3. Planning board action pursuant to special use permit requests: after the required public notice, the planning board shall conduct a public hearing on any application to consider special use permit requests.

17.12.050 Zoning amendments.

- A. Initiation.
- 1. Zoning map amendments: Amendments to zoning map district boundaries may be initiated by city council, zoning commission, or upon application from an owner of property within the city
 - 2. Zoning Text Amendments: Amendments to this title may be initiated by city council, zoning commission, or the zoning administrator.
- B. Procedures.
- 1. Applicants for zoning amendments shall complete steps (1) through (6) outlined under Subsection 17.12.020(A) of this chapter.
 - 2. The zoning commission shall hold a public hearing on the proposed zoning amendment within forty-five (45) calendar days after a completed application and all exhibits have been submitted. At the public hearing the zoning commission shall make a recommendation to the city council to approve or deny the application. The zoning commission shall forward its recommendation to the city council within thirty (30) calendar days of completion of the zoning commission's public hearing.
 - 3. The city council shall hold a public hearing on a proposed zoning district boundary changes within sixty (60) calendar days after receiving a recommendation from the zoning commission. The city council shall approve or deny the proposed zoning amendment.

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- C. Review criteria: The zoning commission and city council shall consider the following criteria in making a recommendation or decision regarding a proposed zoning amendment. In considering the criteria, the findings must show that the proposed zoning amendment meets criteria 1—4, while criteria 5—10 must be considered.
1. Is the zoning in accordance with the city's growth policy or comprehensive plan;
 2. Is the zoning designed to secure safety from fire and other dangers;
 3. Will the zoning promote public health, public safety and general welfare;
 4. Will the zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
 5. Will the zoning reasonably provide adequate light and air;
 6. How will the zoning affect motorized and nonmotorized transportation systems;
 7. Will the zoning promote compatible urban growth;
 8. Does the zoning consider the character of the district and its peculiar suitability for particular uses;
 9. Does the zoning conserve the value of buildings; and
 10. Does the zoning encourage the most appropriate use of land throughout the city.
- D. Protest: Per MCA 76-2-305(2) in the event of a protest against a zoning amendment signed by the owners of 25 percent or more of either the area of the lots included in the proposed amendment or those lots or condominium units 150 feet from a lot included in a proposed amendment, such amendment may not become effective except upon a favorable vote of two-thirds of the present and voting members of the city council. When considering protests from condominium owners the provisions of MCA 76-2-305(3) apply.

17.12.060 Conditional use and conditional use structure permits.

- A. A conditional use permit or conditional use structure permit is issued for and attached to the use of the property.
- B. Procedures.
1. Applicants for conditional use permits shall complete steps (1) through (6) outlined under Subsection 17.12.020(A) of this chapter.
 2. The zoning board of adjustment shall hold a public hearing on the proposed conditional use within forty-five (45) calendar days after a completed application and all required supporting materials have been submitted. At the public hearing the zoning board of adjustment shall approve, approve with conditions, or deny the application.
 3. Within thirty (30) days after a decision on the conditional use permit application is made, the zoning administrator, with approval of the zoning board of adjustment chair, shall provide the applicant a record of decision in accordance with Section 17.12.090, documenting the decision and any conditions attached to the approval.
- C. Review criteria: A conditional use or conditional use structure permit may be granted when allowed in the district, provided that the zoning board of adjustment finds that the proposal demonstrates conformance with the following criteria:
1. Is the proposal consistent with the goals and policies in the city's growth policy or comprehensive plan;
 2. Will the proposal negatively impact public health, safety, or general welfare; and
 3. How will the proposal impact public facilities and services, including, but not limited to transportation, water, sewer, police, fire, and parks.

D. Duration of Approval.

1. A Conditional Use Permit shall become null and void unless substantial construction, or if no construction is involved, actual commencement of the use, has occurred within 24 months of the date of approval, unless an extension is approved by the Zoning Board of Adjustment in accordance with 17.12.060(D)(3).
2. The zoning board of adjustment may, at the time of approval, specify a longer period for commencement if warranted by the nature of the proposed use or development.
3. Requests for extensions must be submitted to the zoning administrator 60-days prior to expiration of the Conditional Use Permit. Extension requests must go before the Zoning Board of Adjustment for review and decision. Any mutually agreed upon extension request must be in writing and dated and signed by the Zoning Board of Adjustment chair person and the applicant or the applicant's agent.

E. Discontinuation of Use

1. If a use established under a Conditional Use Permit is discontinued or abandoned for a period of 24 months or more, the permit shall be deemed expired unless otherwise specified in the original approval.

17.12.070 Variances.

A. Variances for relief from this Title 17 may be granted only as follows:

B. Procedures.

1. Applicants for a variance shall complete steps (1) through (6) outlined under Subsection 17.12.020(A) of this chapter.
2. The zoning board of adjustment shall hold a public hearing on the proposed variance within forty-five (45) calendar days after a completed application and all required supporting materials have been submitted. At the public hearing the zoning board of adjustment shall approve, approve with conditions, or deny the application.
3. Within thirty (30) days after a decision on the variance application is made, the zoning administrator, with approval of the zoning board of adjustment chair, shall provide the applicant a record of decision in accordance with Section 17.12.090, documenting the decision and any conditions attached to the approval.

C. Review criteria: A variance from the terms of this Title 17 may be granted only if the zoning board of adjustment finds that the following criteria have been substantially met or are not relevant to the proposal.

1. That, owing to special conditions unique to the property, a literal enforcement of the provisions of this Title 17 would result in an unnecessary hardship that would deprive the property of rights commonly enjoyed by other properties in the same district;
 - a. Conditions unique to the property may include, but are not limited to, size of property, shape of the property, topography of the property, location of existing nonconforming structure(s) on the property, or location of existing service lines.
 - b. A hardship does not include a financial hardship or hardship arising from actions by the applicant, owner, or occupants.
2. That granting the variance will not confer on the applicant any special privilege that is denied by this title to other properties in the same district;
3. Approval of the variance will not be contrary to the public interest;
4. Approval of the variance will observe the spirit of this title and do substantial justice.

D. Duration of Approval.

1. A variance shall become null and void unless substantial construction has occurred within 24 months of the date of approval, unless an extension is approved by the Zoning Board of Adjustment in accordance with 17.12.070(D)(3)

2. The zoning board of adjustment may, at the time of approval, specify a longer period for commencement if warranted by the nature of the proposed development.

3. Requests for extensions must be submitted to the zoning administrator 60-days prior to expiration of the variance. Extension requests must go before the Zoning Board of Adjustment for review and decision. Any mutually agreed upon extension request must be in writing and dated and signed by the Zoning Board of Adjustment chair person and the applicant or the applicant's agent.

17.12.080 Special use permits.

- A. Special uses are contingent uses which may or may not be appropriate in a particular location depending on the nature of the proposed special use, its relationship to the surrounding land uses, impact on public facilities, potential environmental effects, compatibility with the neighborhood, and conformance to adopted policies, guidelines, plans and regulations of the City of Hamilton. Prior to establishment of a special use, a special use permit must be approved or approved with conditions by city council.
- B. Procedures.
1. Applicants for special use permits shall complete steps (1) through (6) outlined under Subsection 17.12.020(A) of this chapter.
 2. The planning board shall hold a public hearing on the proposed special use permit within forty-five (45) calendar days after a completed application and all exhibits have been submitted. At the public hearing the planning board shall make a recommendation to the city council to approve, approve with conditions, or deny the application. The planning board shall forward its written recommendation to the city council within thirty (30) calendar days of completion of the planning board's public hearing.
 3. The city council shall hold a public hearing on the proposed special use permit within sixty (60) calendar days after receiving a written recommendation from the planning board. The city council shall approve, approve with conditions, or deny the proposed special use application.
 4. Within thirty (30) days after a decision on the special use permit application is made, the city clerk, with approval of the city council president, shall provide the applicant a record of decision in accordance with Section 17.12.090, documenting the decision and any conditions attached to the approval.
- C. Review criteria: The planning board and city council shall consider the following criteria in making a recommendation or decision regarding a proposed special use permit:
1. Is the proposal consistent with the goals and policies in the city's growth policy or comprehensive plan;
 2. Does the proposal conform to the requirements of this Title 17;
 3. Is the proposal compatible with the character of the surrounding area ~~including, but not limited to the architectural character of the neighborhood;~~
 4. Will the proposal negatively impact public health, safety, or general welfare;
 5. How will the proposal impact public facilities and services, including, but not limited to transportation, water, sewer, police, fire, and parks; and
- ~~Does the proposal conform to the City of Hamilton Building and Site Design Guidelines; and~~
6. Is the proposal contrary to the public interest.

D. Duration of Approval.

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1. Special use permits shall become null and void unless substantial construction has occurred within 24 months of the date of approval, unless an extension is approved by City Council in accordance with 17.12.080(D)(3)
 2. The City Council may, at the time of approval, specify a longer period for commencement if warranted by the nature of the proposed use or development.
 - 7.3. Requests for extensions must be submitted to the zoning administrator 60-days prior to expiration of the Special Use Permit. Extension requests must go before the City Council for review and decision. Any mutually agreed upon extension request must be in writing and dated and signed by the City Council president and the applicant or the applicant's agent.

17.12.090 Record of decision.

- A. The zoning board of adjustment or city council, as appropriate, shall maintain a record of its decision on conditional use permit, variance, or special use permit requests in the form of a record of decision. The record of decision shall include the following information.
 1. Name of the applicant and landowner (if different).
 2. A legal description of the subject property and a commonly known address or local description.
 3. A brief description of the proposed action.
 4. The date of the public hearing.
 5. Any conditions, if applicable, attached to the approval.
 6. Documentation of reports and recommendations relied upon.
 7. Documentation of the vote of each member of the zoning board of adjustment, planning board, or city council, as applicable.

17.12.100 Appeals.

- A. Appeals from application of this Title 17.
 1. The zoning board of adjustment shall hear and decide appeals where it is alleged that there is an error in any order, requirement, decision or determination made by any administrative official in the enforcement of this title.
 2. Any person aggrieved by or any officer of the municipal government affected by a decision made by an administrative official or body may file a notice of appeal within sixty (60) days of the date the subject decision was made. The notice of appeal must be submitted to the zoning administrator, must specify the grounds of the appeal, and must comply with any rules adopted by the zoning board of adjustment.
 3. The zoning administrator shall timely transmit to the zoning board of adjustment the notice of appeal and all papers constituting the record of the subject decision.
 4. The zoning board of adjustment shall fix a reasonable time for hearing of the appeal and give public notice of the hearing as well as notice to the parties in interest. At the hearing, any party may appear in person or be represented by the party's attorney.
 5. The zoning board of adjustment, in conformity with the provisions of the this title, may reverse, affirm, wholly or in part, or modify the order, decision or action appealed and may make such order, decision or action as deemed necessary, and to that end shall have the powers of the administrative official whose decision is appealed.
 6. Stay of proceedings. An appeal stays all proceedings in furtherance of the action appealed, unless the zoning administrator certifies to the zoning board of adjustment after the notice of appeal is filed that

the stay would, in the zoning administrator's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by a restraining order, which may be granted by the zoning board of adjustment or by a court of record on application, on notice to the zoning administrator and on due cause shown.

B. Appeals from decisions of the zoning board of adjustment.

1. Any person or persons, jointly or severally, aggrieved by any decision of the zoning board of adjustment or any taxpayer or any officer, department, board, or bureau of the city may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, and specifying the grounds of the illegality. The petition must be presented to the court within 30 days after the filing of the decision in the office of the board. Such appeal will be heard according to the provisions of Montana law.
2. Upon the presentation of the petition, the court may allow a writ of certiorari directed to the zoning board of adjustment to review the decision of the board of adjustment and shall prescribe in the writ the time within which a return must be made and served upon the relator's attorney, which may not be less than ten days and may be extended by the court. The allowance of the writ does not stay proceedings upon the decision appealed from, but the court may, on application, on notice to the board, and on due cause shown, grant a restraining order.
3. The zoning administrator on behalf of the zoning board of adjustment may not be required to return the original papers acted upon by it, but it is sufficient to return certified or sworn copies of the original papers or of portions of the original papers that may be called for by the writ. The return must concisely set forth other facts that may be pertinent and material to show the grounds of the decision appealed from and must be verified.
4. If, upon the hearing, it appears to the court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a referee to take evidence that it may direct and report the evidence to the court with the referee's findings of fact and conclusions of law, which constitute a part of the proceedings upon which the determination of the court must be made. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.
5. Costs shall not be allowed against the zoning board of adjustment unless it shall appear to the court that it acted with gross negligence, in bad faith, or with malice in making the decision appealed from.

17.12.110 Complaints.

A. Whenever a violation of this Title 17 occurs or is alleged to have occurred, any aggrieved person or any officer, department, board, or bureau of the City may file a written complaint. The complaint, stating fully the causes and basis of the violation, shall be filed with the zoning administrator who shall reasonably investigate and take action as provided by this chapter.

B. Penalties.

1. Violations of the provisions of this Title 17 or failure to comply with any of its requirements, including violations of conditions and safeguards established in connection with the grant of variances, conditional uses, permits, or any of the requirements imposed by the decision-making body, may constitute a misdemeanor subject to prosecution under the provisions of Montana law and the Hamilton Municipal Code.
2. Any person who violates this title or fails to comply with any conditions, safeguards, or requirements may also be ordered to pay all costs and expenses involved in remedying the violation. Each day such violation continues may be considered a separate offense as allowed by Montana law.
3. Nothing set forth in this section shall prevent the city from taking any other lawful action to prevent or remedy any violation.

17.12.120 Conditions of approval.

- A. Variances, conditional use permits, and special use permits may be granted subject to conditions which are authorized by state law and this Title 17, including but not limited to:
1. Dedication and/or improvement of a public right-of-way;
 2. Protection of adjoining property;
 3. Placement and regulation of nature and extent of uses on the property;
 4. Regulation of height; and
 5. Regulation of term of permit or variance.

17.12.130 Revocation.

- A. Revocation. A variance, conditional use permit, or special use permit may be revoked after a public hearing in accordance with procedures required for granting it if:
1. Conditions have changed substantially since it was issued;
 2. Revocation is necessary to address an imminent threat to the health, safety or welfare or the public or any person(s); or
 3. The holder has not complied with the conditions under which it was issued;

~~17.12.140 Duration of approval.~~

- ~~A. Special use permits. Special use permits shall be valid for one year from the date of city council approval. If, within that one year time period, no required subsequent application has been filed or an authorized use established, approval shall expire. For good cause, the council may grant one extension for a time period not to exceed one additional year.~~
- ~~B. Conditional use permits. Conditional use permits and conditional use structure permits are not issued for a specific term. A conditional use permit or conditional use structure permit is in effect for the duration applied for. Revocation shall void the conditional use permit or conditional use structure permit and a new conditional use permit or conditional use structure permit must be applied for.~~
- ~~C. Variances. A variance shall expire if it has not been utilized within one year of the date of approval. For the purpose of this section, "utilized" means construction or remodeling of the structure on the site, or the specified activity, has begun. For good cause, the zoning administrator may grant one extension for a time period not to exceed one additional year.~~

Chapter 17.16 USE SPECIFIC REGULATIONS

Sections:

17.16.010 Accessory dwelling units.

- A. Standards for all accessory dwelling units.
1. Intent. The intent of this section is to allow efficient use of the existing housing stock and city infrastructure; provide housing options that respond to changing household sizes and needs; provide a means for residents to remain in their homes and neighborhoods, obtain extra income, security,

companionship and assistance: and to provide a broader range of housing options. Accessory dwelling units are intended to be clearly subordinate to the principal dwelling on the lot.

2. Definition.

"Accessory dwelling unit" or ADU means a separate dwelling unit within or attached to a single-family dwelling, a separate dwelling unit that occupies an accessory building located on the same lot as a single-family dwelling, or a detached dwelling unit located on the same lot as a single-family dwelling. ADUs shall be located in a structure that is permanently located on the ground.

3. Where allowed.

- a. ADUs are allowed in the following zoning districts: ~~Single-family residential~~ Traditional Neighborhood District ~~district (RSR-1)~~, ~~multiple-family~~ Medium Density Residential ~~district (RMR-2)~~, ~~residential~~ ~~High-Density Residential~~ ~~district (RHR-3)~~, and ~~transitional~~ Neighborhood ~~Business~~ ~~district (B)~~.
- b. ADUs are only permitted on lots occupied by a single-family dwelling.
- c. Only one ADU is permitted per zoned lot.
- d. ADUs are not permitted in front yards.

4. Minimum lot area.

- a. Lots shall meet the minimum lot area and minimum lot ~~frontage-width~~ requirements of the underlying zoning district.

~~5. Parking.~~

- ~~a. At least one off-street parking space shall be provided for an ADU, in addition to the required off-street parking for the principal dwelling unit.~~
- ~~b. If the lot abuts an alley and a new parking space will be added, access to the new parking space shall come from the alley.~~

5. Size.

- a. The maximum size of an ADU shall be no more than ~~fifty-75% (50) percent~~ of the living area of the principal dwelling on the lot or ~~seven hundred (700)~~ 1,000 square feet, whichever is less: except that all qualifying lots may have an ADU up to ~~three hundred (300)~~ square feet. Living area is calculated by excluding the following areas from the overall gross building area:
 - (i) The thickness of the exterior walls;
 - (ii) Garage areas;
 - (iii) Any other building areas where the floor to ceiling height is either less than six feet or areas not accessible by a stairway.

6. Addressing.

- a. ADUs shall obtain a new address from the Ravalli County GIS Department that is unique from the principal dwelling unit.
- b. Address identification characters for ADUs shall contrast with their background, be alphanumeric, be a minimum four inches high, and be visible from the public street or alley fronting the structure. If required by the city fire chief, address identification shall be provided in additional approved locations to facilitate emergency response.

7. Permits required.

- a. A residential building permit is required for all ADUs.

B. Additional standards for detached accessory dwelling units.

1. Entrances.

- a. Building entrances to detached ADUs shall not face the nearest side or rear property line unless there is an alley abutting that property line.

~~2. Height.~~

- ~~a.b. Detached ADUs shall meet the minimum height requirements of the underlying zoning district for accessory buildings.~~

~~3. Setbacks.~~

- ~~a. A detached ADU shall be located at least ten feet behind the principal dwelling unit on the lot, except in instances of conversions of existing accessory buildings or garages where the existing accessory building or garage is already located closer than ten feet from the principal dwelling unit.~~
- ~~b. Front yard: Same as underlying zoning district (ADUs are not permitted in front yards).~~
- ~~c. Side yard: Same as the underlying zoning district.~~
- ~~d.c. Rear yard: Same as the underlying zoning district for accessory buildings.~~

~~4.2. Garage eConversions.~~

- ~~a. In instances of conversions of existing accessory buildings or garages to ADUs, where the existing accessory building or garage encroaches into the required yard setbacks, the ADU Garages may not be converted for use as ADUs unless all required parking for all proposed uses on the lot is otherwise provided prior to conversion. However, ADUs may be placed above garages conversion may be permitted provided there no adverse impacts to health and safety and that all other standards in the Hamilton Municipal Code are met.~~

C. Existing nonconforming accessory dwelling units.

1. Existing ADUs established prior to adoption of these standards remain nonconforming structures in accordance with Chapter 17.32 of the Hamilton Municipal Code.

17.16.020 Short-term rentals.

A. Intent.

1. The intent of this section is to provide for the regulation of short-term rentals in the city, to preserve neighborhood character, to encourage economic activity, investment, and diversity, and to promote public health, safety, and welfare.

B. Applicability.

1. This section does not apply to any rental of a dwelling unit which is governed and defined by The Montana Residential Landlord and Tenant Act of 1977 (Landlord Tenant Act). This section applies only to transient occupancy of a short-term rental as defined herein.
2. The short-term rental regulations are not intended to interfere with, abrogate, or annul any legal or lawful private covenants.

C. Where allowed.

1. An owner may operate a short-term rental in established dwelling units in all zoning districts where such use is authorized in this title.

D. Compliance with laws.

1. In addition to the provisions of this section, the short-term rental owner must comply with all other applicable local, state and federal laws and regulations. Loss of any required permit or license will result in revocation of the short-term rental registration.

