

ORDINANCE NUMBER 3198

AN ORDINANCE TO REZONE PROPERTY DESCRIBED AS TRACT 2 OF C.O.S. #5023 AND TRACT 2 OF C.O.S. #4490 FROM "C-RR3" (RESIDENTIAL) TO "HELLGATE SPECIAL DISTRICT" SUBJECT TO THE ADOPTED STANDARDS AND DISTRICT BOUNDARIES AND FOUR CONDITIONS OF APPROVAL.

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

THAT the above described property is hereby withdrawn from the zone classifications of "C-RR3" (Residential) and replaced with "HELLGATE SPECIAL DISTRICT" (Traditional Neighborhood Development) subject to the following conditions and attached district standards and district boundaries:

1. The area proposed for rezoning shall be annexed into the city prior to filing of the ordinance to adopt the "Hellgate Special District" zoning.
2. The zoning district standards shall be as illustrated in Attachment A-1.
3. All lots in the Neighborhood Center sub-district must front on a park/common area, or a street adjacent to a park/common area.
4. A right-of-way, in conformance with the Missoula County adopted Wye-Mullan Transportation Plan, connecting Flynn Lane to Hellgate Meadows shall be granted to the governing body prior to any subdivision of properties within the Flynn Block.

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 12 Ayes, 0 Nays, 0 Abstain, 0 Absent vote and

APPROVED by the Mayor this 4th of February, 2002.

ATTEST:

APPROVED:

