

ORDINANCE NUMBER 3667

AN ORDINANCE TO ESTABLISH THE /NC-HL HERON'S LANDING NEIGHBORHOOD CHARACTER OVERLAY DISTRICT AND TO REZONE TWO PARCELS OF APPROXIMATELY 72.11 ACRES DESCRIBED AS TRACTS 1 AND 2 OF COS NO. 5963 LOCATED IN THE SE ¼ OF SECTION 12 AND THE N ½ OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 20 WEST P.M.M. FROM RT5.4 RESIDENTIAL TO RT 5.4 RESIDENTIAL /NC-HL HERON'S LANDING NEIGHBORHOOD CHARACTER OVERLAY DISTRICT.

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



THAT THE /NC-HL HERON'S LANDING 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-HL HERON'S LANDING NEIGHBORHOOD CHARACTER OVERLAY DISTRICT. THE /NC-HL HERON'S LANDING 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: (10): Alderperson Anderson, Alderperson Becerra, Alderperson Contos, Alderperson Harp, Alderperson Hess, Alderperson Jones, Alderperson Sherrill, Alderperson Vasecka, Alderperson von Lossberg, and Alderperson West ABSTAIN: (1): Alderperson Merritt ABSENT: (1): Alderperson Ramos

and

APPROVED by the Mayor this 21st of September, 2020.

ATTEST:

APPROVED:

/s/ Martha Rehbein

/s/ John Engen

Martha Rehbein
City Clerk

John Engen
Mayor

(SEAL)

EXHIBIT A

Heron's Landing Neighborhood Character Overlay

A. INTENT

This overlay district accommodates residential medium density dwelling units within the range of three to 11 dwelling units per acre. It is intended to fit with the already established residential neighborhoods that adjoin the district. The district acknowledges the single dwelling residential building type as the primary use for areas adjoining existing neighborhoods. Housing, including large and small lot single-dwelling and townhouses face streets or shared open spaces. There is easy access for non-motorized connections. The Heron's Landing Neighborhood Character Overlay District enhances the base RT5.4 zoning by:

1. Emphasizing the importance of on-street parking on urban collector streets to buffer pedestrians from traffic on the street.
2. Integrating the collector streetscape into the neighborhood.
3. Expanding the uses to include a contemporary mix of residential uses which will add architectural and socioeconomic diversity to the neighborhood. A blend of building types provides for a range of housing options, accommodating preferences and household size for a range of household characteristics.
4. Integrating common areas large and small, as a vital component that improves the quality of the neighborhood. They provide areas for a variety of outdoor activities and user groups including pocket parks for toddlers and parents and a neighborhood park for active outdoor recreation.

B. GENERAL STANDARDS

1. Additional standards
 - a. Except as provided in this chapter, all applicable portions of the City of Missoula Zoning Ordinance Title 20 shall apply, including RT5.4, 20.105.20.
 - b. Where three or more adjoining lots access an alley and front onto a common area, the front yard property line shall be adjacent to the common area, the rear yard property line shall adjoin the alley, and the remaining are side yard or street side yard property lines as permitted in Table 20.25.040-1 /NC-HL Parcel and Building Standards.
 - c. Except for dwellings that face a common area, every residential structure that adjoins a street shall have the main entry facing a street frontage. For corner lots, the main entry shall face one of the streets. The entry must be visible from this street.

C. COMMON AREAS

All accessory structures and uses shall be approved and maintained by the homeowner's association.

D. LOT DESIGNATIONS

Lots are designated within areas defined within the Neighborhood Character Overlay District Map 20.25.040-1 /NC-HL. Applicable standards for each area are defined below.

E. ALLOWED USES

Uses identified with a "P" in the table below are permitted as-of-right in the subject zoning overlay. Uses identified with a "-" are expressly prohibited.

NC-HL Allowed Uses

	Uses Per RT 5.4	Three-unit townhomes up to and including six-unit townhomes
Area D	P	-
Area E	P	P
Area F	P	-

F. PARCEL AND BUILDING STANDARDS

All primary residential structures shall comply with the parcel and building standards of the table below, except as otherwise permitted by Title 20.