E. ~~Registration-Licensing~~ process.

1. ~~Registration-Licensing~~ is required for all short-term rentals and shall be renewed annually. A separate ~~registration-license~~ shall be required for each short-term rental unit.
2. The applicant must complete and submit a short-term rental application using a form provided by the city. As part of the application process the applicant shall:
 - a. Provide the name, telephone number, address, and email address of all property owners and of the persons or business responsible for all maintenance and safety concerns. If the property owner is a business, the name(s) and contact information of all business owners must be provided.
 - b. ~~Notify all adjacent property owners and residents (excluding right-of-way) prior to submitting a short-term rental application. The notice must include a description of the proposed use and the name, address, telephone number and email address of the business or person responsible for all maintenance and safety concerns. The applicant must provide a written statement to the zoning administrator regarding the manner in which notification occurred and when.~~
 - c. Provide certification the applicant has submitted a public sleeping accommodation plan review application to the Ravalli County Environmental Health Department.
 - d. Pay the short-term rental ~~registration-license~~ fee.
3. Once the applicant has submitted a complete short-term rental application, the zoning administrator will review the application and all submittal materials in conjunction with city building and fire departments and the Ravalli County Health Department. The ~~zoning administrator will issue the~~ short-term rental ~~registration-license will be issued~~ when it has been determined that:
 - a. All city requirements have been met;
 - b. The Ravalli County Environmental Health Department has approved the short-term rental as a public accommodation;
 - c. The short-term rental will not cause or contribute to an imminent threat to public health and safety.
4. Prior to registration, the city, or any authorized representative thereof, shall have the right to enter the short-term rental to inspect for conformance with city requirements after reasonable notice to the property owner or designee indicated on the application.
5. ~~The owner must include the short-term rental registration number in all listings of the short-term rental on any online hosting platform and print advertising.~~

F. Revocation.

1. The zoning administrator may revoke a ~~registration-license~~ to operate a short-term rental for good cause related to public health and safety, including violation of applicable laws or ordinance. If the zoning administrator determines that three violations of any city ordinance or law occurs at a short-term rental within a twelve-month period, the ~~registration-license~~ to operate the short-term rental must be revoked at that location for a period of one year. Appeals of revocations shall be made to the zoning board of adjustment.

G. Number.

1. No more than one short-term rental unit is permitted per ~~parcel-lot~~ in the ~~RS-R-1~~ and ~~RM-R-2~~ zoning districts.
2. No more than two units per building may be used as a short-term rental in the ~~R-3H and B-1~~ zoning districts.

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3. No individual or business shall register more than two short-term rentals in the ~~RSR-1, RMR-2, and RH R-3~~ zoning districts.

H. Fees.

1. Short-term rental ~~licensing registration, review, and inspection~~ fees shall be established by resolution of the Hamilton city council.

17.16.030 Marijuana.

- A. The provisions of this section shall apply to all marijuana businesses within the city, including both medical and adult use marijuana manufacturing, transporting, testing, cultivation, and dispensaries, unless otherwise stated herein.
- B. Outdoor storage of marijuana merchandise, raw materials, or other marijuana materials associated with the production of marijuana is prohibited.
- C. Signage for marijuana businesses must meet state requirements as well as the City of Hamilton sign regulations found in Chapter 17.28 of this title.
- D. Unless required by state law, marijuana dispensary storefronts shall not have security bars, metal screens, grates, opaque windows or other visible security devices other than door locks or discrete security cameras.
- E. Marijuana dispensaries and manufacturing facilities shall not be located within 500 feet of and on the same street as a building used exclusively as a church, synagogue, or other place of worship or as a school or postsecondary school other than a commercially operated school. This section does not apply if the marijuana business was licensed and established before the church, synagogue, or other place of worship or school or postsecondary school existed on the same street. This distance must be measured in a straight line from the center of the nearest entrance of the place of worship or school to the nearest entrance of the marijuana dispensary or manufacturing facility.
- F. No marijuana dispensary may be located within 200 feet of and addressed on the same street as another marijuana dispensary. This distance must be measured in a straight line from the center of the nearest public entrances.
- G. Marijuana dispensaries shall not have any public entrances facing an alley.
- H. Marijuana manufacturing, testing, and storage facilities must be sited and operated in a manner that prevents marijuana odors from being detected offsite. A sufficient odor absorbing ventilation and exhaust system utilizing negative pressure inside the building must be used so odor generated distinctive to its operation cannot be detected outside the facility or anywhere on adjacent property or public rights-way, nor in interior common area walkways, hallways, foyers, lobby areas or other areas available for use by common tenants or the visiting public. An odor control plan must be submitted as part of any business license application.
- I. Marijuana cultivation is prohibited within the City of Hamilton.

17.16.040 Home occupations.

- A. Intent. ~~The intent of this section is to allow for certain, low-impact, home occupations as a lawful secondary use of residential property while also ensuring that home occupations do not adversely impact the character and livability of the surrounding neighborhood. Regulations for home occupations in residential districts are established to allow nonprofit or profit activities that do not interfere with the principal use of the building.~~
- B. ~~Standards. Requirements for permitted home occupations. A home occupation may be conducted as a secondary use in a dwelling, provided that:~~
 1. Home occupations must be secondary to the use of a dwelling unit for residential purposes and may not occupy more than twenty-five (25) percent of the gross floor area of the principal dwelling unit.

2. The owner of the home occupation must reside in the dwelling unit in which the home occupation is located.
3. In addition to the resident business owner, up to three nonresident persons, including employees, associates and customers may be present on the property at any time. In order to accommodate occasional larger gatherings, the three-person limit may be exceeded on up to two days each calendar month.
- 1.4. Any person considering the establishment of a home occupation requires must submit an application for and approval of receive a City of Hamilton business license.
- 2.5. The use of the dwelling for the home occupation clearly must be incidental and subordinate to its use for residential purposes, and not more than twenty-five (25) percent of the floor area of the dwelling may be used to conduct the home occupation.
6. There shall be no external structural alterations or construction that would change the residential character of the property upon which the home occupation is located. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, and the addition of commercial-like exterior lighting. There may be no change in the outside appearance of the building or premises, or other visible evidence of the home occupation other than one sign, not exceeding the square footage allowed within the coinciding zoning district, nonilluminated, and mounted flat against the wall of the principal structure.
- 3.7. The home occupation and all related activities, including storage (other than the lawful parking or storage of vehicles), must be conducted entirely within a completely enclosed building, either the principal residential building or an allowed accessory building.
- 4.8. No traffic may be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood and any need for parking generated by the home occupation shall be met on the street, not to exceed the linear frontage of the lot in which the home occupation is located. No home occupation, or any required parking for the home occupation, shall use the parking space required for the residence (i.e., driveways).
9. All parking associated with the home occupation shall occur on-site. No on-street parking shall be utilized in excess of what is typical for a residential use. Depending on the individual circumstances of each application, additional off-street parking may be required.
10. Home occupations shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than what is typical of a residential use in the district in question where no occupation exists.
11. Signage shall be allowed in conformance with Chapter 17.28 (Sign Regulations) of this Title.

B. Complaints

1. Complaints, after investigation by the zoning administrator, may be cause for revocation of the home occupations business license.
2. Zoning administrator decisions in relation to complaints are subject to appeal per section 17.12.100 (Appeals) of this Title.

~~No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable by normal senses off the lot.~~

~~Any equipment or materials used in connection with a home occupation shall be stored within the principal structure or in an enclosed space outside of the principal structure.~~

~~The home occupation shall be limited to the hours between seven a.m. and nine p.m.~~

C. Uses allowed.

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- ~~1. Art studio.~~
 - ~~2. Sewing.~~
 - ~~3. Instruction to one pupil at a time.~~
 - ~~4. Food preparation for off-premises sale, subject to all health and safety codes.~~
 - ~~5. Day care for up to six persons.~~
 - ~~6. Computer-assisted services.~~
 - ~~7. Bookkeeping and clerical services.~~
 - ~~8. Home offices.~~
 - ~~9. Similar occupations that meet the intent of this chapter.~~

~~D.C. Prohibited Uses not allowed.~~

- ~~1. Barbershops and beauty parlors.~~
- ~~2. Real estate and insurance offices.~~
- ~~3.1. Restaurants.~~
- ~~4.2. Commercial stables and kennels~~Animal boarding.
- ~~5. Wood working.~~
- ~~6. Medical and legal offices.~~
- ~~7. Massage services.~~
- ~~8.3. Motor vehicle repair services.~~
- ~~9. Electrical repair shops.~~
- ~~4. Marijuana businesses.~~
- ~~5. Dispatch centers or operations involving fleet vehicles.~~
- ~~6. Retail.~~
- ~~7. Tow truck services.~~
- ~~8. Material or equipment storage.~~
- ~~9. Automotive repair, painting, or service.~~
- ~~10. Appliance repair.~~
- ~~10.11. Medical or dental clinics~~

17.16.050 Wireless communication facilities.

- A. Purpose. To accommodate the increasing communication needs of the City of Hamilton "city" residents, businesses, and visitors, while protecting the public health, safety and general welfare and visual environment of the city, this chapter is established to:
1. Enhance the ability to provide communication services to city residents, businesses and visitors;
 2. Simplify the process for obtaining permits for communication facilities, while at the same time protecting the legitimate interests of city residents;
 3. Protect the city's natural resources and visual environment from the potential adverse effects of communication facilities, through careful design and siting standards;

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4. Limit the number of towers needed to serve the city, by requiring facilities to be placed on existing buildings and structures where possible, and requiring co-location of wireless communication providers on existing and new towers.

These towers shall be construed to be consistent with any federal or state standards regulating communication facilities which pre-empt or take precedence over the standards in this chapter. In the event that either federal or state government adopts mandatory standards more stringent than those described in this chapter, the more stringent standard shall apply and these standards shall be revised accordingly.

B. Definitions.

"Antenna" means an exterior transmitting or receiving device used in telecommunications that radiates or captures radio frequency signals or electromagnetic waves, including but not limited to directional antenna, such as panels, microwave dishes and satellite dishes and omni-directional antenna, such as whip antenna, but not including satellite earth stations.

"Antenna, attached" means an antenna mounted on an existing building, silo, smokestack, water tower, utility or power pole, or other support structure other than an antenna tower.

"Antenna, concealed" (stealth) means an antenna with a support structure that screens or camouflages the presence of antennas and/or towers from public view, in a manner appropriate to the site context and surrounding environment. Examples of concealed antennas include manmade trees, clock towers, flag poles, lighting structures, and similar structures that camouflage or conceal the presence of antennas or towers.

"Antenna tower" means a freestanding structure, including monopole, guyed and lattice towers, designed and constructed primarily to support antennas and transmitting and receiving equipment. The term includes microwave towers, common-carrier towers, cellular telephone towers and the like. The term includes the structure and any support thereto.

"Antenna tower height" means the distance from the average grade at the antenna tower base to the highest point of the tower. Overall antenna tower height includes the base pad, mounting structures and panel antennas, but excludes lightning rods and whip antennas.

"Co-location" means locating wireless communications equipment for more than one communications provider on a single structure or within an established electronic communications site.

"Communication facilities" means communication lines and towers, antennas and microwave receivers.

"Electronic communications site" means an area established because of its unique elevation and location engineered with multiple antenna towers, buildings or facilities to provide or enhance communication over a specific area.

"Facility" (communication) means the equipment, physical plan and portion of the property and/or building used to provide power and communication services, including but not limited to cables and wires, conduits, pedestals, antennas, towers, concealed structures, electronic devices, equipment buildings and cabinets, landscaping, fencing and screening and parking areas.

"Microcell" means a low power facility used to provide increased capacity to telecommunications demand areas or provide infill coverage in areas of weak reception, including a separate transmitting and receiving station serving the facility. Unreasonable adverse impact: the proposed project would produce an end result which is:

- Out of character with the designated scenic, natural, historic and cultural resources affected, including existing buildings, structures and features within the designated resource area; and
- Would diminish the scenic, natural, historic and cultural value of the designated resource.

- C. Applicability. All communication facilities, towers or antennas located within the incorporated areas of the City of Hamilton, whether upon private or public lands, shall be subject to this chapter. Only the following facilities shall be exempt from the application of this section:

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1. Pre-existing towers or antennas. Towers and antennas existing prior to the date of the ordinance codified in this chapter shall not be required to meet the requirements of this section, so long as the pre-existing towers or antennas were in compliance with all applicable permitting requirements in effect at the time of installation and are currently in compliance with all other required approvals, permits and exceptions.
 2. Nothing in this chapter shall be construed to regulate, nor shall it regulate antennas, antenna support structure devices or facilities installed, maintained and used exclusively for amateur radio communications by amateur radio operators licensed by the Federal Communications Commission.
 3. Maintenance or repair. Maintenance or repair of a communication facility and related equipment, provided that there is no change in the height or any other dimension of the facility.
 4. Emergency communication facilities. Temporary communication facilities for emergency communications by public officials.
- D. Standards. All communication facilities must demonstrate compliance with the following standards prior to city approval.
1. Preferred communication facilities. The order of preference for new or reconstructed permanent communication facilities is as follows from most preferred to least preferred:
 - a. Co-location on existing communication facilities. If not technically feasible;
 - b. Antennas attached to existing commercial or industrial buildings or structures. If not technically feasible, then:
 - (i) Concealed antennas. If not technically feasible,
 - (ii) Microcell antenna towers. If not technically feasible, then
 - (iii) New communication facilities tower.
 - (iv) In addition to the above-listed preferences, it is preferred that any new facilities be located on public lands or structures.
 2. Facilities in relation to scenic view shed and historic or cultural resources. Facilities shall not create an unreasonable adverse impact toward the view from any public park, natural resource area or historic or cultural site. In determining the potential adverse impact of the proposed facility upon such area; the land services department shall consider the following factors:
 - a. The extent to which the proposed communication facility is visible from the viewpoint(s) of the impacted resource;
 - b. The type, number, height and proximity of existing structures and features and background features within the same line of sight as the proposed facility;
 - c. The amount of vegetative screening;
 - d. The distance of the proposed facility from the impacted resource; and
 - e. The presence of reasonable alternatives that allow the facility to function consistently with its purpose.
 3. Communication facilities spacing requirements. Antenna towers over sixty (60) feet in height shall be located at least five thousand two hundred eighty (5,280) feet from any other communication facility over sixty (60) feet in height. Antenna towers proposed to be located closer than five thousand two hundred eighty (5,280) feet from any other communication facility over sixty (60) feet in height shall be co-located. Exception to spacing requirements may only be allowed if co-location is scientifically proven to be unfeasible and/or where it can be demonstrated that a unique hardship exists to prevent compliance with this section.

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4. Minimum setback requirement.
 - a. From property lines or road rights-of-way, facilities shall be set back minimum distance that is equal to or greater than the height of the facility, plus the height of any building upon which the facility is located, as well as any extensions to the facility (such as lightning rods or lightning devices), plus twenty (20) feet.
 - b. Alternative setbacks may only be approved by the zoning board of adjustment where it can be clearly demonstrated that the location of the proposed facility will take advantage of an existing natural or artificial feature to fully address safety concerns, conceal the facility and minimize its visual impacts.
 - c. Guide wires and equipment buildings and cabinets shall be set back from all property lines a minimum of twenty (20) feet.
 - d. The maximum height of any facility shall not exceed three hundred (300) feet, which shall include the height of any building on which the facility is located.
 5. Equipment design. The following equipment design standards shall apply to all new communication facilities:
 - a. Attached antennas on a roof may extend up to fifteen (15) feet over the height of the building or structure.
 - b. Attached antennas on a roof shall be located as close to the center of the roof as possible.
 - c. Attached antennas mounted on a building or structure wall shall be as flush to the wall as technically possible, and shall not project above the top of the wall.
 - d. Attached antennas and equipment shall be located, painted and/or screened to be architecturally and visually compatible with the building or structure it is attached on.
 - e. Microcell towers shall be painted or coated in a uniform nonreflective color that blends with the surrounding building and/or the natural environment. The use of wood poles is further encouraged.
 - f. Communication facility antenna towers shall not be artificially lighted except as required by the FAA or other state or federal agency. If safety lighting is required by the FAA, the use of red beacons is preferred to flashing strobe lights. Security lighting on the site may be mounted up to twenty (20) feet in height, and shall utilize cut-off lighting directed towards the ground to reduce light pollution, prevent offsite light spillage and avoid illuminating the tower.
 - g. Equipment buildings shall be compatible with the architectural style of the surrounding built environment considering exterior materials, roof form, scale, mass, color, texture and character. Equipment cabinets shall be located, painted and/or screened to be architecturally and visually compatible with the surrounding built and/or natural environment.
 - h. Equipment shall not generate noise in excess of federal, state and local noise regulations. This does not apply to generators used in emergency situations where the regular power supply for a facility is temporarily interrupted.
 6. Site design. All communication facilities shall be designed to blend into the surrounding environment to the greatest extent possible. The following measures shall be implemented:
 - a. Screening and landscaping appropriate to the context and in harmony with the character of the surrounding environment is required when any part of the facility is visible from a public right-of-way or adjacent residential use. Natural materials shall be used for screening and fencing. Wire fencing, if utilized, shall be screened from public view. If a facility fronts on a public road or abuts a residential use, a combination of hedges and/or evergreen trees (at least four feet in height when planted) shall be planted along the roadway or around the facility to provide a continuous

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- visual screen. Towers and antenna support structures shall be finish coated in a uniform nonreflective color that blends with the surrounding environment.
- b. Existing vegetation and grades on the site shall be preserved to the extent possible.
 - c. Signage at the site is limited to nonilluminated warning and equipment identification signs. This does not apply to concealed antennas that are incorporated into freestanding signs.
 - d. Communication facilities shall not include staffed offices, long-term vehicle storage or other outdoor storage, or other uses needed to send, receive or relay transmissions.
7. Radio frequency emission standards. All existing and proposed communication facilities are prohibited from exceeding or causing other facilities to exceed the radio frequency emission standards specified by Part 1, practice and procedure, Title 47 of the Code of Federal Regulations, Section 1.1310, Radio Frequency Radiation Exposure Limits. A statement by a licensed professional engineer shall be provided demonstrating that the proposed facility complies with all FCC standards for radio emissions.
8. Co-location requirements for communication facilities.
- a. Communication facility providers shall cooperate to achieve co-location of facilities and equipment. Communication facility providers shall not act to exclude other providers from co-locating on the same tower or electronic communications site when co-location is structurally and technically feasible. Competitive conflicts shall not be considered adequate reason to preclude co-location.
 - b. In addition to equipment proposed for the applicant's use, proposed communication facilities shall be designed in all respects to accommodate both the applicant's antenna and comparable antenna for at least two additional users if the antenna tower is over one hundred (100) feet in height, or for at least one additional user if the antenna is between sixty (60) feet and one hundred (100) feet in height.
 - c. No new tower shall be permitted unless the applicant clearly demonstrates that no existing tower or structure can accommodate the applicant's proposed antenna by co-locating. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of the following. The term "existing" includes pending applications, as well as approved applications for proposed, but not yet constructed, towers, antennas and facilities:
 - (i) No existing towers or structures are located within the geographic area to meet the applicant's engineering requirements;
 - (ii) Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements;
 - (iii) Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment, and cannot be reinforced to provide sufficient strength;
 - (iv) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing tower or structure, or the antenna on the existing tower and structures would cause interference with the applicant's proposed antenna;
 - (v) The fees or costs required to share an existing tower or structure, or to adopt an existing tower or structure for co-location are unreasonable. Costs below new tower development are presumed reasonable;
 - (vi) Property owners, or owners of existing towers or structure are unwilling to accommodate the applicant's needs;

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- (vii) The applicant clearly demonstrates that there are other limiting factors that render existing towers and structures unsuitable.
9. Abandonment. Communication facilities will be considered to be abandoned if they are unused by all providers at the facility for a period of one hundred eighty (180) consecutive days. Determination of abandonment shall be made by the director of land services, who shall have the right to require documentation from the facility owner regarding the tower or antenna usage. Upon determination of abandonment, the facility owner shall have ninety (90) days to:
- Re-use the facility or transfer the facility to another owner who will re-use it; or
 - Remove the facility. If the facility is not re-used or removed within ninety (90) days of determination of abandonment, the city may remove the facility at the facility's and/or property owner's expense.
10. Modification to existing facilities.
- Addition of equipment for co-location of additional communication facility providers on existing antenna towers and sites are not subject to additional review if the tower height remains unchanged. However, a permit is required.
11. Building codes and safety standards. To ensure the structural integrity of communication facilities, the owner of a facility shall ensure that it is constructed, operated and maintained in compliance with the standards contained in applicable local, state and federal building codes and the applicable standards for telecommunication facilities, as may be amended from time to time. This must be shown through a completed inspection process or certification by an appropriate regulatory agency and a copy of that certification sent to Ravalli County Land Services.
- E. Application submittal requirements.
1. Application contents. Applications for review and approval of proposed communication facilities, and additions or modifications to existing facilities, shall include the following:
- A site plan showing the location and legal description of the site, including the ~~parcel-lot~~ number and geo-code number(s) and a copy of the recorded plat or certificate of survey, on-site land uses; adjacent roadways, parking and access; areas of vegetation and landscaping to be added, retained, replaced or removed; setbacks from property lines; and the location of the facility including all related improvements and equipment.
 - A vicinity map showing adjacent properties and land uses within one thousand (1,000) feet of the proposed antenna site.
 - Elevation drawings of the proposed facility showing all antennas, towers, structures, equipment buildings and cabinets, fencing, screening, landscaping, lighting and other improvements related to the facility. Specific colors and materials shall be noted.
 - Photo-realistic renderings (photo simulations) of the site after the antenna construction, demonstrating the true impact of the antenna on the surrounding visual environment. The director of land services may request photo-realistic renderings of the site from a specific vantage point.
 - A report describing the facility and the technical, economic and other reasons for its design and location, the need for the facility and its role in the overall network; and describing the capacity of the structure, including the number and type of antennas it can accommodate.
 - The FAA response to the notice of proposed construction of alteration (FAA form 7460-1), if the facility is located within the distance from the airport runways as specified under paragraph 77.13, of FAA form 7406-1 construction or alteration requiring notice.

