

Section D: NEIGHBORHOOD CHARACTER OVERLAY

- ✓ Neighborhood Character Overlay (1 pages)
- ✓ Map of Overlay District (1 page)

Remington Flats Subdivision

Neighborhood Character Overlay:

A. Purpose:

The Remington Flats Neighborhood Character Overlay District is intended to create a variety of housing options serving households with diverse incomes within a newly planned subdivision. The District will allow a mixing of different socioeconomic households to create a more diverse and rounded community.

B. Applicability:

- a. The standards apply to property legally described in the ordinance and in the location Map.
- b. Unless specifically addressed in the overlay, all applicable Title 20 zoning ordinances regulations and all standards for zoning district RT5.4 Residential apply.

C. Location:

Remington Flats Subdivision, see Map

D. Parcel and Building Standards:

- a. Setbacks
 - i. The minimum setback requirements of the RT5.4 Residential zoning district apply, except as follows: front set back shall be 10-feet from any building component including porches; interior side setbacks shall be 5-feet minimum.
- b. Residential Building Types
 - i. Detached house, two-unit townhouse and three-unit townhouse are permitted in the overlay with each unit on its own platted lot within the subdivision

E. Allowed and Prohibited Uses:

Per Title 20 City Zoning Ordinance Standards

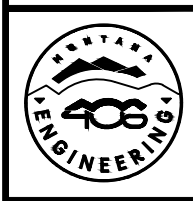
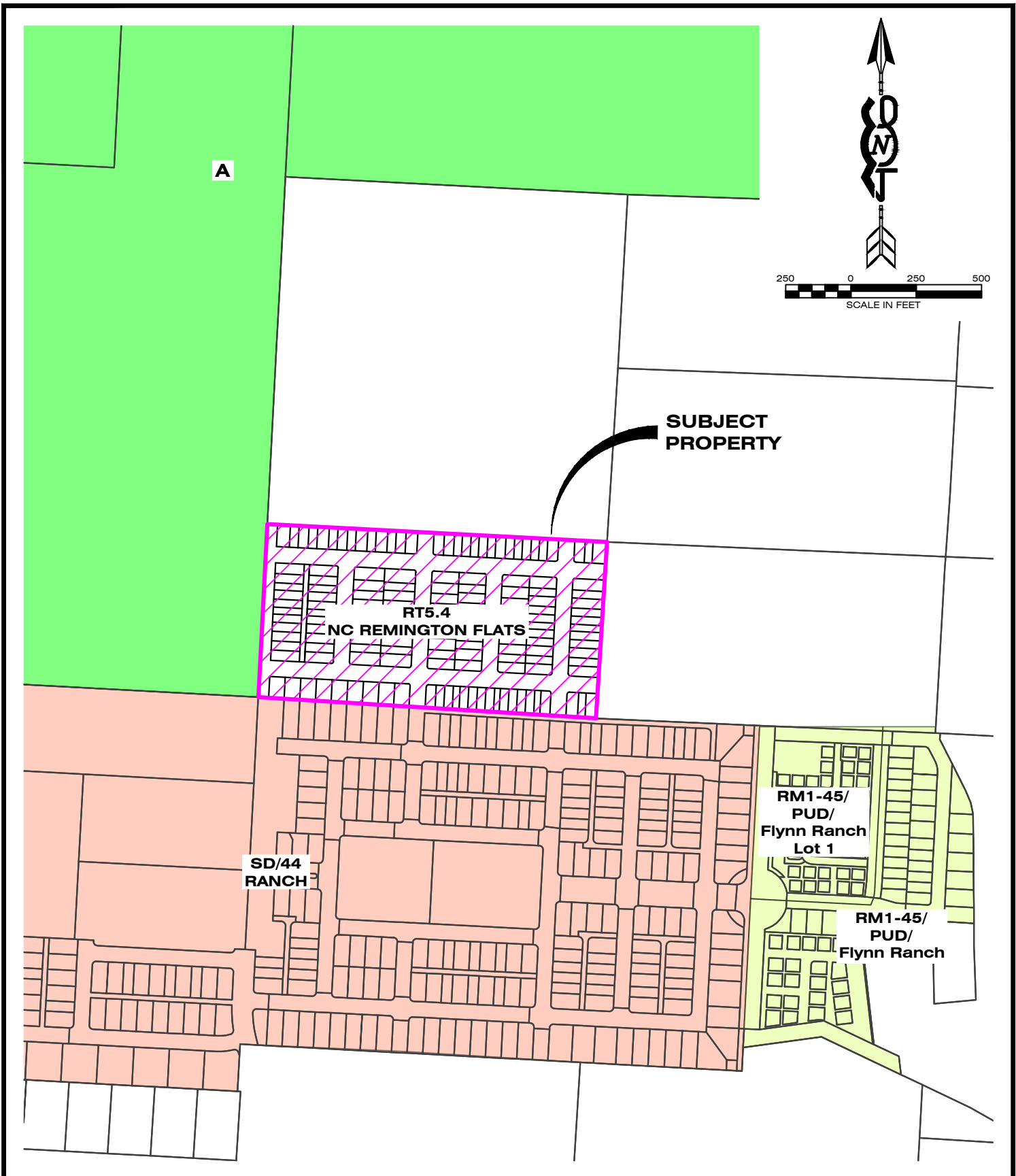
F. Parking:

Per Title 20 City Zoning Ordinance Standards

G. Townhouse Standards:

Townhouse standards apply per Title 20 City Zoning Ordinance Standards except as follows:

- a. Parking and Access requirements per Title 20 shall apply except as follows; garage or carport width shall have no maximum or percentage of facade for each dwelling unit; there shall be no minimum distance requirements between driveways of each unit though an effort shall be made to maximize on street parking.



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NEIGHBORHOOD CHARACTER OVERLAY
 REMINGTON FLATS SUBDIVISION
 PARCEL 9 OF COS 3176
 SECTION 12, T13N, R20W, P.M.M.
 MISSOULA COUNTY, MONTANA

PROJECT: 18-007
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 SHEET 1 OF 1