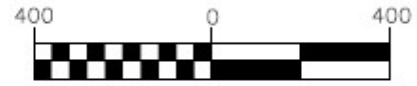
NC-HL Parcel and Building Standards

	Minimum Parcel Area	Front	Side (Street)	Side (Interior)	Rear	Maximum Building Height
	Area Sq. Feet	Feet	Feet	Feet	Feet	Feet
Area D	8,500	20	10	5	20 [3]	35
Area E	1,500	11 [1]	10	5 [2]	20 [3]	35
Area F	2,000	11	5	5 [2]	20 [3]	35

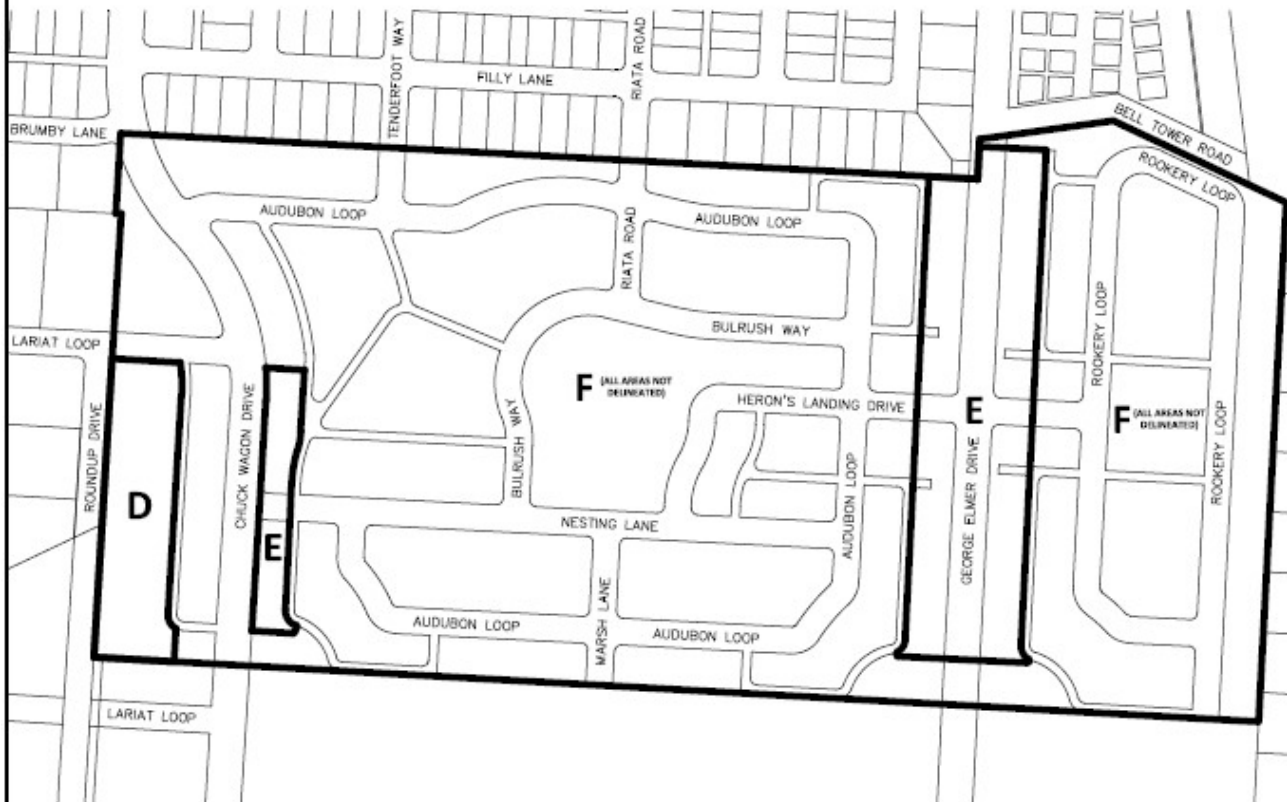
[1] Lots fronting on George Elmer Boulevard shall have a front yard setback of 30 feet.

[2] Attached units do not require a side-interior setback.

[3] Setbacks may be reduced to six feet for attached garages that are alley loaded.



SCALE - FEET



**ZONING AREAS
HERON'S LANDING NEIGHBORHOOD
CHARACTER OVERLAY DISTRICT
MISSOULA, MONTANA**



WGM GROUP
WWW.WGMGROUP.COM

PROJECT: 18-11-01
FILE No: 181101_zoning areas.dwg
FILE PATH: W:\Projects\181101\181101_01\181101_01.dwg
LAYOUT: S01
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: KD
DATE: JANUARY 2020
SHEET: 1 OF 1 SHEETS