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- g. A statement from the applicant verifying that the request has been submitted to the Montana Aeronautics Division for a formal response.
 - h. A copy of the provider FCC license verifying that the applicant is authorized by the licensing guidelines of the FCC.
 - i. A letter of intent to allow co-location on the antenna tower as proposed, if the communication facility is taller than sixty (60) feet in height.
 - j. A letter of intent to remove the facility at the expense of the facility and/or property owner if it is abandoned. The letter shall include a signed statement by the property owner consenting to the city's entry on to the property to remove an abandoned facility.
 - k. Proof of ownership of the land upon which a communication facility is proposed to be constructed, or a copy of an appropriate easement, lease or rental agreement.
 - l. A statement by a licensed professional engineer shall be provided demonstrating that the proposed facility complies with all FCC standards for radio emissions, and for all applicable local, state and federal building codes.
2. Facility inventory. The first application for a proposed communication facility by a provider shall include a detailed inventory of all the provider's existing and approved facilities within Ravalli County and all incorporated areas within the city.
- F. Severability. If any part or portions of this chapter shall be declared invalid or unenforceable for any reason by a court of competent jurisdiction, the remainder shall nonetheless continue in effect.
- G. Retroactivity. The ordinance codified in this chapter shall apply to all towers, antennas and facilities and including all pending applications to locate towers, antennas and facilities within the limits of the City of Hamilton.

17.16.060 Mobile home parks.

- A. Expansion of existing parks or proposals for new parks shall be reviewed for development approval under this chapter and Title 16 (Subdivision Regulations) of the Hamilton Municipal Code.
- B. Each mobile home park shall be connected to the City of Hamilton water and sewer system. The park shall be provided with a master water meter to meter the entire parks water use. All utility service lines shall be installed below ground;
- C. Minimum private interior street or drive width shall be thirty (30) feet wide and shall meet city public works street standards and specifications;
- D. All street or drives shall be paved to city public works street standards and drainage shall be installed on-site to retain all storm water run-off on-site;
- E. Area equal to five percent of the total area of the mobile home park shall be dedicated to common recreation and parks development for the park;
- F. Boundaries of each mobile home lot as indicated on the accepted plans shall be clearly and permanently marked on the ground;
- G. A mobile home and accessory buildings may occupy a maximum of fifty (50) percent of a lot;
- H. Distance of mobile homes from park boundaries shall be a minimum of twenty-five (25) feet from any property boundary line provided with suitable landscaped cover;
- I. Mobile homes shall be skirted within sixty (60) days of installation with weather resistant materials similar to that used in the mobile home's construction;

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- J. Mobile homes shall be anchored to the ground by conventional construction method or by over the top frame ties. Anchoring devices shall be capable of resisting a force equivalent to an eighty (80) mile-per-hour (mph) wind;
 - K. Mobile home lots shall be designed with easy access for placement and removal of homes, shall be have longitudinal grade of less than four percent and provide adequate surface drainage. The mobile home site on each lot shall be compacted and surfaced with material that prevents vegetative growth;
 - L. Access to a mobile home park shall be from a public street;
 - M. Each mobile home park shall be entirely enclosed, exclusive of driveways, at its external boundaries by a wall, fence or evergreen hedge which creates a visual buffer;
 - N. No space in a mobile home park shall be occupied until at least ten spaces are completed and ready for occupancy;
 - O. Roadways located within a mobile home park shall be named, labeled, or otherwise adequately described so as to be easily found by persons entering the park. Mobile home spaces shall be numbered or otherwise adequately described and the number or other description shall be posted at the proper space so that it can be clearly read from each street on which the space fronts or abuts;
 - P. Off-street parking shall consist of two paved off-street parking spaces shall be provided for each mobile home lot.

17.16.070 Townhouses

A. Intent

1. The intent of this section is to allow for a range of home ownership options while also upholding public health, safety, and general welfare for townhouse developments. It is further the intent of this section to facilitate townhouse developments exempt from subdivision review under state law within Hamilton City limits where city infrastructure exists. It is not the intent of this section to facilitate complicated development proposals outside of city limits requiring annexation and extension on city infrastructure. Those developments should be pursued through the subdivision process.

B. Applicability

1. Townhouse developments are a permitted use in the R-1 R-2, R-3, and B zoning districts. Townhouse developments that convert spaces in buildings from rental to owner occupancy, that do not include the division of land, do not need to conform to this section.

C. Standards

1. Buildings shall not contain more than four attached townhouse units.
2. All detached townhouse buildings shall be separated by a minimum distance of 10-feet
3. Parking
 - a. Access to parking spaces and garages must be from the alley for all townhouses that abut an alley.
 - b. For townhouses without alley access, driveways, parking and other vehicular use areas may not be located between the covered building entrance and the street.
 - c. Garages and carports that abut a street must be set back at least 25 feet from all townhouse lot lines abutting a public street or from the back of sidewalk (back of curb where no sidewalk exists) on private streets.
 - d. There must be a minimum of 35 feet distance between single or paired driveways, unless otherwise approved by the city Director of Public Works.
4. Each townhouse lot shall have legal and physical access.

5. Blocks

- a. Blocks and streets shall be designed to create a grid pattern to the extent possible.
- b. Blocks and streets shall be designed to maximize connectivity to adjoining developed lands or connectivity potential to adjoining undeveloped lands.

6. Block length shall not exceed 600 feet.

7. Each townhouse must have a separate ground-floor entrance that is clearly defined and highly visible on the building façade that faces a street or a right-of-way other than an alley.

8. Orientation

- a. Townhouse facades must be oriented to public streets, private roads within a public access easement, or courtyards.
- b. Within individual townhouse developments fronts of townhouses shall not face backs of other townhouses.

17.16.080 Recreational Vehicle Parks

A. Intent

- 1. The intent of this section is to standards for the siting, design, and operation of Recreational Vehicle (RV) Parks in order to promote, protect, and secure the health, safety, and general welfare of the public and the residents and users of such facilities.

B. Applicability

- 1. This section applies to Recreational Vehicle Parks as defined in section 17.36.010 of this Title.

C. Standards

- 1. Recreational vehicle parks shall be a minimum of 3 acres.
- 2. Each recreational vehicle space or lot must have the following minimum dimensions:
 - a. Total area: 1,250 square feet
 - b. Width: 25 feet
- 3. Recreational vehicle spaces or lots shall be setback a minimum of 25 feet from the boundaries of the recreational vehicle park. Management or service buildings may be constructed within 10 feet of front property lines.
- 4. Access to a recreational vehicle park must be from a arterial, minor arterial, or collector street.
- 5. Accessory Use and Buildings. The following may be allowed as accessory uses and buildings in recreational vehicle parks:
 - a. Parks, playgrounds and recreational facilities designed for use by park tenants.
 - b. Folding, collapsible or detachable canopies, awnings and other similar devices designed to be an integral and transportable part of a recreational vehicle.
 - c. Manager's residence and/or office.
 - d. Convenience stores housed in permanent structures and used in conjunction with the operation of the recreational vehicle park, including the sale of propane fuels for occupants.
 - e. Uses designed to serve the temporary nature of recreational vehicle park occupants to include showers, toilets, and laundry facilities.
- 6. The maximum height for permanent structures in recreational vehicle parks shall be 2.5 stories / 25 feet.

7. A minimum of one off-street parking space shall be provided adjacent to or on each recreational vehicle space or lot.
8. Recreational vehicle parks shall be screened from adjacent R-1, R-2, and R-3 districts by a permanent wall, fence or hedge a minimum of 6 feet in height.
9. All outdoor lighting shall be full cut-off or fully shielded fixtures that direct light downward and do not create light spillover onto adjacent properties or public rights-of-way.

Chapter 17.20 GENERAL DEVELOPMENT REGULATIONS

Sections:

17.20.010 General regulations for all districts.

A. Unless otherwise expressly stated, B buildings erected, altered or moved after the effective date of the ordinance codified in this ~~T~~Ititle shall meet the requirements specified in the chapter governing the district in which each are located.

~~A. B. B.~~ A yard required by this chapter for one building shall not be included as part of the yard required for another building.

~~B. C. C.~~ Control and disposal of surface run-off is the responsibility of each property owner and shall not be directed onto adjoining lots or public rights-of-way.

~~C. D. D.~~ Hamilton Municipal Code Title 12, Title 13 and Title 15 shall also apply to each and every district established by this Title 17.

~~D. E. E.~~ No "livestock" as defined in Chapter 17.34~~6~~, of the Hamilton Municipal Code (HMC), shall be kept within the city limits at any time for any purpose.

~~E. F.~~ The director of public works shall determine the need for infrastructure, and the property owner shall be responsible for the construction and/or maintenance of such improvements (including curb, gutter, sidewalk and paving) to the centerline of all contiguous streets or alleys.

~~A. —~~

~~1. — Any development of vacant land;~~

~~2. — Any main building the square footage of which is increased by one hundred twenty (120) square feet or more; or~~

~~F. G. H.~~ The director of public works shall determine whether a consent to agree to the formation of a special improvement district shall be accepted in lieu of the construction of the improvements identified in Subsection F of this section. Such consent shall be recorded with the Ravalli County clerk and recorder's office and shall bind transferees, successors and assigns.

17.20.020 General regulations in residential and mixed use districts (R-S1, R-2M, RH-3, MHP, B).

A. A.—An accessory building may be built in an established yard, but it may only occupy a maximum of thirty (30) percent of the established yard.

B. Residential accessory structures not exceeding 120 square feet and/or 9 feet in height and not requiring a building permit are exempt from side and rear setbacks. No part of the accessory structure may extend beyond the property line.

~~A. —~~

~~B. C. B. —~~ In the residential zone in which each is situated, freestanding television satellite dishes and radio antennas shall be located in rear yards and shall meet the setback requirements for rear yards.

~~C. —~~ Every part of a required setback shall be open to the sky, except for architectural projections of fireplaces and roof eaves which may project into any required setback a maximum of thirty (30) inches.

~~C. D. —~~ Uncovered terraces, patios or decks, if less than thirty (30) inches above the average finish grade of any affected yard, may be constructed within the required setback.

~~D. —~~

~~D. E. —~~ A lot having frontage on two parallel or approximate parallel streets (double frontage lot) shall have the minimum front yard setback from each of the parallel streets.

~~F. — Reserved.~~

~~G. — Reserved.~~

~~H. — Reserved.~~

~~I. —~~ Single family dwellings are intended to be a building with one individual dwelling unit.

~~E. J. —~~ Multiple family dwellings are intended to be a building with two or more individual dwelling units. Multiple family zoning is not intended to allow a single family dwelling and a multiple family dwelling to occupy the same building lot.

17.20.030 General regulations in commercial and manufacturing districts (~~RVP~~, PS, B, B1, B2, CBD, CM, MI).

~~Where a lot in a commercial or manufacturing district abuts a residential district, the side and rear yards in that lot within the commercial district shall conform to those required in the residential district.~~

~~Where the frontage on one side of a block is zoned partially commercial or manufacturing and partly residential, the front yard in the commercial district shall conform to that required in the residential district.~~

~~Commercial/manufacturing or manufacturing developments which are adjacent to any public street or alley shall be responsible for improvements to the center line of the adjacent public street or alley including the construction and/or reconstruction of curb, gutter, sidewalk and paving.~~

A. In ~~a commercial/manufacturing or manufacturing/industrial district~~ CM and MI districts, any outdoor area used for the storage of materials or vehicles shall be completely enclosed by a ~~decorative fence~~, wall, or landscape a minimum of six feet in height, to screen the outside storage area from public rights-of-way and adjacent properties. The area designated for outside storage shall be indicated on the site plan submitted for city review and approval.

B. In ~~a commercial/manufacturing or manufacturing/industrial district~~ the CM and MI districts, a minimum of five percent of the total site shall be devoted to landscaping. The landscaping shall be designed to provide for a screening of the development from the public rights-of-way and adjacent residential properties.

C. Commercial, manufacturing, and industrial uses, all outdoor lighting adjacent to residential zoning districts (R-1, R-2, & R-3) or residential land uses shall be full cut-off or fully shielded fixtures that direct light downward and do not create light spillover onto adjacent properties or public rights-of-way.

D. To mitigate and diffuse impacts of noise, light, and odor on public health and safety, the following uses shall be setback from residential zoning districts (R-1, R-2, & R-3) and residential land uses as specified below. Measurements shall be taken from the furthest extent of the building, use, or activity in question to the nearest residential zoning district or building containing residential dwelling units. All distances are inclusive of rights-of-way. The setbacks listed below may be reduced after approval of a conditional use permit from the

zoning board of adjustment with documentation showing how impacts from noise, light, and/or odor will be effectively mitigated.

1. Data Centers: 600 feet
2. Digital asset mining: 600 feet
3. Crematorium: 200 feet
4. Manufacturing, moderate: 200 feet
5. Manufacturing, intensive: 600 feet
6. Recycling center: 300 feet
7. Salvage yard: 600 feet
8. Warehousing, Wholesale, & Freight Movement: 300 feet
9. Animal Shelter or Boarding: 200 feet
10. Marijuana manufacturing: 300 feet

~~F. All accessory buildings in all commercial and manufacturing zoning districts shall have the following setbacks:~~

- ~~1. Front: Twenty (20) feet measured from the front property line.~~
- ~~2. Interior lot side: Five feet measured from the property lines on each side.~~
- ~~3. Rear: Five feet measured from the rear property line; ten feet measured from the rear property line where detached garages open to alley.~~
- ~~4. Corner lots side yard: Ten feet measured from the side property line adjacent to the nonprimary street.~~

~~G. Commercial building construction including commercial accessory buildings shall comply, to the extent possible, with all applicable provisions of the City of Hamilton Building and Site Design Guidelines. The city director of public works and the city building inspector in consultation with other city officials shall determine compliance with the building and site design guidelines. A property owner may apply for approval of a special use which, if approved, may include conditions of approval that may vary from the guidelines in the City of Hamilton Building and Site Design Guidelines. The conditions of approval of a special use may include specific building design requirements not contained in the City of Hamilton Building and Site Design Guidelines but which are necessary to integrate the proposed building into the building site, neighborhood and into the city as a whole. Property owners desiring to construct (or remodel the exterior of) buildings which do not conform to the City of Hamilton Building and Site Design Guidelines may apply for a special use permit to allow construction of such nonconforming buildings. Any exterior building renovation visible from a public street or pedestrian way shall comply with the City of Hamilton Building and Site Design Guidelines.~~

17.20.040 Building and site development standards.

A. Intent

1. The intent of the building and site development standards is to enhance the character, quality, health, and safety of new and existing neighborhoods by requiring development to meet certain standards for building facades facing public spaces.

B. Applicability

1. Building and site development standards apply to building facades of residential buildings with seven or more units in the R-3, B, and B-1 districts and commercial buildings in the B and B-1 districts that are adjacent to:
 - a. Public or private streets, OR
 - b. Public parks or non-motorized paths.

C. Standards

1. Minimum Façade Transparency
 - a. Building facades shall meet the minimum transparency requirements outlined below. The percentage of transparency per story shall be calculated within the area between finished floor and finished ceiling.
 - (i) First story: 30%
 - (ii) Upper stories: 20%
2. Principal entrance
 - a. Where a building is adjacent to a public street, its principal entrance must be located along and directly face the street. Additional building entrances are permitted.
3. Buildings Adjacent to the R-1 and R-2 Zoning Districts

a. Buildings over two and a half stories tall shall meet the following requirement for each façade adjacent to (inclusive of rights-of-way) property zoned R-1 or R-2.

(i) Each story over two shall be setback an additional 10-feet per story beyond the required setback along each facade facing property zoned R-1 or R-2.

17.20.0540 Fences.

Fences erected after the effective date of this title shall meet the requirements specified within this chapter and shall require a fence permit.

- A. Front property line.
 - 1. Sight-obstructing fences shall not exceed four feet in height.
 - 2. Nonsight-obstructing fences shall not exceed six feet in height.
 - 3. Fences constructed on a front property line shall be set back a minimum six inches from that property line.
- B. Side property line.
 - 1. Sight-obstructing fences shall not exceed four feet in height to a distance of ten feet set back from the front yard property line.
 - 2. Nonsight-obstructing fences shall not exceed six feet in height on the side property line.
- C. Rear property line.
 - 1. Sight-obstructing or nonsight-obstructing fences located on the rear property line shall not exceed six feet in height.
 - 2. Fences constructed on the rear property line shall be set back six inches from the rear property line.
- D. Definitions.
 - 1. "Fence" means a structure constructed of wood, metal, block, brick, stone or any other material other than natural vegetation to create a barrier.
 - 2. "Sight-obstructing" shall mean any fence structure where the fence material obstructs twenty-five (25) percent or more of the clear visibility through the fence.
 - 3. "Nonsight-obstructing" shall mean any fence structure where the fence material obstructs twenty-five (25) percent or less of the clear visibility through the fence blocked.
- E. Fences constructed more than six feet high shall require a variance approved by the zoning board of adjustment.
- F. Fence permit approved by the zoning administrator and/or designee is required for all fence construction within the City of Hamilton boundaries.
- G. Property owner is responsible for providing proof of property boundaries prior to construction of fence.
- H. Fences constructed on public rights-of-way, streets or alleys are prohibited and shall be required to be removed.
- I. In all cases for the placement, construction and/or the removal of a fence, the owner must call line locators at 1-800-424-5555 or 811 prior to the start of the project.
- J. Fees for fence permits shall be established by resolution of the city council and shall be paid to the public works office at the time the application for a permit is filed.

Chapter 17.24 OFF-STREET PARKING AND LOADING

Sections:

17.24.010 Intent.

The intent of the off-street parking and loading chapter is to provide the public with an adequate number of parking spaces, vehicular ingress and egress from a building or parking area to a public street, and access for emergency vehicles. The purpose of off-street parking requirements is also to provide convenient and safe access to property, avoid the negative impacts associated with spillover parking into adjacent neighborhoods (while at the same time avoiding the negative environmental and urban design impacts that can result from excessive parking), and, alleviate hazards with access to traffic generating business and industrial uses.