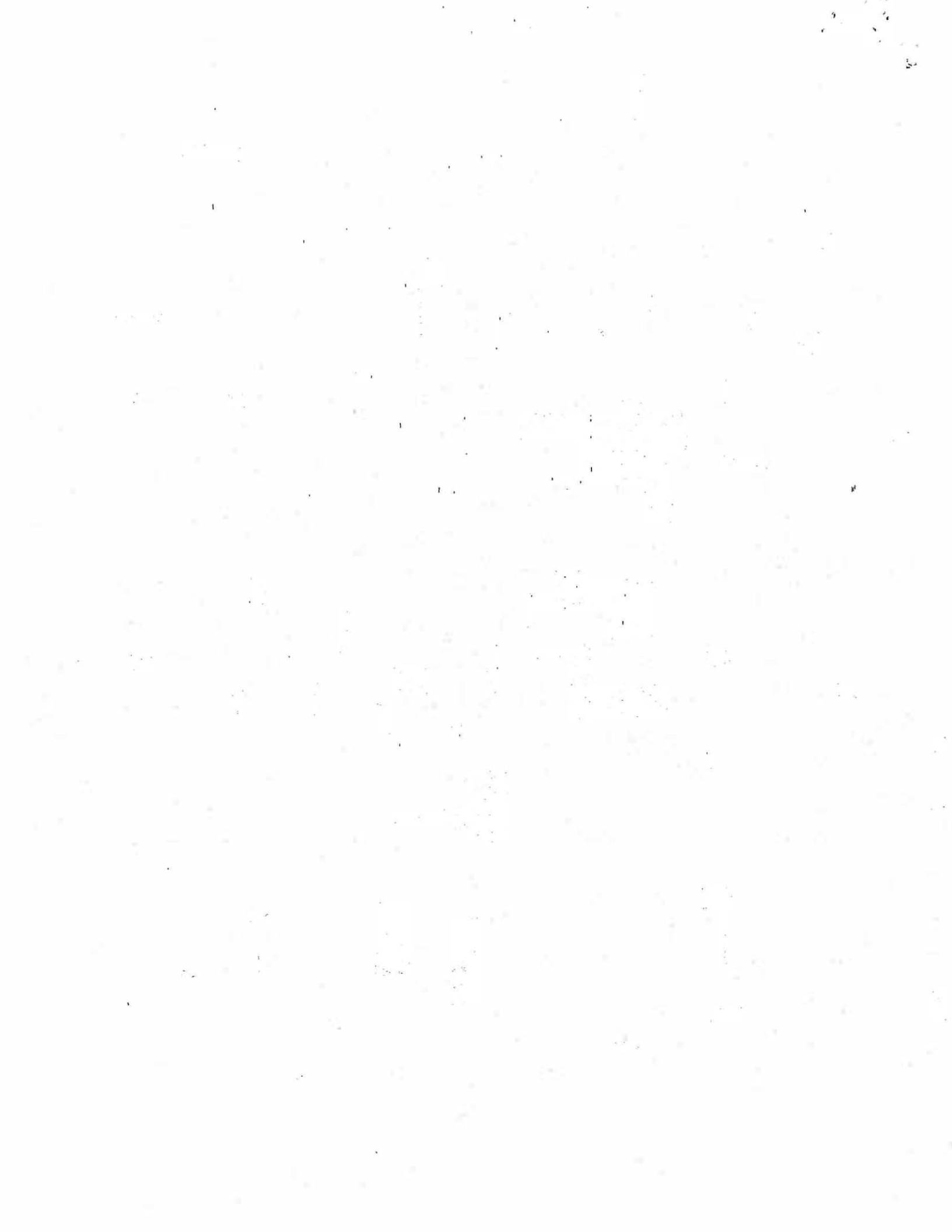
/s/ Martha L. Rehbein

Martha L. Rehbein
City Clerk

/s/ Mike Kadas

Mike Kadas
Mayor

(SEAL)



Hellgate Special District: Traditional Neighborhood Development (TND)

PURPOSE. The purpose of this district is to allow the optional development of land consistent with the design principles of "traditional" neighborhoods. These principles provide an opportunity for diversification and integration of land uses including residential, retail, office, recreation, etc., within close proximity to one another, thereby providing for many of the daily needs of the inhabitants of the neighborhood. The district is designed with grid pattern streets, and is pedestrian-oriented to encourage socializing, walking, and other aspects of a vibrant outdoor urban experience.

Traditional Neighborhood Design encourages the use of bicycles and pedestrian access while providing for automobile traffic and parking. Neighborhood Design, separate facilities need not be provided for each use. Streets are designed to encourage slower speeds so both cars and bikes can use them without the need to widen streets to accommodate bike lanes. In a similar fashion, bicycle parking will be provided for customers. However, bicycle parking can be accommodated in garages, accessory buildings, covered porches and basements. It is noted that in the city of Missoula, the Public Works Director, the Bicycle Pedestrian Coordinator and the City Attorney all park their bicycles in their offices. Hellgate Special District will allow storage of bicycles in structures to meet the requirements for bicycle parking without allocating designated indoor space for this purpose.

The traditional neighborhoods of Missoula were built on a transect ranging from high density centers, providing a concentration of services, to middle density areas, providing a variety of housing types, to lower density edges with larger lot detached houses. The mix of uses and residential types provide the choices needed to create a neighborhood where people of different ages and incomes live, work and play. The Hellgate Special District is designed based on this transect.

Multi-family is situated in Hellgate Meadows within easy walking distance of the Village Green or Neighborhood Center Park. While outdoor activity areas can be incorporated into the site plans for multi-family uses, they are not required. One of the principles of Traditional Neighborhood Design is to encourage occupants to use the neighborhood and not create self contained lots where occupants are not part of the social fabric of the neighborhood. The variety of integrated land uses in Hellgate Meadows is located within walking distance and the design encourages higher density to create a human vitality in the neighborhood.

The social and environmental benefits of a Traditional Neighborhood Development (TND) result from certain physical and organizational characteristics. The

provisions of this district intend to create a neighborhood that has the following design characteristics:

DESIGN OBJECTIVES.

