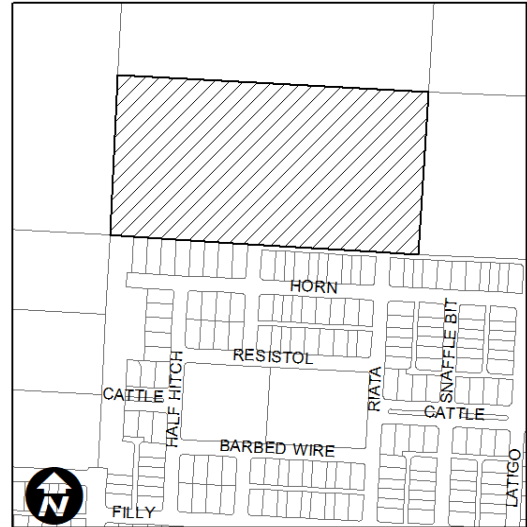


ORDINANCE NUMBER 3668

AN ORDINANCE TO ESTABLISH THE /NC-RF REMINGTON FLATS NEIGHBORHOOD CHARACTER OVERLAY DISTRICT AND TO REZONE ONE PARCEL OF APPROXIMATELY 20.01 ACRES DESCRIBED AS TRACT 9 OF COS NO. 3176 LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST P.M.M. FROM RT5.4 RESIDENTIAL TO RT 5.4 RESIDENTIAL /NC-RF REMINGTON FLATS NEIGHBORHOOD CHARACTER OVERLAY DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOULA:

THAT THE /NC-RF REMINGTON FLATS NEIGHBORHOOD CHARACTER OVERLAY DISTRICT IS HEREBY ADOPTED AND ADDED TO TITLE 20 OF THE MISSOULA MUNICIPAL CODE AND APPLIED TO THE ABOVE DESCRIBED PROPERTY, RESULTING IN ZONING OF RT5.4 RESIDENTIAL /NC-RF REMINGTON FLATS NEIGHBORHOOD CHARACTER OVERLAY DISTRICT. THE /NC-RF REMINGTON FLATS NEIGHBORHOOD CHARACTER OVERLAY DISTRICT TEXT AND MAP ARE ATTACHED AS EXHIBIT A.



Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase and words thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

PASSED by a vote of AYES: (12): Alderperson Anderson, Alderperson Becerra, Alderperson Contos, Alderperson Harp, Alderperson Hess, Alderperson Jones, Alderperson Merritt, Alderperson Ramos, Alderperson Sherrill, Alderperson Vasecka, Alderperson von Lossberg, and Alderperson West

APPROVED by the Mayor this 19th of October, 2020.

ATTEST:

APPROVED:

/s/ Martha L. Rehbein

/s/ John Engen

Martha Rehbein
City Clerk

John Engen
Mayor

(SEAL)

EXHIBIT A

Remington Flats 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 except for the street side of any garage shall be a 20-foot set back from the property line; 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.