The intent is to control parking, internal circulation and access onto a public street and to provide adequate and safe parking for residents and business customers, to avoid and mitigate traffic congestion, and to provide aesthetically pleasing parking facilities, all in the interest of public safety and general welfare. The parking requirements specific to the CBD zoning district can be found in Section 17.24.130 of this title.

17.24.020 Definitions.

As used in this chapter:

"Floor area" means the total gross floor area of all floors of any building which includes all space intended for occupation use and storage.

"Loading space" means an area used for loading or unloading located entirely on private property with a minimum vertical clearance of fourteen (14) feet and provided with permanent independent access.

"Off-street parking space" means an area used for parking a motor vehicle located entirely on private property with permanent independent access for use by occupants, patrons or residents of the property.

"Public works standards" means those standards adopted by the City of Hamilton city council that include the adoption by reference the Montana public works standards and specifications most recent edition (hereinafter "public works standards").

17.24.030 Designs.

- A. Off-street parking spaces must conform to the public works standards and specifications.
- B. Off-street parking areas must be accessible from a public street.
- C. The access to an off-street parking area must be constructed according to the public works standards and specifications.
- D. Off-street parking spaces that service residential uses must be located on the same lot as the dwelling and may not be located in any front yard except in a single designated driveway.
- E. Off-street parking areas serving commercial, industrial, public or institutional uses must be located within one city block (approximately three hundred (300) feet) of the use.
- F. Off-street parking areas serving multi-family residential developments of more than ten units, or commercial, industrial and institutional uses must comply with the following provisions:
 - 1. Grading and drainage. Off-street parking areas shall be graded and any needed swales, culverts or other drainage facilities shall be installed to remove storm water run-off in a manner that does not adversely affect adjacent properties, public streets or surface waters.

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2. All off-street parking areas shall be surfaced according to the public works standards.
 3. Screening. Where an off-street parking area abuts a residential zoning district, the parking area shall be effectively screened at the property line(s) by sight-obstructing wall, fence or hedge acceptable to the director of public works with a minimum height of five feet.
 4. Lighting. Lighting used to illuminate a parking lot shall be directed downward and illuminating the parking area only. No illumination shall spill over to any adjoining residential zoning district. No source of lighting shall face upward to the sky.

17.24.040 Enforcement of requirements.

Any change to a building, or any change in use of a building or site to such an extent that a building permit or certificate of occupancy is necessary, shall require compliance with the provisions contained in this chapter. No building permit shall be issued until plans showing provisions for the required off-street parking have been submitted and approved. Every lot ~~or parcel of land or~~ portion thereof used as a public or private parking area shall be developed and maintained in accordance with this chapter.

17.24.050 General regulations.

- A. The property owner or the authorized representative is responsible for the continuous provision and maintenance of off-street parking for employees, customers, business vehicles and loading spaces. Compliance with these regulations shall be a part of the building permit review process whenever a facility's use is established, enlarged or changed.
- B. A site plan of the proposed parking area, including location, curb cuts, pedestrian walks, screening, lighting, drainage retention, landscaping, traffic control devices, drainage facilities and any other features shall be submitted for approval as part of the building permit approval process.
- C. In the event a discrepancy should arise between this Code and the adopted public works standards, the public works standards shall supersede this title.

17.24.060 General requirements (all parking areas).

Paving and hard surfacing of all parking areas shall provide for proper on-premises storm drainage and allow for parking stalls and installation of other traffic control devices as deemed appropriate by the director of public works. Paint or markers shall be used to delineate parking stalls and directional arrows on paved or hard surfaced areas. Pedestrian walks on the exterior of the parking lot shall be curbed or raised six inches above the lot surface, excluding those areas used for driveways, curb cuts necessary for meeting handicap requirements and curb cuts necessary to meet public works standards. The parking lot surfacing and drainage facilities shall be inspected and approved by the director of public works or his or her designee prior to the issuance of a certificate of occupancy. Off-street parking stalls shall comply with public works standards for off-street parking.

17.24.070 Off-street parking space requirements.

- A. The following minimum number of off-street parking spaces shall be provided for the respective uses, subject to the adjustments allowed in subsection 1. When calculation of the required parking results in a fraction of a parking space being required, the fractional space is not required to be provided.
 1. Residential uses:
 - a. One parking space may be deducted from the total off-street parking spaces required for a residential development for every twenty-four (24) uninterrupted linear feet of available ~~street frontage and~~ usable ~~for~~ parallel on-street parking directly adjacent to a lot.
 - b. One parking space may be deducted from the total off-street parking spaces required for a residential development for every two diagonal or perpendicular parking spaces directly adjacent to a lot, which are usable for on-street parking and have been striped by the City of Hamilton.

- c. The width of drive accesses, designated nonparking areas, and clear sight triangles may not be considered to be available for the purpose of an on-street parking space.
- d. The number of on-street spaces calculated may not exceed the number of dwellings on the lot.

Use Classification		Number of Parking Spaces Required
A.	Single-family and mobile homes	2 spaces per dwelling unit (may be a stacked drive-way)
B.	Multi-family dwellings	1½ spaces per dwelling unit
C.	Accessory dwellings	1 space per dwelling unit
CD.	Retirement or elderly apartments (low income subsidized)	1 space per 3 dwelling units
DE.	Retirement or elderly apartments	1 space per dwelling unit; or 1 space per 3 dwelling units when a deed restriction is filed against the property limiting use of the site to retirement or elderly housing; or 1 space per 3 dwelling units when additional land is perpetually reserved to provide adequate parking at 1 space per dwelling unit to facilitate eventual conversion; or 1 space per 3 dwelling units when a form of financial assurance, acceptable to the zoning administrator
EF.	Hotels, motels, rooming or boarding houses, clubs and lodges with overnight accommodations	1 space per unit or room, plus parking as required for restaurants, conference and convention facilities and retail shops
FG.	Dormitories	1 space per planned resident
GH.	Group homes (community residential facility, community treatment facility and transitional community facility)	1 space per staff person, plus 1 space per 5 residents, plus 1 space per vehicle operated by the home or facility
HI.	Family day care homes and mini-day care centers	None required other than for single-family dwellings
IJ.	Day care centers	1 space per staff person, plus 1 pick up and drop off space, plus 1 space per 10 children
JK.	Nursing homes and convalescent centers	1 space per 4 beds
KL.	Hospitals	1 space per 2 beds
LM.	Junior high schools and elementary schools	2 spaces per teaching station
MN.	High schools	5 spaces per teaching station
NO.	Specialized schools or studios (dance, gymnastics, martial arts, etc.)	1 space per 100 gross square feet
OP.	Professional offices	1 space per 500 square feet of floor area, minimum of 5 spaces
QP.	Medical and dental offices and animal clinic or veterinary	1 space per 250 square feet of floor area
QR.	Banks and other services	1 space per 500 square feet of floor area, minimum of 5 spaces
RS.	Barber or beauty shops or schools	1 space per 100 square feet of floor area
ST.	Laundrettes or self service laundries	1 space per 4 machines
TU.	Libraries, art galleries, museums	1 space per 500 square feet of floor area
UV.	Auditoriums, theaters, stadiums, churches, funeral homes, bingo parlors (fixed seating)	1 space for every 4 seats or 1 space for every 8 feet of bench or pew

VW.	Clubs, lodges, dance halls, bingo parlors, meeting rooms and other assemblies (without fixed seating)	1 space per 100 square feet of floor area
WX.	Tennis, racquetball, handball and similar courts and clubs (indoor)	2 spaces per court, plus 1 space per 50 square feet of all other floor area
WY.	Bowling alleys	4 spaces per lane
YZ.	Skating rinks	1 space per 150 square feet of floor area
AAZ.	Drive thru and take out restaurants (no seating)	1 space per 50 square feet of floor area, minimum of 6 spaces
BBAA.	Full service restaurants, taverns and lounges	1 space per 100 square feet of floor area, minimum of 6 spaces
CCBB.	Casinos	1 space for every 2 gambling machines for nonmixed use and/or 1 space for every 4 gambling machines for mixed use
DDCC.	Car washes and other short turn around auto services (lube, etc.)	1 space for each employee, plus 2 spaces for each service bay. If flow-thru service bays are used, spaces may be stacked at the entrance. Space inside the service bay shall be considered a parking place.
EEDD.	Auto repair garages	1 space per employee plus 2 spaces for each service bay
FFEE.	Motor vehicle or large machinery, retail	1 space per 1,000 square feet of floor area, plus 1 space per 1,500 square feet of outside display and sales lot
GGFF.	Manufactured and mobile homes and recreation vehicle, retail	1 space per 3,000 gross square feet of lot area
HHGG.	Furniture and/or large appliance, retail	1 space per 500 square feet of floor area
HHH.	Other retail, commercial	1 space per 250 square feet of floor area, minimum of 3 spaces
HHI.	Self-service storage facilities	1 space for the manager, 1 space for each employee if full service office is located on the lot and 1 space for every 100 storage units. Driveway aisles shall be a minimum of 20 feet where access to storage units is only on one side of the aisle, and 24 feet where access to storage units is on both sides of the aisle.
KKJJ.	Wholesale commercial	1 space per 2,000 square feet of floor area
KKK.	Wholesale warehouse	1 space per 5,000 square feet of floor area
MMLL.	Industrial	1 space per 4,000 square feet of floor area. Storage areas in excess of 1,000 square feet in industrial buildings can be calculated separately as warehouse.
NNMM.	Motor freight companies	1 space per 1,000 square feet of floor area
ONNN.	Auto wrecking yards	15 spaces for sites up to ten acres, 25 spaces for sites over 10 acres
POOO.	Outdoor facilities (pools, athletic fields, etc.)	1 space per 4 of total occupancy load and 1 per 8 feet of grandstand or bleacher seating space
QQPP.	CBD zoning district	Refer to Section 17.24.130, CBD

17.24.080 Landscaping requirements.

- A. "Landscaping" means any combination of living plants such as trees, shrubs, vines, ground covers, flowers or lawns; and may include such decorative rock, stone and bark or structural features such as fountains, pools, art work, screens, walls, fences and benches.
- B. Landscaping shall be required on a minimum five percent of any parking area.
- C. A minimum of seventy-five (75) percent of the required area of landscaping shall consist of live plants and the remaining twenty-five (25) percent may consist of rock, stone, bark, structural features or walkways. Trees shall be the major design element in landscaping of parking areas.
- D. Landscaping plans must be submitted for approval with an application to include a plan for irrigation.
- E. Special landscaping requirements for the CBD zoning district are to be found within Section 17.24.130 of this title.

17.24.090 Illumination.

Illumination of a parking area shall be constructed, shielded and used so as not to create glare visible from adjacent properties or public rights-of-way. Lighting conflicting with traffic signals or emergency vehicle lights or otherwise creating safety hazards for pedestrian or vehicular traffic is prohibited.

17.24.100 Parking requirements for mixed-use occupancies.

In the case of mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for a particular use shall not be considered as providing required facilities for any other use except as hereinafter specified for joint use, Section 17.24.110. Special parking requirements for the CBD zoning district are to be found within Section 17.24.130 of this title.

17.24.110 Joint use of off-street parking facilities.

- A. The owner(s) of a group of uses or buildings may jointly provide for the collective use of off-street parking and loading spaces, subject to the zoning administrator's approval of the plans therefore. Such plans shall include the identification of the limits of the property involved; the outline of all structures; the identification of all other areas not involved in the off-street parking, loading or access thereto (pedestrian areas, landscaping, refuse storage areas); the actual layout of all off-street parking and loading spaces, as well as access thereto; identification of those spaces to be used collectively if other than all spaces on the property; and an agreement signed by all owners of the subject property binding them to continued collective use of off-street parking and loading spaces.
- B. For shopping centers, the zoning administrator may establish a total parking requirement based upon the mixture of uses contained within the center. If the zoning administrator finds that the uses within the center have substantially dissimilar peak demands for off-street parking, the zoning administrator may establish the center's parking requirements at a level reduced up to twenty-five (25) percent of the normal parking requirement.
- C. Up to fifty (50) percent of the parking areas required by this section for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use or vice versa, provided that the reciprocal parking area is located within one city block (approximately three hundred (300) feet).
- D. Up to one hundred (100) percent of the Sunday and/or nighttime parking facilities required by this section for a church or auditorium incidental to a public or parochial school may be supplied by parking area required for the school use, provided that the reciprocal parking area shall be subject to the conditions set forth in this chapter.

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- E. It shall be the applicant's responsibility to establish that there is no substantial conflict in the principal operating hours of the buildings or uses for which the joint use of the parking facility is proposed.
 - F. Special joint-use parking requirements for the CBD zoning district are to be found within Chapter 17.24.130 of this title.
 - G. Parties jointly using off-street parking areas, as provided for herein, shall execute a legal easement regarding their joint use agreement. The agreement shall be subject to review by the zoning administrator and recorded in the Ravalli County clerk and recorder's office. The agreement shall run with the land and not be terminable without authorization being given by the zoning administrator.

17.24.120 Parking for unspecified uses.

When the parking requirements for a use are not specifically defined herein, the parking requirements for such use shall be determined by the zoning administrator and such determination shall be based upon the requirements for the most comparable use specified in this chapter or other requirements based on the best available information concerning the proposed use.

17.24.130 Parking requirements for the central business district (CBD).

Due to the uniqueness of this zone and the uses allowed in this chapter, reciprocal parking and off-site parking shall be permitted. Required off-street parking for proposed uses shall be allowed credit for on-street parking spaces to satisfy off-street parking requirements. Credit shall be given for on-street parking spaces located within the public right-of-way that are directly in front of or adjacent to the subject proposed use or ~~parcel~~lot. When an on-street parking space is shared between two uses or ~~parcels~~lots, a line perpendicular to the right-of-way at the point separating the uses or ~~parcels~~lots will be projected to the curb. From this point the distance will be measured along the curb to each parking stripe. The use or ~~parcel~~lot having the majority of this distance may count the space towards its required parking. Standards not included within this chapter shall be subject to review and approval through the conditional use permit process. The required parking for all uses within this zone shall be those as delineated within this zone and shall be exempt from Section 17.24.070 of this chapter. All other uses other than those described within this text shall be calculated from Section 17.124.070 of this chapter.

- A. Professional and personal offices: One space per five hundred (500) gross square feet of building.
- B. Medical and dental offices: One space per five hundred (500) gross square feet of building.
- C. Banks, credit unions and other financial institutions: One space per one thousand (1,000) gross square feet of building services.
- D. Barber or beauty shops: Two spaces per work station or One space per five hundred (500) gross square feet of building whichever is less.
- E. Libraries, art galleries, museums: One space per one thousand (1,000) gross square feet of building.
- F. Eating establishments, taverns, lounges and casinos: One space per five hundred (500) gross square feet of building.
- G. Furniture or large appliance, retail: One space per two thousand (2,000) gross square feet of building.
- H. Other retail, commercial: One space per five hundred (500) gross square feet of building.
- I. Minimum off-street parking spaces per residential dwelling unit: One space.
- J. All other uses not described within Section 17.24.130 must comply with Section 17.24.070, off-street parking space requirements.
- K. Mixed-use parking shall be the aggregate of all proposed uses. Joint-use parking cannot be applied to residential parking space requirements.

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- L. When off-street parking is not available in the same lot ~~or parcel~~ for an existing residential dwelling, the landlord must obtain off-street parking.
 - M. Parking lots shall not be located on main street frontage, and shall be located behind buildings in the interior of the block to the maximum extent feasible or shall be located behind or to the side of a building when possible.
 - N. The zoning administrator may grant a reduction of or an exemption from landscaping requirements when it is determined the amount of land available for parking spaces is limited and the installation of landscaping would decrease the amount of parking spaces.
 - O. Off-street parking spaces, parking stripes and parking lots abutting or adjacent to a residential area shall provide landscaped screening and shall comply with landscape requirements listed in Section 17.24.080 of this chapter.
 - P. Required off-street parking spaces shall be located on the same lot or premises as the building or use for which they are required unless such spaces are provided for collectively by two or more buildings or uses on adjacent lots in a single parking area located within the boundaries of the adjacent lots, and the total number of parking spaces supplied collectively is equal to the number of spaces required.
 - Q. Joint use parking. See Section 17.24.110, joint use off-street parking, of this chapter.
 - R. Credit for on-street parking. The amount of required off-street parking for each lot shall be reduced by one off-street parking space for every on-street parking space in front of or adjacent (corner lots) to that lot. The zoning administrator shall address the configuration of on-street parking and any allowable credit toward off-street parking requirements during site or design review.
 - S. Reduced or waive minimum off-street parking spaces. The applicant may request a variance to reduce or waive the number of parking spaces required. Such variance shall be handled according to Section 17.12.070. As part of the variance process, an applicant may be required to perform and present a parking impact study. Such study shall contain an estimated peak use, reductions due to easy pedestrian accessibility, availability of transit service, and likelihood of car pool use, and adjacent on-street parking.
 - T. Maximum parking ratio. Surface parking shall not exceed one hundred ten (110) percent of the minimum-parking requirement for the subject land use(s). Exemptions may be approved by the zoning administrator through site or design review for developments that provide parking structures, shared parking, valet parking spaces, market rate parking, or similarly managed parking facilities.

17.24.140 Off-street loading regulations.

- A. It is the intent of this section to require all future commercial, business, institutional or industrial development to provide off-street loading facilities in order to guarantee full utilization of existing rights-of-way to accommodate present and future traffic demands. Off-street loading facilities are intended to provide adequate space to accommodate outside deliveries from large vehicles which cannot be functionally served by normal parking stalls. Off-street loading facilities must be located in such a manner that service vehicles do not block or intrude into public rights-of-way or block driveways or parking area circulation.
- B. Loading and design:
 - 1. All off-street loading spaces shall be designed to minimize impacts on adjacent properties.
 - 2. In all cases, loading facilities shall be located on the same lot as the structure they are designed to serve. Required front or side yards cannot be used for loading. Off-street loading space shall not be included in an area used to satisfy off-street parking requirements.
 - 3. Loading spaces shall be designed and located so vehicles using these spaces do not project into any public right-of-way or otherwise extend beyond property lines.

4. Loading spaces shall be designed and built so that no vehicles must back into or from an adjacent public street, except for minor access for heavy trucking in industrial zones on local access streets.
- C. When a proposed structure is intended to be used concurrently for different purposes, final determination of required loading spaces shall be made by the zoning administrator provided the loading requirement for the combined uses shall not be less than the total of the requirement for each separate use.
- D. Off-street loading spaces shall measure fifteen by sixty by fifteen feet high (15×60×15). In the event that only one off-street loading space is required, it may measure twelve by thirty by fourteen feet and six inches high (12×30×14.5).
- E. The minimum number of off-street loading spaces shall be required according to the following table:

1. Industrial, manufacturing wholesale, warehouse, similar uses	5,000—40,000 square feet	1 space
	40,000—60,000 square feet	2 spaces
	60,000—100,000 square feet	3 spaces
	over 100,000 square feet	1 space for each 50,000 square feet or part thereof
2. Offices, hotel/motel, restaurants	20,000—60,000 square feet	1 space
	60,000—100,000 square feet	2 spaces
	over 100,000 square feet	1 space for each 50,000 square feet or part thereof
3. Hospitals, convalescent centers, nursing homes, similar institutions	10,000—40,000 square feet	1 space
	40,000—100,000 square feet	2 spaces
	over 100,000 square feet	2 spaces for each 50,000 square feet or part thereof
4. Department stores, retail and other commercial uses	10,000—20,000 square feet	1 space
	20,000—50,000 square feet	2 spaces
	50,000—100,000 square feet	3 spaces
	over 100,000 square feet	1 space for each 50,000 square feet or part thereof
5. Residential	No requirement	

- F. Refer to Section 17.24.130 for specific requirements for the CBD zoning district.

Chapter 17.28 SIGN REGULATIONS

Sections:

17.28.010 Purpose.

These sign regulations are established to safeguard the health, safety, convenience, order and welfare of all residents of the City of Hamilton, Montana. It is the intent of these regulations to provide for the proper control of signs within the City of Hamilton. It is recognized that signs are a necessary means of visual communication for the convenience of the public and also for the benefit of businesses. These regulations are intended to provide a reasonable balance between the right of the individual to identify a business, the right of the individual to utilize signs for other legitimate purposes, and the right of the public to be protected against visual discord, distraction and clutter resulting from the unrestricted proliferation of signs.