1. The Neighborhood has a discernible center. The civic buildings and squares or commons will occupy prominent locations that act as landmarks, symbols and focal points for community identity.
2. Most of the dwellings are within a five-minute walk of the center. This distance averages less than one-quarter of a mile.
3. There will be a variety of dwelling types within the Neighborhood. These usually take the form of houses, rowhouses, and apartments, such that the neighborhood provides for an intergenerational and economically diverse community.
4. There are shops and offices at the edge of the Neighborhood. Residences, workplaces, and community buildings are placed in close proximity to one another within the neighborhood, thereby maximizing transportation choice and reducing the number of motor vehicle trips, congestion, and need for road widening.
5. Small accessory buildings are permitted within the backyard of each house. Accessory buildings may be used as one accessory dwelling unit or as a cottage industry, but not both.
6. There is an elementary school close enough so that most children can walk from their homes. This distance is not more than one mile outside of the Village Core.
7. The streets are a connected network. This establishes a hierarchy of streets serving equitably the needs of the pedestrian, the bicyclist and the motorist. The streets are relatively narrow and shaded by rows of trees.
8. Architecture will be consistent with the styles prevalent in older neighborhoods of Missoula though contemporary styles will also be acceptable.
9. Buildings at the Village Core are placed close to the street. This creates a strong sense of place, allowing citizens to know each other and watch over their collective security.
10. Parking lots and garage doors will rarely face onto the streets. Parking is relegated to the rear of the buildings, accessed by alleys.
11. Certain prominent sites are reserved for community buildings. Buildings for meeting, education, religion, or culture will be located at the termination of the street vistas or at the Neighborhood or Village center.

12. The Neighborhood is organized to be self-governing. An association will decide on matters of maintenance, security and physical change.

DEFINITIONS. The following definitions shall be applicable in the TND District. Terms requiring interpretation specific to this district are as follows:

Accessory Building: A secondary building detached from, and in the rear yard of the principal building such as cottage industry, garage, accessory dwelling unit, storage building, gazebo, etc. Accessory Buildings shall be limited to 1,100 sq. ft. of gross floor area and 850 sq. ft. of lot coverage. Accessory buildings may be used as one accessory dwelling unit or as a cottage industry, but not both.

Accessory Dwelling Unit: A dwelling unit located in an accessory building with no more than 550 sq. ft. habitable area. No additional land area is required beyond the minimum lot size specified in the zoning district in which the ADU is located; however, the property on which the ADU is located shall not be subdivided so as to separate the ADU from the primary residence.

Boardinghouse/Roominghouse: A building with more than two but not more than ten guest rooms where sleeping rooms are provided whether or not meals 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.

Building Typology: Architectural characteristics that help identify the building with its intended use. The scale, shape, style and size of a building that are unique to its location or setting within a neighborhood.

Civic Use: Premises used for public education, cultural performance, gatherings and displays administered by non-profit, cultural, educational, and religious organizations.

Commercial Use: The purchase, sale, offering for sale, or other transaction involving the handling or disposition of any article, service, substance or commodity for livelihood or profit; or the management or occupancy of offices, or recreation or amusement enterprises; or the maintenance and use of buildings, offices, structures, or premises by professions and trades or persons rendering services.

Commons: Land designated Commons shall be land dedicated for parks, open space, planters and landscaped boulevards.

Cottage Industry:

- A. A cottage industry is a small, individual owned business or concern which functions without altering the residential character of the neighborhood, and which does not create any negative impacts on the public health, safety, and general welfare, and which is subject to the following criteria.
1. The business activity, not to exceed 550 sq. ft., shall be conducted within an accessory building.
 2. Hours of operation shall be limited to between 8:00 a.m. to 7:00 p.m.
 3. The principal residence of the owner/proprietor shall be located on the same lot or parcel as the cottage industry.
 4. The business shall employ no more than two employees on site, including the proprietor.
 5. One on-site business sign is permitted. The sign shall be a maximum of three square feet, and attached to the accessory building which contains the business. No part of the sign shall be over six feet high measured from ground level immediately below the sign. All signs shall display a street address number. Lighted signs and off-premises signs are not permitted.
 6. The business shall not generate traffic, dust, noise, odors, or other nuisances or safety hazards that affect the residential character of the neighborhood.
 7. Cottage industries shall provide at least one off street parking space per employee – exclusive of the proprietor.
 8. Before a Zoning Compliance Permit may be issued for a cottage industry, a site plan which is consistent with this district shall be submitted, reviewed and approved by the Zoning Officer.
 9. Permissible Cottage Industries:
 - Arts and crafts studios;
 - Art galleries;
 - Bicycle repair and service shops;
 - Child and adult care, nurseries and similar uses;
 - Dealers in coins, stamps, or collector's items;
 - Dress making and tailor shops;
 - Locksmith operations;
 - Musical instrument fabrication and repair;
 - Photography studios
 - Computer sales and service shops;

Artisan and skilled trade shops;
Professional services such as:
accountants, appraisers, attorneys, engineers, surveyors, interior
decorators, real estate services, data processing, typing and
similar services.
Other similar small businesses

10. Accessory buildings may be used as one accessory dwelling unit or as a cottage industry, but not both.

Dependent Parking Space: A parking space that can only access a driving lane by crossing another parking space. As an example, for residential garages with a driveway in front of the garage that accommodate parking in the driveway, the garage parking spaces are dependent. Vehicles parked in the garage must cross over the parking spaces in the driveway to access the driving lane.