These regulations are also intended to aid in protecting the natural aesthetic character and scenic beauty of the area. It is further intended that the public be protected from signs that are structurally unsafe or obscure the

vision of motorists or conflict with necessary traffic signs. Further, these regulations are intended to prevent unnecessary or excessive competition between signs in the City of Hamilton. No sign shall be permitted as a principal or accessory use under this Title 17 except in accordance with the provision of this chapter.

17.28.020 Scope.

The provisions of these regulations shall apply to the display, construction, installation, alteration, use, maintenance, and location of all signs within the City of Hamilton. All signs displayed, constructed, installed or altered after the date of the adoption of these regulations shall be in conformance with the provisions of these regulations. All signs that are existing at the time of the adoption of these regulations shall not be altered nor enlarged without being brought into conformance with these regulations. The administrator of these regulations is hereby authorized and directed to enforce the provisions of these regulations.

These regulations shall not regulate official traffic or government signs, the copy and message of signs, signs not intended to be viewed from a public right-of-way, window displays, product dispensers and point of purchase displays, scoreboards on athletic fields, flags of any nation, government, or noncommercial organization, gravestones, barber poles, religious symbols, commemorative plaques, the display of street numbers, temporary decorations or displays clearly incidental and customary and commonly associated with national, local or religious holiday celebrations, or any display or construction not defined herein as a sign.

17.28.030 Definitions.

Certain terms are defined for the purposes of these regulations as follows:

- A. Abandoned sign: A sign which no longer identifies or advertises a bona fide business, lessee, service, owner, product or activity, and/or for which no legal owner can be found.
- B. Administrator: The zoning administrator or his designee.
- C. Animated sign: Any sign which uses movement or change of lighting to depict action or to create a special effect or scene.
- D. Awning: A shelter projecting from and supported by an exterior wall of a building constructed of nonrigid materials on a supporting framework.
- E. Awning sign: A sign painted on, printed on, or attached flat against the surface of an awning.
- F. Balloon: Any tethered inflatable object.
- G. Banner sign: A sign made of fabric or any nonrigid material with no enclosing framework. Also, a flag or pennant.
- H. Billboard: A sign larger than two hundred fifty (250) square feet in area which is designed to advertise products, services or businesses not necessarily located on the premises on which the sign is located. A sign shall not be considered a billboard unless the sign is designed with a surface on which temporary poster panels or bulletins are mounted for the purpose of conveying a visual advertising message.
- H.I. Building frontage: The linear feet of fascia parallel, or nearly parallel to any street, public parking, or public entrances of any given building.
- I.J. Canopy sign: A sign which is mounted on a roofed shelter covering a sidewalk, driveway or other similar area which shelter may be wholly supported by a building or may be wholly or partially supported by columns, poles or braces extended from the ground. See also "under-canopy sign" definition.
- J.K. Changeable copy sign (automatic): A sign on which the copy changes automatically on a lampbank or through mechanical means, e.g., electrical or electronic time and temperature units.
- K.L. Changeable copy sign (manual): A sign on which copy is changed manually in the readerboards with changeable letters.

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- ~~L~~M. Clearance (of a sign): The smallest vertical distance between the grade of the adjacent street or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.
- ~~M~~N. Construction sign: A temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.
- ~~N~~O. Copy: The wording on a sign of either permanent or removable letter form.
- ~~O~~P. Directional/information sign: An on-premises sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy, e.g., parking or exit and entrance signs.
- ~~P~~Q. Double-faced sign: A sign with two faces.
- ~~Q~~R. Electrical sign: A sign or sign structure in which electrical wiring, connections, or fixtures are used.
- ~~R~~S. Façade or fascia: The flat horizontal surface immediately below the surface of a roof.
- ~~S~~T. Face of sign: The area of a sign on which the copy is placed.
- ~~T~~U. Festoons: A string of ribbons, tinsel, small flags, or pinwheels.
- ~~U~~V. Flashing sign: A sign which contains an intermittent or sequential flashing light source used primarily to attract attention. Flashing is less than a two second hold time and a one second transition time.
- ~~V~~W. Freestanding sign: A sign supported upon the ground by poles, braces or a framework and not attached to any building. The supporting structure of a freestanding sign shall be installed on or permanently attached to a concrete foundation.
- ~~W~~X. Frontage: ~~The linear feet of fascia parallel, or nearly parallel to any public parking or public entrances of any given building.~~
- ~~X~~Y. Government sign: Any temporary or permanent sign installed and maintained by the city, state or federal government for traffic direction or for designation of or direction to any school, hospital, historical site or public service, property or facility.
- ~~Y~~Z. Ground sign: A type of freestanding sign which is installed on the ground and which contains no free air space between the ground and the top of the sign; sometimes referred to as a monument sign or sandwich board.
- ~~Z~~AA. Height (of a sign): The vertical distance measured from the highest point of the sign, excluding decorative embellishment, to the grade of the adjacent street (at the flow line of the gutter or edge of the nearest travel lane if no gutter exists) or the surface grade beneath the sign, whichever is less.
- ~~AA~~BB. Identification sign: A sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.
- ~~BB~~CC. Illegal sign: A sign which does not meet the requirements of these regulations and which has not received legal nonconforming status. See also "Nonconforming sign" definition.
- ~~CC~~DD. Illuminated sign: A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.
- ~~DD~~EE. Incidental sign: A small sign, emblem or decal of no more than three square feet informing the public of goods, facilities or services available on the premises, (e.g., a credit card sign, a sign indicating hours of business, directional signage or traffic flow).
- ~~EE~~FF. Lot: ~~means a contiguous area of land with defined boundaries under common ownership created by subdivision, subdivision exemption or their legal equivalent~~A parcel of land legally defined on a subdivision map recorded with the clerk and recorder or a parcel of land defined by a legal record or survey map.
- ~~FF~~GG. Lot frontage: ~~The length of a lot that directly abuts a public or private street, right-of-way or easement, measured along the front lot line.~~Linear feet of lot measured at the addressable public right-of-way.

~~GG~~HH. Maintenance: For the purposes of these regulations, the cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign.

~~HH~~II. Multi-faced sign: A sign with more than one face which faces are not part of the same geometric plane.

~~II~~JJ. Mechanically driven fan signs or advertisements: A sign or advertising tool that requires the use of a mechanical fan to function.

~~JJ~~KK. Nameplate: A nonelectric on-premises identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

~~KK~~LL. Nonconforming sign:

1. An existing sign which was installed legally but which does not comply with subsequently enacted sign restrictions and regulations.
2. A sign which does not conform to the sign regulation requirements but for which a special permit has been issued.

~~LL~~MM. Occupancy: The portions of a building or premises owned, leased, rented or otherwise occupied for a given use.

~~MM~~NN. Off-premises sign: A sign advertising an establishment, merchandise, service, entertainment or property which is not sold, produced, manufactured or furnished at the property on which said sign is located.

~~NN~~OO. On-premises sign: A sign which relates to the use of the premises upon which it is located.

~~OO~~PP. Owner: A person recorded as such on official records. For the purposes of these regulations, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts to the contrary are officially recorded or otherwise brought to the attention of the administrator, e. g., a sign leased from a sign company.

~~PP~~QQ. Parapet: The extension of a false front or wall above a roofline.

~~QQ~~RR. Pennant: A sign made of lightweight pliable material designed to move in the wind and suspended from a wire, string or rope; may or may not carry a commercial message.

~~RR~~SS. Person: For the purpose of these regulations any individual, corporation, association, firm, partnership, limited liability company or similarly defined interest.

~~SS~~TT. Pole cover: Covers enclosing or decorating poles or other structural supports of a sign.

~~TT~~UU. Political sign: For the purposes of these regulations, a temporary sign used in connection with a local, state or national election or referendum.

~~UU~~VV. Portable sign: Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building. Portable signs must be adequately braced or secured to prevent motion.

~~VV~~WW. Premises: A ~~parcel of land lot~~ with its appurtenances and buildings which because of its unity of use may be regarded as the smallest conveyable unit of real estate.

~~WW~~XX. Projecting sign: A sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign.

~~XX~~YY. Public right-of-way: The entire width between the dedicated boundaries of all public streets, roads, boulevards and alleys including sidewalks and public parking strips located within any such boundaries. The City of Hamilton or the State of Montana own and control all of the property within all public rights-of-way in Hamilton.

~~YY~~ZZ. Real estate sign: A temporary sign advertising the real estate upon which the sign is located as being for rent, lease or sale.

~~ZZ~~AAA. Roof sign: Any sign installed over or on the roof of a building.

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- ~~AAA~~.~~BBB~~. Rotating sign: A sign in which the sign itself, or any portion of the sign moves in a revolving or similar manner. Such motion does not refer to methods of changing copy.
- ~~BBB~~.~~CCC~~. Sandwich board sign: A portable sign consisting of two sign faces which connect at the top and extend outward at the bottom of the sign either placed on the ground as a ground sign.
- ~~CCC~~.~~DDD~~. Sign: Any identification, description, illustration or device, illuminated or nonilluminated, which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation; or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information, with the exception of window displays and national flags. Signs shall also include all sign structures.
- ~~DDD~~.~~EEE~~. Sign structure: Any structure which supports, has supported or is capable of supporting a sign, including a decorative cover.
- ~~EEE~~.~~FFF~~. Snipe sign: A temporary sign affixed to a tree, fence, telephone pole, etc. on public property or in any public right-of-way.
- ~~FFF~~.~~GGG~~. Subdivision identification sign: A freestanding or wall sign identifying a recognized subdivision, condominium complex, or residential development.
- ~~GGG~~.~~HHH~~. Temporary sign: A sign not constructed or intended for long-term use.
- ~~HHH~~.~~III~~. Under-canopy sign: A sign suspended beneath a canopy, ceiling, roof or marquee.
- ~~III~~.~~JJJ~~. Use: The purpose for which a building, lot, sign or structure is intended, designed, occupied or maintained.
- ~~JJJ~~.~~KKK~~. Wall sign: A single-sided sign attached parallel to and extending not more than twelve (12) inches from the wall of a building. This definition includes painted, individual letter and cabinet signs and signs on a mansard. It also includes signs painted on the face of a wall and signs placed permanently in windows.
- ~~KKK~~.~~LLL~~. Window sign: A sign installed inside a window and intended to be viewed from the outside. This does not include merchandise located in a window.
- ~~LLL~~.~~MMM~~. Wall graphic: Any mosaic, painting, mural, or graphic art applied, implanted or placed directly onto a wall and containing no copy, advertising/hallmark symbols, lettering or references to any product, service, or goods sold on or off the premises.

17.28.040 General sign regulations.

The following general regulations shall apply to all signs in all zone districts:

- A. All signs shall be designed and installed so as to withstand a wind of eighty (80) miles per hour.
- B. Area determination for projecting, freestanding, ground and wall signs:
 1. Projecting and freestanding: The area of a freestanding sign, ground sign, or projection sign shall have only one face of any double-faced sign counted in calculating its area. The area of the sign shall be measured as follows if the sign is composed of one or two individual cabinets:
 - a. The area around and enclosing the perimeter of each cabinet or module shall be summed and then totaled to determine total area. The perimeter of measurable area shall not include embellishments such as pole covers, framing, decorative roofing, etc., provided that there is not written advertising copy on such embellishments.
 - b. If the sign is composed of more than two sign cabinets or modules, the area enclosing the entire perimeter of all cabinets and/or modules within a single, continuous geometric figure shall be the area of the sign. Pole covers and other embellishments shall not be included in the area of measurement if they do not bear advertising copy.
 2. Wall signs: The area shall be within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message. If the sign is

composed of individual letters or symbols using the wall as the background with no added decoration, the total sign area shall be calculated by measuring the area within the perimeter of each symbol or letter. The combined areas of the individual figures shall be considered the total sign area.

- C. "For" sale"" or "for" rent" signs and political signs which shall not exceed six square feet and eight square feet, respectively, in a residential zone district and which shall not exceed sixteen (16) square feet in all other zone districts; provided that no political sign shall be allowed on a lot in any zone district for longer than ninety (90) days in any twelve-month period; and, provided further that any person desiring a political sign to remain on a lot in any zone district longer than ninety (90) days may apply to the zoning board of adjustment for a variance to extend the ninety-day time period. The board of adjustment shall determine, based upon factors other than agreement or disagreement with the contents of the particular political sign, whether there is sufficient reason for an extension of time and the exact amount of time to be extended, taking into consideration the purpose for which the sign was installed, whether or not that purpose would still be served by allowing the sign to remain on the lot for an additional period of time, and the appropriate amount of time necessary to effectuate that purpose.
- D. Every electric sign shall comply with the International Building Code and the National Electrical Code as adopted by the State of Montana.
- E. Signs which identify a business which no longer exists on the premises shall be removed within thirty (30) days after such business ceases.
- F. Special use banners, pennants and searchlights shall not be used in any zone district, provided that any person who desires to make use of special use banners, pennants and searchlights in connection with a special event may apply to the administrator for a specific permit to allow the use of such signs for a limited period of time not to exceed thirty (30) days. The administrator shall grant such permit for the use of special use banners, pennants and searchlights in locations in which the administrator determines will not cause unreasonable annoyance or inconvenience to adjoining property owners or other persons in the area, and upon such conditions as the administrator determines necessary to protect adjoining premises and the public. In the event any such permit is granted, the person applying for the permit shall remove the banners and pennants installed pursuant thereto on or before the time the permit expires.
- G. No signs shall be installed, constructed or maintained so as to obstruct any fire escape, required exit, window or door opening used as a means of egress.
- H. No sign shall be attached in any form, shape, or manner which will interfere with any opening required for ventilation, except that signs may be installed in front of and may cover transom windows when not in violation of the provisions of the building code adopted by the City of Hamilton.
- I. Signs shall be located in such a way as to maintain horizontal and vertical clearance of all overhead electrical conductors. In no case shall a sign be installed closer than forty-eight (48) inches horizontally or vertically from any conductor or public utility guy wire, or as recommended by the local public utility company.

17.28.050 Signs permitted.

Signs shall be permitted in the various zone districts as accessory uses in accordance with these regulations. It shall hereafter be unlawful for any person to install, place or maintain a sign in the City of Hamilton except in accordance with the provisions of these regulations.

17.28.060 Permits required.

Unless otherwise provided by these regulations, all signs shall require sign permits and payment of fees as described in this chapter. No sign permit is required for the maintenance of a sign or for a change of copy on

painted, printed or changeable copy signs. In addition to the required sign permit, a building permit may be required by the administrator for signs incorporating structural elements or attached to buildings.

17.28.070 Signs not requiring permits.

The following types of signs are exempted from permit requirements but must be in conformance with all other requirements of these regulations:

- A. Construction signs of twenty-five (25) square feet or less.
- B. On-site traffic, directional/information signs of four square feet or less and less than ten (feet in height that comply with Section 17.28.140 A.
- C. Holiday or special events decorations.
- D. Nameplates of two square feet or less per public entrance per business.
- E. Political signs.
- F. Public signs or notices or any sign relating to an emergency.
- G. Real estate signs under four square feet in residential districts and under twelve (12) square feet in all other zone districts.
- H. Gas pump signs, provided that such signs shall be limited to two per pump island and shall be no larger than four square feet per face.
- I. Incidental signs.
- J. Banner signs advertising goods or services for hunters during a designated big game hunting season. Such signs shall be allowed only on the premises of the business establishment being advertised.

17.28.080 Signs prohibited.

The following types of signs are prohibited in all zone districts:

- A. Abandoned signs.
- B. Rotating, animated or flashing signs.
- C. Special use banners, pennants, festoons and searchlights except as authorized in Section 17.28.040(F).
- D. Roof signs that extend upward beyond the highest point of the roof section upon which the sign is placed.
- E. Signs imitating or resembling traffic or government signs or signals.
- F. Snipe signs on any public property or public right-of-way, except bill posting allowed under Section 5.12 of the Hamilton Municipal Code.
- G. Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign. (This does not apply to signs or lettering on buses, taxis or vehicles operating during the normal course of business).
- H. Any sign in the boulevard or public right-of-way without an encroachment permit.
- I. Signs which contain statements, words or pictures of an obscene, indecent or immoral character.
- J. Incidental signs larger than two square feet.
- K. Mechanically driven fan signs or advertising.

17.28.090 Maintenance.

All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The administrator shall have the right to order the repair or removal of any sign which is defective, damaged or substantially deteriorated.

17.28.100 Lighting.

Unless otherwise specified by these regulations, all signs in the nonresidential zone districts may be illuminated. No illuminated signs are allowed in the residential zone districts. However, no sign regulated by these regulations may utilize:

- A. An exposed incandescent lamp with an external reflector and without a sunscreen or comparable diffusion.
- B. Any revolving beacon light.
- C. Any light source which produces flashing, intermittent, rotating or moving lights. An illuminated sign or lighting device may not be placed or directed so that the illumination there from causes glare, the effect of which constitutes a traffic hazard or a nuisance or is otherwise detrimental to the public health, safety or welfare.
- D. All lit automatic changeable copy signs may not exceed a maximum illumination of five thousand (5,000) nits (candelas per square meter) during daylight hours or more than five hundred (500) nits during nighttime hours (between dusk and dawn), as measured from the sign's face at maximum brightness. All lit automatic changeable copy signs must be equipped with automatic dimming technology that automatically adjusts the display's brightness based on ambient light conditions.

17.28.110 Changeable copy.

Unless otherwise specified by these regulations, any sign herein allowed may use manual changeable copy or automatic changeable copy.

17.28.112 Signs in the PI (public/institutional) district.

Signs in this district are limited to the identification of the use allowed in Chapter 17.08 Article 2 of this title. Signs for this district shall be for the purpose of identification and direction only. No signs depicting commercial advertising are allowed. These signs will be erected with the approval of the zoning administrator or his or her designee. The only exception to this section would be advertising signs placed on any playing field fence. In this case, all wording and graphics of the advertising signs shall be turned towards the inside of any playing field and shall not be visible to the public from any public right-of-way.

17.28.120 Signs permitted in ~~single-family residential~~ zoning districts (RSR-1), multiple-family residential (RMR-2), high-density residential (RHR-3), and mobile home park residential (MHP) zone districts.

Signs are allowed as follows in the ~~single-family residential (RSR-1), multiple-family residential (RMR-2), high-density residential (RHR-3) and mobile home park residential (MHP)~~ zone districts:

- A. One identification sign per one-family or two-family dwelling, provided such sign does not exceed two square feet in area per face.
- B. One identification sign per multiple-family dwelling, provided such sign does not exceed thirty-two (32) square feet in area per face.

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- C. One "for sale" or "for rent" sign per lot, provided such sign does not exceed four square feet in area per face.
 - D. Identification signs during the construction of a development, providing that the placement and use of all such signs shall be governed by and shall be within the following limitations:
 - 1. The maximum size for identification signs shall be thirty-two (32) square feet in area per face.
 - 2. All such signs shall be located within the development and must be located along arterial roads adjacent to the development, provided that no more than one such sign shall be permitted on any single adjacent arterial roadway.
 - 3. When a development has no frontage on an arterial road, identification signs may be located along collector streets adjacent to the development, except that no more than one such sign shall be permitted on any single collector boundary of the development.
 - E. One identification sign per public or semipublic use, provided such sign does not exceed thirty-two (32) feet in area per face.
 - F. One identification sign per entrance to the property identifying a subdivision or housing project, provided such sign does not exceed thirty-two (32) square feet in area per face.
 - G. One identification sign per child care center, provided such sign does not exceed ten square feet in area per face.
 - H. One identification sign per subdivision sales office, provided such sign does not exceed ten square feet in area per face.
 - I. All signs not requiring a permit as provided in Section 17.28.070.

17.28.130 Signs permitted in business (PS, B, B-1, B-2, CBD), commercial/ & manufacturing (CM) and manufacturing/ & industrial (MI) zone districts.

Signs are allowed as follows in all nonresidential zone districts identified above:

- A. Such signs as are permitted in the residential zone districts.
- B. Freestanding and ground signs total allowable square footage shall be determined by Section 17.28.140
- C. Wall signs and projecting wall signs square footage shall be determined by the following provided that the placement and use of all such signs shall be governed by and shall be within the following limitations:
 - 1. The maximum sign area permitted shall be equal to one square foot of sign area for each lineal foot of ~~building~~ fascia on all building frontage sides.
 - 2. Banner signs are allowed at twenty-five (25) percent of the total building signage and are not counted as building signage. Banner signs may not be placed on freestanding signs.
 - 3. CBD zone building signs may have one per floor of any given two-story building.

17.28.140 Freestanding and ground sign requirements.

In zone districts where freestanding signs are permitted, the following rules shall apply to such signs:

- A. Signs within fifteen (15) feet (measured along the street right-of-way) of the intersection of any given street with another street or a driveway, which exceed thirty-six (36) inches in height, shall be set back at least fifteen (15) feet from the street right-of-way line or shall maintain free air space between a height of thirty-six (36) inches above the adjacent street elevation and a height of ninety-six (96) inches above the adjacent street elevation.

- B. When electrical service is provided to freestanding signs or ground signs, all such electrical service shall be inspected and be located underground.
- C. Size, height and location of freestanding and ground signs:

Distance from Street Right-of-Way Line (feet)	Maximum Height Above Grade (feet)	Maximum Size Allowed per Side (square feet)
5	16	50
10	16	50
15	16	70
20	18	90
25	20	100
30	22	120
35 and greater	30	120

- The following requirements with respect to size, height and location apply to freestanding signs only:
 - The maximum size for ground and freestanding signs shall be one hundred and twenty (120) square feet per side.
 - The maximum height for ground and freestanding signs shall be thirty (30) feet above grade.
 - No freestanding or ground sign shall be built within ten feet of any interior side lot line.
 - Single-faced freestanding and ground signs shall be set back from the street right-of-way line according to the provisions of this section. Any such setback shall be measured from the street right-of-way line at the street to which the sign face is most nearly parallel.
 - Double-faced freestanding and ground signs shall be set back from the street right-of-way line according to the provisions of this section. Any such setback shall be measured from the street right-of-way line at the street to which the support structure is most nearly perpendicular.
 - When any freestanding or ground sign is placed at a forty-five degree (45°) angle on property located at the intersection of two dedicated public streets, the required setback may be measured from either of the street right-of-way lines involved.
- D. No more than one freestanding or ground sign ~~per street frontage~~ shall be permitted for every one hundred and fifty (150) linear feet of lot frontage.

17.28.150 Projecting signs CBD zone.

- A. Sign projecting over private property in any zone district shall not project more than six feet from the face of the building nor beyond the minimum required building setback for the zone district in which the property is located. Such signs shall not exceed sixteen (16) square feet per face.
- B. Signs projecting over public right-of-way in the central business district zone shall not project more than six feet from the face of the building. Projecting signs must be located a minimum of seven and a half feet above the sidewalk or travel-way below the sign. No projecting sign above the public right-of-way shall exceed sixteen (16) square feet per face.
- C. The allowance of projecting signs is one per floor per fifty (50) linear feet of lot frontage.

17.28.160 Canopy signs.

- A. No canopy sign shall project from the face of a canopy.

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- B. Under-canopy signs which are perpendicular to the face of the building shall be deemed to be projecting signs, and shall be subject to Section 17.28.150.
 - C. Under-canopy signs which are parallel or perpendicular to the face of the building shall be a minimum of seven and a half feet above grade.
 - D. Under-canopy signs shall be a maximum square footage of four square feet for every twenty-five (25) feet of building frontage. Under-canopy signs must be located a minimum of seven and a half feet above the sidewalk or travel-way below the sign.
 - E. No canopy sign shall project above the canopy upon which it is mounted.
 - F. Canopy signs shall not exceed sixteen (16) square feet and only one sign is allowed per twenty-five (25) feet of building frontage with multiple tenants or per canopy.

17.28.170 Awning signs.

- A. No awning sign shall project above the top of the awning upon which it is mounted.
- B. No awning sign shall project from the face of an awning.
- C. Awnings on which awning signs are mounted may extend over a public right-of-way no more than seven and one-half feet from the face of a supporting building.
- D. Awnings on which awning signs are mounted shall be at least eight feet above any public right-of-way, except that any valance attached to an awning may be only seven and one-half feet in height above a public right-of-way.
- E. Awning signs shall not exceed sixteen (16) square feet and only one sign is allowed per twenty-five (25) feet of building frontage with multiple tenants or per awning.
- F. Under-awning signs shall be a maximum square footage of four square feet for every twenty-five (25) feet of building frontage. Under-awning signs must be located a minimum of seven and a half feet above the sidewalk or travel-way below the sign.

17.28.180 Off-premises signs in any zone district.

Off-premises signs shall be allowed in any zone district upon the approval of a conditional use permit issued by the zoning board of adjustment.

17.28.190 Nonconforming signs.

All nonconforming signs shall be removed or brought into conformance with these regulations at the earliest to occur of the following events:

- A. The sign is relocated or replaced with a new sign.
- B. The structure or size of the sign is altered in any way except towards compliance with these regulations. This does not refer to changing copy on a changeable copy sign or to normal maintenance.
- C. The sign suffers structural damage or deterioration as to create a life, health, or safety issue as determined by the administrator.
- D. That all existing animated signs not in conformance with the provisions of these regulations shall be adjusted such that such animation effects shall cease within four years of the effective date of the ordinance adopting these regulations.
- E. All portable ground signs and sandwich boards shall come into compliance with these regulations upon adoption of this chapter.

17.28.200 Administrator.

The administrator of the City of Hamilton's sign regulations shall be authorized to process applications for permits and variances, hold public hearings as required, and enforce and carry out all provisions of these regulations, both in letter and in spirit. The administrator is authorized to promulgate regulations and procedures consistent with this function. The administrator is empowered, upon presentation of proper credentials, to enter or inspect any building, structure, or premises in the city for the purpose of inspection of a sign and its structural and electrical connections to ensure compliance with all applicable regulations. Such inspections shall be carried out during business hours unless an emergency exists. Where possible and feasible, reasonable notice, minimum twenty-four (24) hours, shall be provided to the owner or manager of the premises requiring inspection.

17.28.210 Application for sign permit.

An application for a permit for the installation, alteration, or relocation of a sign shall be made to the administrator upon a form provided by the City, and the application shall require the following information:

- A. Name and address of the owner of the sign.
- B. Street address or location of the property on which the sign is to be located, along with the name and address of the property owner.
- C. The type of sign or sign structure as defined in these regulations.
- D. A site plan showing the proposed location of the sign, the locations and square footage areas of all existing signs on the same premises and all of the measurements required by these sign regulations including setbacks.
- E. Specifications and scale drawings showing the materials, design, dimensions, structural supports, and electrical components of the proposed sign.
- F. If the application is for an off-premises sign, include a map showing the location of the proposed sign in relation to the property, establishment, place of service, etc., which the proposed sign advertises and will also include legal permission from the owner of the property.

17.28.220 Permit fees.

All applications for permits filed with the administrator shall be accompanied by a payment of the initial permit fee for each sign. Permit fees shall be established by resolution of the city council and shall be paid at the time the application for a permit is filed.

17.28.230 Issuance and denial of permits.

The administrator shall issue a permit and permit sticker for the installation, alteration, or relocation of a sign within fourteen (14) days of receipt of a valid application, provided that the proposed sign complies with all applicable laws and regulations of the city. In all applications where a matter of interpretation arises, the more specific definition or higher standard shall prevail.

When a permit is denied, the administrator shall give a written notice to the applicant along with a brief statement of the reasons for denial. The administrator may suspend or revoke an issued permit for any false statement or misrepresentation of fact in the application.

All permits are provisional permits until sign installation is completed and the administrator has inspected and approved the sign as installed. A permit becomes permanent following such approval.

A permit issued by the administrator becomes null and void if work is not commenced within one hundred eighty (180) days of issuance. If work authorized by the permit is suspended or abandoned for sixty (60) days, the permit must be renewed with an additional payment of one-half of the original fee.

If any sign is installed or placed on any property prior to receipt of a permit, the specified permit fee shall be doubled. However, payment of the doubled fee shall not relieve any person of any other requirements or penalties prescribed in these regulations.

17.28.240 Inspection upon completion.

Any person installing, altering, or relocating a sign for which a permit has been issued shall notify the administrator upon completion of the work. The administrator shall require a final inspection, including inspection of footings on freestanding signs.

The administrator may require in writing upon issuance of a permit that the administrator be notified for inspection prior to the installation of certain signs.

17.28.250 Variances.

The applicant for a sign permit may apply to the zoning board of adjustment for a variance from the requirements of this chapter. The variance application will be reviewed by the zoning board of adjustment under the variance provisions of this Title 17. In granting a variance, the zoning board of adjustment may attach conditions it deems necessary to conform to the spirit of these regulations.

17.28.260 Violations.

When in the opinion of the administrator a violation of these regulations exists, the administrator shall issue a written notice to the alleged violator. The notice shall specify those sections of these regulations which the individual may be violating and shall state that the individual has thirty (30) days from the date of the notice in which to correct the alleged violation or appeal to the administrator for reconsideration.

If, upon inspection, the administrator finds that a sign is abandoned or structurally, materially or electrically defective, or in any way endangers the public, the administrator shall issue a written order to the owner of the sign and occupant of the premises stating the nature of the violation and requiring the owner or occupant to repair or remove the sign within fifteen (15) days of the date of the order. In cases of emergency, the administrator may cause the immediate removal of a dangerous or defective sign without notice. Signs removed in this manner must present a hazard to the public safety as defined in the building code or other regulations or standards adopted by the City of Hamilton.

17.28.270 Removal of signs by the administrator.

The administrator may cause the removal of an illegal sign in cases of emergency or for failure to comply with a written order for removal or repair. After removal of a sign, a notice shall be mailed to the sign owner stating the nature of the work and the date on which it was performed. The notice shall demand payment of the costs as certified by the administrator together with an additional ten percent for inspection and incidental costs.

If the amount specified in the notice is not paid within thirty (30) days of the notice, collection action may be taken as allowed by Montana law or the Hamilton Municipal Code.

The owner of the property upon which the sign is located shall be presumed to be the owner of all signs thereon.

For purposes of removal, the sign shall include all sign embellishments and structures designed specifically to support the sign.

17.28.280 Penalties.

Any person who violates any provisions of these regulations may be subject to any of the penalties set forth in this Title 17.

Chapter 17.32 ~~NONCONFORMING SITES, STRUCTURES AND USES~~ NONCONFORMITIES

Sections:

17.32.010 ~~Intent~~General.

A. A. —Intent

1. The regulations of this chapter govern nonconformities, which are lots, uses, and structures that were lawfully established but, because of annexation or the adoption of new or amended regulations, no longer comply with one or more requirements of this Title.
2. The intent of this chapter is to clarify the regulation and effect of such nonconformities and avoid confusion with buildings and uses that were unlawfully established in violation of this Title. This chapter is further intended to recognize the interests of landowners in continuing to use their property for uses and activities that were lawfully established; promote maintenance, reuse and rehabilitation of existing buildings; and place reasonable limits on nonconformities that have the potential to adversely impact health, safety and general welfare of surrounding properties or the general public. Within the districts established by this title, lots, structures and uses of land and structures may exist which were lawful at the time the ordinance codified in this chapter was adopted or amended, but which would be prohibited or regulated under the terms of the ordinance codified in this chapter or future amendment.
3. Nothing in this chapter shall be deemed to prevent the routine repair and maintenance of a nonconforming structure.
4. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any authorized official charged with protecting public health, safety, or general welfare.

B. Right to Continue ~~The intent of this chapter is to permit these nonconformities to continue until they are removed, but not to encourage their survival. This chapter further intends that nonconformities shall not be enlarged, expanded or extended, or be used as grounds for adding other structures or uses prohibited elsewhere in the same district.~~

1. Unless expressly stated otherwise, any nonconformity may be continued in accordance with this Title in the event of the following circumstances:
 - a. The nonconformity existed on the effective date of adoption of the ordinance codified in this Title;
 - b. An amendment to this Title causes a lot, use, or structure to become a nonconformity; or

An annexation, and resulting City of Hamilton zoning designation, causes a lot, use, or structure to become a nonconformity.

C. —

- ~~1.2. B. — Nonconforming uses are declared by this chapter to be incompatible with permitted uses in the same district. However, to avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans or construction if a building permit has been issued or a variance approved prior to the effective date of adoption or amendment of the ordinance codified in this chapter.~~Title.

17.32.020 Nonconforming uses ~~of land and structures.~~

~~Where, at the time of passage of the ordinance codified in this chapter, a lawful use of land or a structure exists which would not be permitted by the regulations imposed by this chapter, the use may be continued where it remains otherwise lawful, provided:~~

A. Description

1. A nonconforming use is a land use that was lawfully established in accordance with all zoning regulations in effect at the time of its establishment but that is no longer allowed by the use regulations of the zoning district in which the use is now located. Lawfully established uses that do not comply with any applicable separation (or spacing) distance requirements (e.g., those that require one land use to be located a certain minimum distance from another land use) are also deemed nonconforming uses.

B. Change of Use

1. A nonconforming use may be changed to any other use that is allowed in the subject zoning district. Once changed to a conforming use, a nonconforming use may not be re-established on the subject lot.

C. Expansion of Use

1. Unless otherwise expressly stated, the zoning administrator is authorized to approve expansion of a nonconforming use into another part of the same building as that building existed on the date that the use became nonconforming, provided that the zoning administrator determines that such expansion:
 - a. Will not result in a violation of off-street parking or loading requirements;
 - b. Will not violate any applicable lot or building standards of the subject zoning district; and
 - c. Will not create adverse impact on the health, safety, or general welfare of surrounding property owners or the general public.
2. Nonconforming use expansions other than those authorized under Section 17.32.020(C)(1), may only be approved as a variance in accordance with Section 17.12.070.

D. Moving

1. A nonconforming use may be moved in whole or in part to another location on the same lot only if the movement or relocation eliminates or reduces the extent of nonconformity.
2. A nonconforming use may be moved to another lot only if the use is allowed under the zoning regulations that apply to that lot.

E. Abandonment

1. Abandonment of a legal nonconforming use is only applicable to commercial and industrial uses for which there has been a cessation of nonconforming use or activity.
2. Should any nonconforming commercial or industrial use cease for any reason for a period of more than two years, any subsequent use of the land or structure shall conform to the regulations specified by this Title.
3. Any nonconforming residential use or density may be continued after being abandoned for any length of time.
4. Any period of discontinued use caused by government action, unintended fire, or natural disaster will not be counted in calculating the length of discontinuance.

F. Maintenance and Replacement

1. A building in which a nonconforming use is located may be remodeled or otherwise improved as long as the remodeling or improvements do not increase the degree of nonconformity or violate other regulations of this Title.

2. A building containing a nonconforming use may be replaced and the use continued (whether due to intentional or accidental destruction) without the loss of nonconforming status provided that no new nonconformities are created and that the existing degree of nonconformity is not increased.

~~A. A nonconforming use may not be enlarged, increased or extended to occupy a greater area of land or structure than was occupied on the effective date of adoption or amendment of the ordinance codified in this chapter.~~

~~B. B. No nonconforming use may be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use on the effective date of adoption or amendment of the ordinance codified in this chapter.~~

~~C. Should any nonconforming use cease for any reason for a period of more than one year, any subsequent use of the land or structure shall conform to the regulations specified by this section for the district in which such land is located.~~

~~D. No additional nonconforming use or structure shall be added to an existing nonconforming use or structure.~~

17.32.030 Nonconforming structures.

A. Description

1. A nonconforming structure is any building or structure, other than a sign, that was lawfully established in accordance with all zoning regulations in effect at the time of its establishment but which no longer complies with the site and structure regulations of the zoning district in which it is located.

2. Nonconforming structures may remain, subject to the regulations of this chapter.

B. Alterations

1. Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable zoning and building standards, and does not increase the nonconformity of a nonconforming structure. For example, a building with a nonconforming front yard setback, may be expanded to the rear as long as the rear expansion complies with applicable rear and side yard setback standards and all other applicable zoning and building standards. On the other hand, a multi-dwelling building that is nonconforming with regard to density (i.e., contains more dwelling units than allowed by the underlying zoning) may not be expanded to add additional dwelling units.

1.

2. Expansion of Nonconforming One-Unit Residential Dwelling Units and Nonconforming Accessory Dwelling Units~~Where a lawful structure exists on the effective date of adoption or amendment of the ordinance codified in this chapter but becomes nonconforming under the terms of this chapter, such structure may be continued, provided it remains otherwise lawful, subject to the following provisions;~~

2.

a. A one-unit residential building or accessory dwelling unit that is nonconforming because it encroaches into side yard setbacks and is not closer than three feet to the subject side property line may be expanded up to 15 feet along the existing nonconforming building line (see illustration).

b. A one-unit residential building or accessory dwelling unit may be expanded vertically in alignment with a nonconforming front, side, or rear yard setback to the permitted height of the subject zoning district and will not be considered to increase the non-conformity.

c. In both of the cases above, the following standards apply:

(i) When building height or length is increased within a side setback, doors and windows on the wall facing the subject side setback are prohibited closer than ten feet from the adjacent building or required setback for the adjacent building, whichever is closer.

-
- (ii) All other building requirements and development standards of the subject zoning district must be met.

C. Use

1. A nonconforming structure may be used for any use allowed in the zoning district in which it is located.

D. Moving

1. A nonconforming structure may be moved in whole or in part to another location only if the movement or relocation eliminates or reduces the extent of nonconformity. A nonconforming structure may be moved to another lot only if the structure would comply with the zoning regulations that apply to that lot.

E. Replacement

1. A nonconforming structure that is nonconforming because it encroaches into front, side, or rear yard setbacks may be replaced with the same encroachments as the existing nonconforming structure without the loss of nonconforming status provided that no new nonconformities are created and that the existing degree of nonconformity is not increased.
2. Newly constructed or replaced structures may not apply Section 17.32.030(B)(2) at the time of construction or in the future.
3. Replacement of a nonconforming structure requires a building permit be obtained within 24 months of the date the structure is removed or demolished, otherwise the nonconforming status is lost.
- ~~B. A. A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.~~
- ~~C. B. Should a nonconforming structure or nonconforming portion of structure be damaged or destroyed by any means to an extent of more than fifty (50) percent of its square footage at the time of such damage or destruction, it shall not be reconstructed except in compliance with the provisions of the ordinance codified in this chapter.~~
- ~~C. Should a nonconforming structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the district in which it is located.~~
- ~~D. Nothing in this chapter shall be deemed to prevent the routine repair and maintenance of a nonconforming structure.~~
- ~~E. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any authorized official charged with protecting the public safety.~~

17.32.040 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 lot area or lot width standards of the zoning district in which the lot is located.

B. Use of Nonconforming Lots

1. Any nonconforming lot in the R-1, R-2, R-3, or B district may be used as a building site for a single detached dwelling unit, except as expressly stated in 17.32.040(B)(3) and 17.32.040(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 17.32.040(B)(3) and 17.32.040(B)(4).

3. When two contiguous lots are held in common ownership, and when both of the lots are nonconforming lots, they will be deemed a single lot for the purpose of meeting applicable lot area and lot 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 regulations but does not aggregate individual lots.
4. A nonconforming lot may not be used as a building site if the land area resulted from the removal or destruction of a structure that utilized contiguous nonconforming lots as a single building site.
5. Development on nonconforming lots shall comply with all other applicable zoning and building standards of the subject zoning district unless otherwise expressly stated.

17.32.0450 Nonconforming mobile homes.

A. Description

1. A nonconforming mobile home is a mobile home as defined in section 17.36.010, that was lawfully established in accordance with all zoning regulations in effect at the time of its establishment but which no longer complies with the use or site and structure regulations of the zoning district in which it is located.
2. Nonconforming mobile homes may remain, subject to the regulations of this chapter.

B. Moving and Expansion

1. A nonconforming mobile home may be moved to another location on the same lot only if the movement or relocation does not increase the extent of nonconformity.
2. A nonconforming mobile home may be moved to another lot only if the mobile home would comply with the zoning regulations that apply to that lot.
3. Alterations, including enlargements and expansions, of nonconforming mobile homes are permitted if the proposed alteration or expansion complies with all applicable zoning and building standards, and does not increase the nonconformity of a nonconforming mobile home.