Façade: The elevation of a building that is set upon, or parallel to, a Frontage Line.

Front Façade: The elevation with the main entrance to a building.

Frontage Line: The property lines of a lot that coincide with a street right-of-way or with the boundary of an open space, square, or park.

Front Setback: The distance between the frontage line of a primary street and the front façade of a building. Open porches, balconies, stoops, chimneys, and bay windows are permitted to encroach into the front setbacks.

Lodging Use/Small Hotel: A building in which lodging is provided with or without meals, and open to transient guests. A building where sleeping accommodations are provided to the traveling public, with or without meals, and shall not include a boardinghouse/roominghouse. A central dining area, restaurant, lounge, meeting rooms, gift shop and other services normally provided to the traveling public can be provided as accessory uses to a small hotel/motel.

Lot Coverage: The maximum area of a lot that may be occupied by a structure. Lot coverage may be expressed as a ratio. Open porches, decks, terraces, and stoops are excluded from lot coverage calculations.

Neighborhood Commercial: Retail enterprises and personal services intended to serve a neighborhood market. Buildings are at the same architectural scale of the neighborhood. The maximum floor area for neighborhood commercial uses is 2,000 square feet.

Office Use: Premises used for services, including professional, financial, clerical, administrative, and medical. Retail and manufacturing are excluded.

Rear Setback: The distance between the rear lot line and any portion of a building. This distance is given as a minimum.

Residential Use: Premises used primarily for human habitation.

Retail Use: Premises used for the exchange

Rowhouse: A building divided vertically by common walls into two or more attached single-dwelling units, each having a separate entrance from an outside yard area, and each being on their own lot.

Shared Parking: Parking spaces assigned to more than one use where persons day.

Side Adjacent Lot Setback: The distance between the side lot line and an elevation of the building with the exception of roof overhangs. This distance is given as a minimum.

Side Street Setback: The distance between the frontage line of a side street and an elevation of the building with the exception of roof overhangs. This distance is given as a minimum.

Storefront: The portion of a building at the first story of a building that is made available for commercial use. Storefronts shall be directly accessible from sidewalks.

Story: A habitable floor level within a building, no more than 14-feet high from floor to ceiling, except for retail storefronts that may be 18-feet in height.

ZONING DISTRICTS. The Hellgate Special District will offer a variety of building typologies with densities and uses guided by a set of Neighborhood Zones. The building typologies that form the neighborhood are designed according to architectural standards that have evolved from local architectural traditions. Traditional Neighborhood Design permits a variety of uses within each district. In order for this mixture of use to develop into a neighborhood with appropriate scale and character, each zoning district has permitted uses as well as permitted building typologies. The performance standards for each building typology vary by zoning district. Each zoning district is described. Following the description of the zoning districts are a series of matrices that define permitted uses, permitted building typologies and the variable performance standards.

Village Core: The Village Core is focused around a village green. This area has a concentration of uses including civic, commercial, and lodging as well as a majority of the commercial office space. High density residential buildings are encouraged in this zone.

Village General: The Village General accommodates a wide range of medium density housing. Rowhouses and small lot cottages are encouraged as well as small multi-family buildings at an appropriate scale.

Neighborhood Center: The Neighborhood Center zone is focused around a neighborhood green and allows a wide variety of housing typologies as well as a small amount of appropriate community and retail, cottage industry, and mixed uses 2,000 square feet or less. Density will be slightly higher than the Neighborhood General zone.

Neighborhood General: The Neighborhood General zone is primarily for small and medium lot, detached houses. Rowhouses are allowed in smaller numbers along with modest multi-family projects.