C. Replacement

1. A nonconforming mobile home that is nonconforming due to use or because it encroaches into front, side, or rear yard setbacks may be replaced with the same use and setback encroachments as the existing nonconforming mobile home without the loss of nonconforming status provided that:
 - a. No new nonconformities are created and that the existing degree of nonconformity is not increased;
 - b. The footprint of the replacement mobile home does not increase by more than 10%;
 - c. The replacement mobile home meets all other applicable zoning and building standards;
 - d. The replacement mobile home does not adversely impact health, safety or general welfare of surrounding properties or the general public, as determined by the zoning administrator.

D. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any mobile home or part thereof declared to be unsafe by any authorized official with protecting the public safety.

In a district where mobile homes are not allowed, the following provisions shall apply:

- A. A mobile home may not be enlarged or altered in a way which increases its nonconformity.
- B. Should a mobile home be damaged to an extent rendering it uninhabitable, it shall be removed and replaced with a conforming structure.

~~C. A mobile home shall not be moved on the lot unless it is being removed. Upon removal, it must be replaced with a conforming structure.~~

~~D. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any mobile home or part thereof declared to be unsafe by any authorized official with protecting the public safety.~~

~~17.32.050 Restrictions on nonconformities.~~

~~A. A nonconforming structure, with the exception of mobile homes, may be relocated or moved, in whole or in part, to any other portion of a lot or parcel provided that all structure(s) on the lot or parcel shall be in compliance with the provisions of the ordinance codified in this chapter and the international building codes adopted by the city.~~

~~B. A building or an area occupied by a nonconforming use may not be enlarged or altered.~~

~~C. Ordinary repairs, fixtures, wiring, plumbing or replacement of nonbearing walls is allowed provided the work does not increase the gross square feet of the building.~~

Chapter 17.34 DEFINITIONS & MEASUREMENTS

Sections:

17.34.010 Measurements.

A. Setbacks

B. Building height

C. Lot area

D. Lot Coverage (apply only to buildings)

E. Building footprint

17.34.0210 Definitions.

A. This chapter defines certain words and terms as they are used in this title.

B. General.

1. Words used in the present tense include the future;
2. The singular number includes the plural and the plural includes the singular;
3. The words "shall" and "will" are mandatory;
4. The word "may" is permissive;
5. The word "should" is a preferred alternative;
6. The word "lot" shall include the words "plot," "piece," and "tract," and "parcel."

"Accessory building or use" means a subordinate building located on the same lot as the principal building, or a subordinate use of land, which is incidental to the principal building or use.

"Accessory dwelling unit" or ADU means a separate dwelling unit within or attached to a single-family dwelling, a separate dwelling unit that occupies an accessory building located on the same lot as a single-family

dwelling, or a detached dwelling unit located on the same lot as a single-family dwelling. Accessory dwelling units shall be ~~located in a structure that is~~ permanently located on the ground.

"Affordable housing" means housing for individuals or families earning less than one hundred twenty (120) percent of the area median income (AMI) for ownership housing and eighty (80) percent AMI for rental housing.

"Agriculture" means the production of food, feed and fiber commodities, livestock and poultry, bees, ~~biological control insects~~, fruits and vegetables and sod, ornamental, nursery and horticultural crops that are raised, grown or produced for commercial purposes or the raising of wildlife in domestication or a captive environment. For the purpose of this ~~Hamilton Municipal Code~~, Title ~~17~~, agriculture does not include feed lot operations.

"Airport" or "airstrip" means a place, on either land or water, where aircraft may land and take off, discharge or receive cargo and passengers, make repairs and take on fuel.

~~Alcoholic beverage establishment on site—see "on-site alcoholic beverage establishments".~~

"Alley" means a dedicated right-of-way set aside for vehicular traffic, entering or going through a city block. ~~Minimum width is twenty (20) feet.~~

~~"Animal boarding" means a facility where three or more domestic animals are temporarily housed for compensation, including kennels, pet hotels, dog daycares, and overnight boarding facilities. This may include grooming, training, or exercising services. For purposes of this Title, animal boarding does not include breeding of any species for commercial sale, livestock husbandry, or other uses that are not incidental to animal boarding.~~

~~"Apartment" means a habitable room or suite of two or more habitable rooms, meeting the requirements of the city's adopted International Building Code, located in an apartment building or used for residential purposes in non-residential buildings. a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.~~

~~"Apartment building" means a building other than a hotel, motel, townhouse, or rowhouse containing seven or more dwelling units.~~

~~"Auction house" means a place where items are offered for sale through competitive bidding. For purposes of this Title auction house does not include livestock auctions.~~

~~"Bar" means an establishment that is devoted to serving alcoholic beverages for consumption by guests or patrons on the premises and in which the serving of food is only incidental to the service of alcoholic beverages. The term includes but is not limited to taverns, night clubs, and cocktail lounges.~~

~~"Bed and Breakfast" means a single-family dwelling which remains owner-occupied at all times providing one or more guest rooms for compensation, where food service is limited to breakfast which may be served to overnight guests only, and where the number of daily guests served does not exceed 18.~~

~~"Block" means A group of lots, tracts or parcels within well-defined and fixed boundaries. Such boundaries may include streets, railroads, irrigation ditches, streams, platted lands, or a combination thereof. a parcel of land bounded on all sides by streets, railroads and or physical barriers such as bodies of water.~~

~~"Boarding house" means a building in which separate sleeping rooms are rented that provide sleeping accommodations for three or more persons on a weekly, semimonthly, monthly, or permanent basis, whether or not meals or central kitchens are provided but without separated cooking facilities or kitchens within each room, and whose occupants do not need professional nursing or personal-care services provided by the facility. a building other than a hotel where, for compensation and by prearrangement, meals and lodging are provided for two to ten persons.~~

"Building" means a structure having walls and a roof, permanently located on the ground, either directly or by being attached to a structure located on the ground. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

~~Buildings, accessory. "Accessory building" means a subordinate building on the same lot, occupied by or devoted to a use incidental to the main use. Any building, garage, storage shed, greenhouse or any other structure other than the main dwelling unit that is not attached or connected to the main dwelling unit.~~

"Building area" means that portion of the lot that may be occupied by buildings after setback and open space requirements are met.

"Building height" means the vertical distance from the average elevation of the proposed final grade at the front of a building to the highest point of ~~the building, excluding certain permitted project including, but not limited, to chimneys, antennas, and solar panels. a flat roof, or the deck of a mansard roof or the mean height between the eaves and the ridge.~~

~~Building, main. "Main building" means a building in which is conducted the principal use of the lot where it is located.~~

"Building site" means a ~~parcel of land~~ lot occupied or intended to be occupied by uses and structures and which abuts a public street, road or highway or a private road which conforms to approved standards.

~~"Car wash" means a building which has its primary purpose as washing automobiles. Such facilities are considered incidental to gas stations if not more than one vehicle may be washed at one time and if the gas station is clearly the principal use.~~

"Casino" means ~~an establishment whose principal use or activity is gambling, either in the form of gambling machines (video poker, keno, etc.), card games or other licensed gambling activity. A casino may have beverage and restaurant facilities as accessory uses. An establishment will be considered a casino for the purpose of these regulations if any of the following characteristics apply:~~

- ~~• The establishment is referenced as a casino by signage, advertisement or by name;~~
- ~~• More than one card table is on the premises; and/or~~
- ~~• 6 or more gambling machines are on the premises.~~

~~a business whose purpose is gambling and has fifteen (15) or more gambling machines.~~

~~"Cemetery" means a place where remains of the deceased are buried or interred.~~

"Common area" means those areas within the property of an association of unit owners of town homes pursuant to MCA 70-23-101, et seq., but which are not under the individual private ownership of one unit owner. Common areas include landscaped areas other than patios of individual units.

"Community center" ~~a building or portion of a building used for nonprofit cultural, educational, recreational, religious or social activities which is open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency. Examples of community centers are schools, churches, senior centers, Boys and Girls Clubs, and similar uses.~~ ~~means a building designed and used for recreational or social assemblies or for educational, health or welfare purposes (public or private).~~

"Community residential facility" means ~~a community group home for developmentally, mentally, or severely disabled persons that does not provide skilled or intermediate nursing care; a youth foster home, a kinship foster home, a youth shelter care facility, a transitional living program, or youth group home as defined in MCA 52-2-602; a halfway house operated in accordance with regulations of the department of public health and human services for the rehabilitation of alcoholics or drug dependent persons; a licensed adult foster family care home; or an assisted living facility licensed under MCA 50-5-227.~~ ~~a community group home for developmentally disabled persons which does not provide skilled or intermediate nursing care, a youth foster home or youth group home as defined in Section 52-2-602 of Montana Code Annotated, a halfway house operated in accordance with regulations of the department of health and environmental sciences for the rehabilitation of alcoholics or drug dependent persons or a licensed adult foster family care home.~~

"Conditional use structure" means a structure not allowed in a district as a matter of right, but which is ~~allowed-permitted~~ upon ~~findings-approval~~ of ~~conditional use permit by~~ the zoning board of adjustment ~~in conformance with section 17.12.060 of this Title.~~~~that such use is in harmony with the principal uses of the district.~~

"Conditional use" means a use not allowed in a district as a matter of right, but which is ~~allowed-permitted~~ upon ~~findings-approval~~ of ~~a conditional use permit by~~ the zoning board of adjustment ~~in conformance with section 17.12.060 of this Title.~~~~that such use is in harmony with the principal uses of the district.~~

"Condominium" ~~has the meaning set forth in Montana Code Annotated 70-23-102.~~~~means a form of dwelling in which an independently owned unit is located in a building and on land, both of which are commonly owned, usually by a homeowners' association. Includes similar units used for business purposes. Condominiums shall only be established as a part of a planned unit development.~~

~~"Convention center" means an assembly use of property where one or more buildings hosts events, conferences, meetings, exhibitions, and/or similar functions attended by a large gathering of individuals or groups, typically across one or more indoor spaces.~~~~"Corner frontage" means property that fronts two intersecting streets.~~

~~"Corner lot" means a lot located at the intersection of two streets or a lot bounded on two sides by a curving street, two cords of which form an interior angle of one hundred thirty-five (135) degrees or less.~~

~~"Correctional facility" means a facility for the judicially required detention or incarceration of people, where inmates and detainees are under 24-hour supervision by professionals.~~

~~"Cottage court" means a development containing a cluster (or clusters) of dwellings on the same lot located around common open space.~~

~~"Crematorium" means an establishment where bodies of deceased persons or domestic animals are cremated.~~

~~"Data center" means a use involving a building or premises in which the majority of the use is occupied by computers, telecommunications, or related equipment, including supporting equipment, where information is processed, transferred, and stored.~~

~~"Day care or pre-school" means care for children provided by an adult, other than a parent of the children or other person living with the children as a parent, on a regular or irregular basis, as applicable, for daily periods of less than 24 hours, whether that care is for daytime or nighttime hours.~~~~has the meaning set forth in Montana Code Annotated Section 52-2-703.~~

~~"Day care center" means an out-of-home place in which day care is provided to 16 or more persons on a regular or irregular basis.~~

~~"Day care home" means a private residence or other structure in which day care is provided to 3 to 15 children on a regular basis.~~

~~"Digital asset mining" means a group of computers working at a single site that consume more than 1 megawatt of energy on an average annual basis for the purpose of generating digital assets by securing a blockchain network.~~

~~"Director of public works" or "community development" means the city employee who manages the department of public works and community development department.~~

~~"Double frontage lot" means a lot having frontage on two parallel, or approximately parallel, streets.~~~~property that fronts two parallel streets.~~

"Downtown core business area." That area of downtown Hamilton which is bounded on the east beginning at Highway 93 (First Street) at the intersection of State Street, then north to Cherry Street, then westerly to the alley between Highway 93 and Second Street, then northerly to Pine Street, then westerly to Fourth Street, then southerly to Pinckney Street, then westerly to Fifth Street, then southerly to State Street, then easterly to the alley between Third Street and Fourth Street, then southerly to Bedford Street, then easterly to Second Street, then northerly to State Street, then easterly to the point of beginning at Highway 93 (First Street).

"Dwelling" means a building, or portion thereof, used for residential purposes by one household providing complete, independent living facilities ~~for one or more persons~~, including permanent provisions for living, sleeping, eating, cooking and sanitation, that meets the requirements of the city's adopted International Building Code. Dwellings do not include hotels or motels.

~~"Dwelling, single-family" or "single-family dwelling" means a building with one individual residential unit.~~

~~"Dwelling, multiple-family" or "multiple-family dwelling" means a building or portion of a building with two or more individual residential units, or residential condominiums, or townhouses.~~

"Easement" authorization by a property owner to the public, a specific person or persons, or entity for a right to use the subject property for a specific purpose or purposes. ~~means the right to use property owned by another for specific purposes.~~

~~"Educational services" includes but are not limited to occupations that are concerned with imparting knowledge of the arts, sciences or other fields of learning or of physical activities; or with teaching, advising or instructing others in any of these fields or in vocations. It includes but is not limited to educational institutions, medical and vocational schools, tutorial services, public or private, nonprofit or for-profit schools, religious schools, athletic training, dance schools, Braille institutes, clinic consultants, child development centers, preschools, driving schools, music instruction, correspondence schools and art schools.~~

"Entertainment venue" means any building or structure dedicated to events typically involving spectators such as auditoriums, theaters, and cinemas. Entertainment venues are divided into the following categories to further regulate impacts:

- "Entertainment venue, small" means establishments having a capacity of no more than 149 people, such as a small theater, concert venue, or banquet hall.
- "Entertainment venue, medium" means establishments having a capacity between 150 and 500 people, including single or dual screen cinemas and large meeting or banquet halls.
- "Entertainment venue, large" means establishments having a capacity to serve more than 500 people, such as arenas, large theaters, multi-screen cinemas, and auditoriums.

"Entertainment Venue, Outdoor" means an entertainment venue with outdoor space dedicated to events typically involving spectators such as amphitheaters, fairgrounds, stadiums, and racetracks. ~~"Factory-built building" means State of Montana approved factory built buildings or other type of prefabricated housing unit built under the National Mobile Home Construction and Safety Standards Act of 1974 and bearing the appropriate certification of inspection from the department of housing and urban development. Factory built buildings require certification from the manufacturer that the building was built in accordance with the approved plans.~~

"Family" means one or more persons occupying a dwelling unit as a single, nonprofit, housekeeping organization unit.

"Feed lot ~~operation~~" has the meaning set forth in Montana Code Annotated 81-3-201. ~~means an enterprise in which fifty (50) or more cattle, swine, sheep, horses or similar livestock are fed and fattened for market and where sixty (60) percent or more of the feed is imported or purchased.~~

"Fence" means a structure constructed of wood, metal, block, brick, stone or any other material other than natural vegetation to create a barrier.

~~"Fence, sight obstructing" means any fence structure where the fence material obstructs twenty-five (25) percent or more of the clear visibility through the fence.~~

~~"Fence, nonobstructing" means any fence structure where the fence material obstructs twenty-five (25) percent or less of the clear visibility through the fence.~~

"Financial services" means a business use associated with the deposit, withdrawal, saving, investment, or loaning of money or financial instruments, including and not limited to banks, credit unions, trust companies, mortgage associations, foreign exchange establishments, security and commodity-contract dealerships,

~~investment brokerage firms, and other similar businesses, includes but is not limited to occupations in financial organizations, including banks and trust companies, mortgage associations, savings and loan associations, credit unions, personal finance companies, foreign exchange establishments, security and commodity contract dealerships, investment brokerage firms, exchanges, tax consultants and accounting firms.~~

"Food truck" means a self-contained mobile trailer unit, truck, or cart selling food or beverages to the general public.

~~"Frontage" means the length of a lot that directly abuts a public or private street, right-of-way or easement, measured along the front lot line that lot with a linear distance along a dedicated road, street, highway or right-of-way which is used to provide the primary means of access to a lot.~~

~~"Garage, public" or "public garage" means a building or portion of a building, other than a repair garage, used for paid storage or hire of motor vehicles; the sale of gasoline, oil and accessories is incidental to the principal use.~~

"Gas station" means the use of a site for the retail sale of vehicle fuels.

~~"Governing body" means the Hamilton city council or its designee.~~

~~"Grandfather," "grandfathered," or "grandfathering" are terms to describe a pre-existing condition that fails to conform to current federal, state or city regulations. A pre-existing or nonconforming condition may remain until such time as a change or alteration is made to the nonconforming condition. If the item cannot be brought into compliance with current regulations, a new variance or conditional use permit would be required.~~

~~"Group home" has the meaning set forth in Montana Code Annotated Sections 53-20-302 and 52-2-602.~~

~~"Health related services" includes but is not limited to holistic medicine and natural food stores, acupuncturists, acupressure and massage therapy, chiropractor offices and naturopathic doctor's offices.~~

~~"Home occupation" means a for-profit activity carried on in a residential dwelling as a secondary use subordinated to the primary principal use.~~

~~"Hospital" has the meaning set forth in Montana Code Annotated section 50-5-501, means a licensed institution where sick or injured persons receive medical care.~~

~~"Hotel" or "Motel" means a one or more buildings with ten or more sleeping rooms which are provided to transient guests for compensation.~~

"Household" see definition of "family."

"Incidental" means any action or use that is secondary to, any other action or use.

"Interior lot" means a lot other than a corner lot.

~~"Junk yard" means land or buildings where waste or discarded or salvaged materials are brought, sold, stored, exchanged, cleaned, packed, disassembled or handled.~~

~~"Kennel" means a place where six or more domestic animals are kept, whether as pets or commercially.~~

~~"Landscaping" means natural vegetation or any combination of natural and man-made materials intended to enhance the appearance or mitigate the adverse effects of the use of a property.~~

~~"Livestock" means cattle, sheep, swine, goats, horses, mules, asses, llamas, alpacas, bison, ostriches, rheas, emus and domestic ungulates.~~

~~"Lodging house" means a building where lodging is provided for three to nine persons by prearrangement and for compensation.~~

~~"Lot" means a contiguous area of land with defined boundaries under common ownership created by subdivision, subdivision exemption or their legal equivalent parcel of land in a subdivision or a parcel of deeded land for which the subdivision map or the deed is recorded in the office of the county clerk and recorder.~~

~~"Lot, corner" or "corner lot" means a lot located at the intersection of two streets or a lot bounded on two sides by a curving street, two cords of which form an interior angle of one hundred thirty five (135) degrees or less.~~

"Lot coverage" means the area of a lot occupied by the ~~main principal~~ building or buildings and accessory buildings.

~~"Lot, double frontage" or "double frontage lot" means an interior lot having frontage on two parallel or approximately parallel streets.~~

"Lot depth" means the mean horizontal distance between the front and rear lot lines.

~~"Lot, frontage." Required "lot frontage" is measured at the front setback as required for the zoning district. Cul-de-sac lots and knuckle lots shall permit a reduction of lot width at the front property line not to exceed fifteen (15) feet.~~

~~"Lot, interior" or "interior lot" means a lot other than a corner lot.~~

"Lot width" means the distance between the side lot lines measured at ~~right angles to the lot depth at the established front building line~~ minimum front yard setback line.

"Manufactured home" means a residential dwelling built offsite in a factory, ~~that is~~ in accordance with the applicable prevailing standards of the United States Department of Housing and Urban Development at the time of its production. ~~Code and the Federal Manufactured Home Construction and Safety Standards.~~ A manufactured home does not include a mobile home or housetrailer, as defined in ~~Section MCA 15-241-2101, a house trailer as defined in Section 15-24-201 or a mobile home or house trailer constructed before the Federal Manufactured Home Construction and Safety Standards went into effect on June 15, 1976.~~

"Manufacturing" means: The transformation of materials or substances into new products, including the assembling of component parts; the manufacturing, fabrication, or processing of products; and the blending of materials. This use group includes commercial production of cannabis products as well as beer, wine, and spirits that do not meet the definition of microbreweries and micro-distilleries. Manufacturing activities are divided into the following categories based on character and intensity, infrastructure needs, and potential off-site impacts:

- "Manufacturing artisan" means production of goods by use of hand tools or small-scale mechanical equipment typically in an enclosed building with no outdoor storage. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing, and similar arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties.
- "Manufacturing light" means small scale manufacturing and production of finished parts or products, primarily from previously prepared materials. Typical uses include commercial kitchens and catering; printing and related support activities; machinery, electronic equipment, small appliance and computer manufacturing and assembly; furniture manufacturing and assembly; and any other manufacturing or assembly activity that has limited external impacts on surrounding properties that can be adequately addressed through site design. These uses typically occur entirely indoors and feature low levels of trucking access.
- "Manufacturing moderate" means uses that accommodate moderate intensity levels of manufacturing, production, and assembly activities; storage; warehousing; associated offices; and similar uses. This use category includes, but is not limited to contractors; textiles; marijuana manufacturing, testing, and transporting, apparel; call centers; textiles; wood products; printing; pharmaceuticals; machinery manufacturing; research and development; and bulk storage and handling of such products. These uses may feature some outdoor activities and/or storage and/or moderate levels of associated trucking access.
- "Manufacturing intensive" means uses that contain land use intensity impacts typically associated with large industrial uses, their accessory outdoor storage uses, and large building areas. This use category includes, but is not limited to wrecking yards, building material manufacturing, petroleum products, chemical plants, concrete and asphalt plants, and larger freight facilities.

"Marijuana" has the meaning set forth in Montana Code Annotated 16-12-102.

"Marijuana business" means a marijuana cultivator, manufacturer, dispensary, combined-use licensee, testing laboratory, transporter, or any other business or function that is licensed by the state.

"Marijuana cultivator" means a use operated by a person licensed by the State of Montana to plant, cultivate, grow, harvest, and dry marijuana; or package and relabel marijuana produced at the location in a natural or naturally dried form that has not been converted, concentrated, or compounded for sale through a licensed dispensary.

"Marijuana dispensary" means a registered premises from which a person or entity licensed by the State of Montana may obtain marijuana or marijuana products from a licensed cultivator, manufacturer, dispensary, or other licensee approved by the state; and sell marijuana or marijuana products to registered cardholders, adults that are 21 years of age, or both.

"Marijuana manufacturer" means a use operated by a person licensed by the State of Montana to convert or compound marijuana into marijuana products, marijuana concentrates, or marijuana extract and package, repackage, label, or relabel marijuana products.

"Marijuana product" means a product that contains marijuana and is intended for use by a consumer by a means other than smoking. The term includes but is not limited to edible products, ointments, tinctures, marijuana derivatives, and marijuana concentrates.

"Marijuana testing laboratory" means the qualified person licensed by the state that provides testing of representative samples of marijuana and marijuana products; and provides information regarding the chemical composition and potency of a sample, as well as the presence of molds, pesticides, or other contaminants in a sample.

"Marijuana transporter" means a person that is licensed to transport marijuana and marijuana products from one marijuana business to another marijuana business, or to and from a testing laboratory, and to temporarily store the transported retail marijuana and retail marijuana products at its licensed premises, but is not authorized to sell marijuana or marijuana products to consumers under any circumstances.

"Medical services" ~~means includes but is not limited to~~ professional occupations concerned with treating and caring for sick and injured persons and animals. ~~It includes but is not limited to medical facilities, hospitals, sanitariums, clinics, doctor's offices, dentist offices, pharmacies, medical supplies and equipment, medical research, medical and dental related experimental and testing laboratories, emergency medical services, ambulance services, occupational therapy, physical therapy, rehabilitation facilities, immunology and serology laboratories, blood banks, nursing services, medical house keeping services, midwifery offices, prosthetic supplies, imagery centers, dietetics, optical and ophthalmological services, and veterinarian services including laboratories, veterinary bacteriology, parasitology and pharmacology.~~

~~"Mini storage units" or "storage units" means a multiple storage building, usually attached with common walls, available for leasing.~~

"Mobile home" means forms of housing known as "trailers," "house trailers" or "trailer coaches" ~~exceeding eight 8 feet or more~~ in width or ~~forty five (45) feet or more~~ in length, designed to be moved from one place to another by an independent power connected to them, or any trailer, house trailer, or trailer coach up to 8 feet in width or 45 feet in length used as a principal residence.

"Mobile home park" means ~~five acres of land or more~~ the use of land upon which two or more mobile homes, ~~occupied are located~~ for dwelling or sleeping purposes, ~~are located, regardless of whether a charge is made for such accommodation.~~

~~"Motel" means a group of attached or detached buildings containing individual sleeping units for transient guests where a majority of such units open individually and directly to the outside or to an interior corridor and where parking is located on the premises.~~

"Mortuary" means a facility where deceased persons are prepared for burial or cremation, and funeral services may be conducted.

"Multiple-family dwelling" means a building or portion thereof with two or more individual residential dwelling units.

"Nonconforming use" means a lot, use, or structure that was lawfully established but, because of annexation or the adoption of new or amended regulations, no longer complies with one or more requirements of this Title. ~~a use of a building or land which was lawful when the use started, but which no longer conforms to the uses allowed in the district in which it is located.~~

"Non-sight obstructing fence" means any fence structure where the fence material obstructs twenty-five (25) percent or less of the clear visibility through the fence blocked.

"Nursing home" or "convalescent home" means a facility used for the care of the aged or infirm. Services provided do not include surgical care for treatment of disease or injury.

"Nursing home/skilled nursing facility" means a facility that provides a wide range of health and personal care services that focus on medical care more than assisted living or community residential facilities as defined in these regulations. Services typically include nursing care, 24-hour supervision, three meals a day, and assistance with everyday activities. Rehabilitation services, such as physical, occupational, and speech therapy, may also be available. For the purposes of these regulations, nursing home includes a long-term care facility.

"On-site alcoholic beverage establishments" means those establishments under Montana law, which permit the on-site sale and consumption of alcoholic beverages, including but not limited to cabarets, taverns and cocktail establishments.

"Park" means a publicly or privately owned lot or area reserved and maintained for active and/or passive recreation and open space, available to the public. Parks include but are not limited to landscaped/open areas, playgrounds, trails, gardens, picnic areas, sports fields, natural preserves, and related support facilities. Buildings and other physical structures are allowed only as incidental uses to the principal use as a park.

"Parking structure" means a covered structure or portion of a covered structure, other than a "garage," that provides parking for motor vehicles

"Personal service facility" means an establishment or facility which provides information, instruction, or services for personal improvement and other similar services of a non-professional nature, including the cleaning, maintenance or repair of clothing or footwear, and maintenance or improvement of the customer's physical appearance. Typical uses include hair salons, barber shops, beauty shops, nail salons, yoga or dance studios, driving schools and martial arts studios. ~~a retail establishment where cleaning, maintenance or repair of clothing is done, or where services to improve personal physical appearance are performed.~~

"Planned unit development" means a land development project in which flexible and efficient use of land and services is encouraged while preserving and enhancing open space and natural or historical features. Such development may include public, commercial and/or residential uses.

"Pre-school" — see "day care or pre-school".

"Principal building or use" means the primary or predominate building(s) or use on a lot. In general, the principal use is carried out in a principal building.

"Professional office" means an establishment where professionals, government officials, managers, or administrative services providers offer professional services. Such services include, but may not be limited to, those rendered by attorneys, accountants, medical professionals, veterinarians, chiropractors, podiatrists, architects, optometrists, planners, physical therapists, professional engineers, surveyors, and Realtors. This definition includes walk-in clinics providing medical services that do not involve overnight stays. This definition does not include uses more specifically classified or defined within these regulations.

"Public utility" has the meaning set forth in Montana Code Annotated 69-3-101

"Recreation, commercial (indoor)" means a commercial business offering amusement, fitness, recreational or entertainment activities where such activities are contained within one or more buildings.

"Recreation, commercial (outdoor)" means a commercial business offering amusement, fitness, recreational or entertainment activities where part or all of such activities are outdoors.

"Recreational vehicle (RV)" means a vehicular unit eight feet or less in width, designed as temporary living quarters for recreational camping or travel use, and operated under its own motive power or mounted on or drawn by another vehicle. Includes travel trailer, ~~camping~~ trailer, truck camper and motor home.

"Recreational vehicle park" means a plot of ground upon which two or more sites are located, established or maintained for occupancy by the general public as temporary spaces for recreational vehicles.

"Recycling center" means a public or semi-public use of land or buildings for sorting, short-term storage and loading of recyclable materials for off-site distribution and processing. For the purpose of this Title, it does not include trash or refuse transfer stations, sanitary landfills, or processing of materials into recycled products, and does not allow for collection or storage of hazardous materials.

"Restaurant" means an establishment whose primary purpose is preparing and serving food and beverages to customers for immediate consumption, either on-site or off-site. A restaurant may include the service of alcoholic beverages provided that alcohol is served only in conjunction with the service of food. ~~including but not limited to coffee shop, cafeteria, short order cafe, luncheonette, grille, tearoom, sandwich shop, soda fountain, tavern, bar, cocktail lounge or similar place where food and drink is prepared, served or provided to the public with or without charge.~~

"Retail" means the sale, lease, or rental of new or used products to the general public.

"Right-of-way" means a linear public way established or dedicated for public purposes by duly recorded plat, deed, easement, grant, prescription, condemnation, governmental authority or by operation of the law and intended to be occupied by a street, crosswalk, railroad, electric transmission lines, water line, sanitary sewer line, storm sewer line or other similar uses. ~~a strip of land publicly owned by the city that various types of city infrastructure may be constructed within (i.e., sidewalks, curbs, gutters, streets, boulevards, water mains, sewer mains, storm drains, street lights. This list of examples is not all inclusive.~~

~~"RV park" means a site used for temporary parking of motor homes, travel trailers or tents.~~

"Salvage yard" means land or buildings where waste or discarded or salvaged materials are brought, sold, stored, exchanged, cleaned, packed, disassembled or handled.

"School" means a public or private educational facility including pre-schools, elementary schools, middle/junior high schools, high schools, vocational schools, colleges, community colleges, universities, and military academies, and encompassing school grounds and facilities.

~~"Service station" means a building or premises where automobile fuels, lubrication oil or grease, tires, batteries or minor automobile accessories are sold and/or installed, except when such sales and services are incidental to the conduct of a public garage.~~

"Setback" means the required distance between lot lines and any structure or building on the lots as established by the regulations for each zoning district.

"Short-term rental" means a residential building dwelling or part of a residential building dwelling that is rented by or on behalf of the owner to the general public for compensation for transient guests.

"Sight obstructing fence" means any fence structure where the fence material obstructs twenty-five (25) percent or more of the clear visibility through the fence.

"Sign" means any identification, description, illustration or device, illuminated or nonilluminated, which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation; or any emblem, painting,

~~banner, pennant, placard or temporary sign designed to advertise, identify or convey information, with the exception of window displays and national flags. Signs shall also include all sign structures. any advertising device designed to inform or to draw attention to goods and/or services available.~~

"Single-family dwelling" means a building with one individual dwelling unit.

"Special use" means a use which, because of its unique or varying characteristics, cannot properly be classified as an ~~allowed-permitted~~ use in a particular ~~zoning~~ district. Special uses are contingent uses which may or may not be appropriate in a particular location depending on the nature of the proposed special use, its relationship to the surrounding land uses and its impacts on traffic capacities, potential environmental effects, compatibility with the neighborhood, and conformance to adopted policies, guidelines, plans and regulations of the City of Hamilton.

"Storage, indoor commercial" means a facility providing enclosed mini-storage units leased on a self-service basis for storage of household or business goods.

"Storage, outdoor commercial" means designated outdoor areas used for storage of vehicles (automobiles, RVs, boats, motorcycles, trucks) that are not used for dismantling, repair, or sales of vehicles.

"Story" means that portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between the surface of any floor and the ceiling above. A basement is not considered a story. ~~if the distance measured between the established floor and the ceiling is six feet or more.~~

"Story, half" means the portion of a building between the top floor and a sloping roof, with at least two opposite exterior walls meeting the sloping roof not over three feet above such floor level.

"Street" means a public or private thoroughfare which affords the principal means of access to abutting property for use by motor vehicles, bicycles, and pedestrians. ~~any public or private surfaced or unsurfaced thoroughfare that provides vehicular movement.~~

~~"Street" means a public-owned thoroughfare that provides vehicle movement.~~

~~"Street, primary" or "primary street" means the public street and/or private street of which the main building's main entrance faces.~~

~~"Street, private" or "private street" means a privately owned thoroughfare that provides vehicle movement.~~

"Structure" means anything constructed or erected, and permanently located on the ground either directly or by being attached to a structure located on the ground. A structure is not necessarily a building, but a building is a structure.

"Townhouse" or "townhome" means a form of multiple-family dwelling in which the owner of each dwelling unit owns the land underneath the unit in addition to sharing in joint ownership of the common areas of the development.

"Transient guest" means an occupant who is temporary in nature, staying at one location for twenty-eight (28) days or less.

~~"Two-family dwelling" means a form of multiple-family dwelling in which two individual living units are within one structure under common ownership.~~

"Use" means the ~~principal~~ purpose for which land, buildings, and/or structures ~~or premises or a structure~~ is ~~are~~ designed, arranged, intended, occupied or maintained.

~~"Use, accessory" or "accessory use" means a use incidental to the principal allowed use of a lot or building located on the same lot.~~

"Variance" means a deviation from the terms of this Title 17. See section 17.12.070.

"Vehicle broker" means an individual or company who:

-
- a. Engages in the business of offering to procure or procuring a motor vehicle, a trailer, a semitrailer, a pole trailer, a travel trailer, a motorboat, a personal watercraft, a snowmobile, or an off-highway vehicle on behalf of another; or
 - b. Represents to the public through solicitation, advertisement, or otherwise that the person is one who offers to procure or procures a motor vehicle, a trailer, a semitrailer, a pole trailer, a travel trailer, a motorboat, a personal watercraft, a snowmobile, or an off-highway vehicle by negotiating purchases, contracts, sales, or exchanges on behalf of another and who does not store, display, or take ownership of a motor vehicle, a trailer, a semitrailer, a pole trailer, a travel trailer, a motorboat, a personal watercraft, a snowmobile, or an off-highway vehicle.

"Vehicle repair & service" means the repair or servicing of automobiles, engines, motorcycles, motor homes, recreational vehicles or boats. This includes the sale and on-site installation of parts, wheel and brake shops, body and fender shops, oil change shops, and similar repair and service activities, but excludes dismantling or salvage and gas stations.

"Warehousing" means the storage, wholesale, and distribution of raw or manufactured products, supplies, equipment, excluding bulk storage of materials that are hazardous, inflammable or explosive.

"Wholesale" means the selling of products to retailers, contractors, industrial or institutional business users, or other wholesalers, rather than to the general public. These uses may include processing, packaging, and shipment operations, with warehousing as an accessory activity.

"Yard" means the horizontal open-space unoccupied and unobstructed from the ground upward by any ~~portion of a structure which is located on the same lot with a building.~~

"Yard, front" or "front yard" means the yard between a principal building and the front property line of the lot on which the building is located, extending along the full length of the front property line between the side property lines.~~the open space between the side lot lines and lying between the front property line and the nearest building on the lot.~~

"Yard, rear" or "rear yard" means the yard between a principal building and the rear property line of the lot on which the building is located, extending along the full length of the rear property line between the side property lines.~~open space between the side lot lines and lying between the rear property line and the nearest building on the lot.~~

"Yard, side" or "side yard" means the yard between a principal building and the side property line of the lot on which the building is located, extending along the full length of the side property line between front and rear property lines.~~the open space between the front and rear property lines and lying between the side property line and the nearest building on the lot.~~

"Zoned lot" means a legally described ~~parcel~~lot that is located within a defined zoning district within the ~~e~~City of Hamilton boundaries.



Questions? Contact City of Hamilton Planning Department

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MINUTES OF THE CITY OF HAMILTON ZONING CODE UPDATE WORKING GROUP

June 9, 2025

1 Zoning Commission members present: Karen Hughes, Nancy Valk, Johannah Richards, TJ Hansen

2
3 Zoning Commission members absent: Jessica Randazzo, Jenny West, Vivian Yang

4
5 Planning Board members present: Karen Hughes, Dan Mitchell, Marisa Neyenhuis, Chip Pigman,

6
7 Planning Board members absent: Roger Gantz, Jeff Burrows, Dan Harmon

8
9 Zoning Board of Adjustment members present: Darwin Ernst

10
11 Zoning Board of Adjustment members absent: Roger Gantz, Vivian Yang, Sue Smith, Paul
12 Travitz, Rick Franklin

13
14 Also present: Matthew Rohrbach, City Planner; Alyssa English, Planning Technician

15
16 I. Zoning Commission Vice Chair Dan Mitchell called the joint meeting to order at 5:32pm.

17
18 II. Public Comments on Non-Agenda Items: None

19
20 III. OLD BUSINESS: None

21
22 IV. NEW BUSINESS:

A. Phase II Zoning Update Discussion

- 25 • Nonconformities
- 26 • Planned Unit Development Amendments
- 27 • Cottage Court Standards
- 28 • Residential Zoning Amendments
- 29 • Use Table Amendments
- 30 • Next Steps for Phase II of Hamilton's Zoning Update

31
32 Matthew Rohrbach gave an overview of the Phase II Zoning Update.

33
34 The board discussed Phase II Zoning Update.

35
36
37 Mr. Pigman stated this is the first time we have seen standards listed out and is concerned about
38 deed restricted affordable housing causing developers to not want to develop due to less profits.

39 He also stated concerns that deed restricted affordable housing won't allow first time homeowners
40 to build equity to be able to buy a larger home as their families grow.
41
42 Mr. Rohrbach clarified that deed restricting housing was one of the options, not a requirement.
43 The board discussed it further.
44
45 The board discussed whether cottage courts are realistic for the lot sizes we have in the traditional
46 westside neighborhoods and whether building them would be profitable enough for developers to
47 build small homes since the driving force for developers is profit.
48
49 Ms. Richards stated that it was important to balance affordability with livability. If houses are tiny,
50 not many people would want to live in them.
51
52 The board further discussed Phase II Zoning Update.
53
54 The board stated that it would help to have visual examples of existing properties that align with
55 the updates discussed.
56
57 Mr. Rohrbach will bring examples to the next Zoning Update Working Group meeting that shows
58 these examples mapped out in the Westside of the City of Hamilton.
59
60 The board discussed lot coverage requirements in the Zoning Update.
61
62 Mr. Ernst asked for clarification on how we are measuring lot coverage.
63
64 Mr. Rohrbach stated it is by the footprint of the buildings, not decks, patios or any other impervious
65 ground covering.
66
67 Public Comment:
68
69 Everett Palmer 516 S 3rd, raised his concern that duplexes and town homes that will be allowed in
70 the R1 district on the Westside will not fit in with the rest of the neighborhood and worries it will
71 wreck the historic nature of the neighborhood.
72
73 The board discussed what defines a town home.
74
75 Mrs. Neyenhuis stated that it allows people to buy on the southside neighborhood who normally
76 would be priced out.
77
78 The board discussed whether we want to continue to allow dispensaries downtown.
79
80 Dan Mitchell asked for Public Comment:
81
82 Linda Travitz 326 (undecipherable address) asked questions about Cottage Courts
83
84 Mr. Rohrbach asked for people to send him any questions as they read through the proposed
85 updates and he will bring questions to the meeting in August.

- 86
87 V. Approval of Minutes: December 9, 2024
88 MOTION by Ms. Neyenhuis
89 SECOND by Ms. Richards
90 VOICE VOTE called by Mr. Mitchell, unanimous in favor, Motion CARRIES.
91
92
93 VI. MOTION to adjourn the meeting: by Ms. Neyenhuis
94 SECOND by Ms. Richards. No further discussion.
95 VOICE VOTE called by Mr. Mitchell was unanimous in favor. Motion CARRIES.
96
97

98 Mr. Mitchell adjourned the meetng at 7:32pm
99
100
101

102 _____
103 Alyssa English
104 Planning Technician
105
106
107

Karen Hughes
Zoning Commission
108

108 _____
109 Dan Mitchell
110 Planning Board President

Darwin Ernst
Zoning Board of Adjustment Chair