Neighborhood Edge: The Neighborhood Edge zone is exclusively large lot, detached single-family residential. This zone provides an appropriate transition to the existing neighboring rural houses.

GENERAL DEVELOPMENT CRITERIA.

A. Land use.

1. A drive-through is permitted as a commercial use under the following conditions (see Zoning & Use Matrix):
 - a. No more than one drive-through lane is allowed.
 - b. The drive-through is located at the rear or side of the building, but not on a street frontage.
2. Prohibited uses include tattoo parlors, pawnshops, title loan or check cashing facilities, adult bookstores or establishments which derive revenue from gambling or gaming devices or as the result of the conduct of gambling or gaming activities.

B. Lots and Buildings.

1. All buildings shall have their main entrance opening to a street or commons.
2. Visibility triangles on intersections shall be in conformance with adopted City standards (City Engineer).

C. Parking. Land use, either new or modified, or buildings, either remodeled so as to increase parking needs or new structures, shall meet the off-street parking requirements and standards as provided in this section. Off-street parking requirements shall be provided within the property lines of the property to be developed or modified, and shall not be located within the public rights-of-way of streets or alleys.

1. Parking lots shall be screened from sidewalks or adjacent residential uses by low walls, fences or hedges not less than three feet in height but not more than four feet in height. Parking lots and parking garages shall not be adjacent to parks. Adjacent parking lots shall have vehicular connections via an alley or internally.
2. All off-street parking areas and access drives shall be paved or made of concrete. Adequate drainage structures shall be provided within the off-street parking area to handle surface water. All traffic control devices, such as parking stripes designating vehicle stalls, directional arrows or signs, pin-down curbs, curbing and other developments shall be installed and completed as shown on an approved plan. Where exclusive pedestrian walks are used in parking lots, they shall be protected by a physical barrier such as raised or pin-down curbs.
3. Off-street parking shall be no closer than 20 feet from any primary street frontage. When buildings occupy a lot, off-street parking shall not be placed between the primary structure and any primary street frontage.
4. Garages may face a side street but shall not face the primary street frontage of any lot.
5. All vehicle accesses to a lot must be from a lane or an alley where an alley is provided, except for Homestead Typology and lots that are adjacent to the southern and northern boundaries of the zoning district. Vehicular access to Village Core lots surrounding the common parking area must be from the common parking area.
6. Up to two dependent parking spaces per lot may be used to meet the required off-street parking.
7. The dimensions of a standard parking space shall be at least nine (9) feet in width and at least eighteen and one-half (18½) feet in length with at least eight (8) feet of vertical clearance. The dimensions of a compact parking space shall be at least eight (8) feet least (15) fifteen feet in length, with at least eight (8) feet of vertical clearance. Compact spaces must be designated as such by a sign located off the ground. When the number of automobile spaces in the entire parking area exceeds fifteen (15) parking spaces, up to thirty

percent (30%) of the total number of parking spaces may be designated for compact car parking.

8. Off-street parking spaces shall be provided at the following rates:

a.	Civic:	1/500 Sq. Ft.
	Commercial:	1/500 Sq. Ft.
	Lodging:	1/Room
	Cottage Industry:	1/Employee (not proprietor)
	Accessory Dwelling Unit (ADU):	1/ADU
	Office:	1/400 Sq. Ft.
	Single-Family Detached/Attached:	2/Dwelling unit
	Multi-Family:	
	Efficiency:	1/Dwelling unit
	One or Two Bedroom:	1.5/Dwelling unit
	Three or More Bedroom:	2/Dwelling unit

b. Bike parking shall be provided at the following rates:

- i. Commercial and civic uses shall provide short-term spaces at a rate of ten percent (10%) of the minimum number of required off-street automobile parking spaces, with a minimum of two (2) bicycle parking spaces, and long-term spaces at a rate of twenty percent (20%) of the employees at peak shift, with a minimum of one (1) bicycle parking space.
- ii. Multi-family uses shall provide short-term spaces at a rate of one (1) bike space for every five (5) dwellings, with a minimum of one space, and long-term spaces at a rate of one (1) bike space for every dwelling.
- iii. Short-term bike parking facilities are defined as stationary racks to which the user can lock the bicycle frame and both wheels with a U-shaped or cable lock. Long-term bike parking facilities are high-security and fully protect the entire bicycle and its components and accessories from theft and weather. These facilities are intended for long term use. Examples are bicycle lockers, in-building parking, check-in systems, fenced-in areas and attended, covered parking.
- iv. Variations in the number of bike parking spaces may be approved by the Zoning Officer, in consultation with the Bicycle Pedestrian Program Manager.

9. Joint-use parking facilities are permitted for non-residential uses if the applicant shows there is no substantial conflict in the principal operating hours of the building or uses for which the joint-use off-street parking facilities are proposed, and the building or use utilizing the joint off-street parking is located within five hundred (500) feet of the parking area.

The applicant shall provide an agreement executed by the parties establishing the joint use of off-street parking spaces. This agreement shall be approved by the City Attorney as to form and content and shall be recorded with the Office of County Clerk and Recorder.

D. Landscaping.

1. Parking Lot Landscaping.

- a. The interior of parking lots shall be landscaped with an average of one tree per 10 parking spaces including one street tree at the end of each row of parking. Trees shall have a minimum caliper of 2 inches and a minimum height of 8 feet at time of planting. Trees shall be selected from the list on file at the City Parks Department.
- b. Trees that meet the specifications listed in (a.) above shall be planted along the edge of the parking lot that adjoins a public street in a landscaped perimeter area no less than 5 feet wide. Tree spacing shall average 30 feet on center.

2. General.

- a. Portions of lots that are not developed with buildings, parking or walkways shall be landscaped and maintained.

E. Trash and recycling receptacles, and loading docks.

1. All solid waste, recycling, and yard trash containers (except litter containers), grease containers, and loading docks shall be located in off-street parking areas or in a location remote from the street side sidewalk. When in a parking area, solid waste, recycling, and yard trash containers (except litter containers), grease containers, and loading docks shall be located in that portion of the off-street parking area that is furthest from the street side sidewalk and shall be screened street or adjacent property.
2. Solid waste, recycling, and yard trash containers (except litter containers), grease containers, and loading docks shall be screened by a fence, wall, or plantings to minimize sound to and visibility from residences, and to preclude visibility from abutting streets.

F. Facade treatment.

1. No more than 20 feet of horizontal distance of facade shall be provided without articulation or architectural relief for front facades. Facade articulation or architectural relief can include, but is not limited to, pilasters, windows, pedestrian entrances, arcades, awnings, shutters and canopies, or other types of building massing that modulates the

building mass or surface texture. Facade articulation definition between the street-level story and upper stories.

2. The rhythm established by the repetition of the facade elements shall be consistent.
3. Commercial and office building walls facing sidewalks shall have non-reflective, transparent windows or glazed area covering at least 30 percent of the surface at pedestrian level (between 3 feet above grade and 8 feet above grade) on the first floor. Operable entrance doors shall be excluded from the calculation of total facade surface area. Windows or glazed areas facing a sidewalk on the first story of a commercial building shall use glass which is at least 80 percent transparent. Note: mixed use building typologies matrix requires 30% of second story front facade as windows.

G. Mechanical equipment.

All outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or side of the building, or otherwise visually screened from the street. In no case shall mechanical equipment be allowed along street frontage(s). Mechanical equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening.

H. Signage.

1. Definition

Awning. A structure made of cloth, metal or other material affixed to a building in such a manner that the structure may be raised or retracted from a building to a flat position against the building, but not a canopy.

Banner. A sign intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to plastic or fabric of any kind excluding flags and emblems of political, professional, religious, educational, or corporate organizations.

Canopy. A structure made of metal, aluminum, or other material intended to be free standing or affixed to a building that serves as an overhang intended to shield persons from the elements.

Grade. The height of the top of the curb, or if no curb exists, the height of the edge of pavement in the lane of travel adjacent to the sign.

Parapet. That portion of a building wall or false front that extends above the roof line.

Premises. A parcel of real property with a separate and distinct number and designation shown on a recorded plat, record of survey, parcel map, subdivision map, or a parcel legally created or established pursuant to applicable zoning. Outparcels of shopping centers shall be considered on the premises of the shopping center for the purpose of these regulations.

Roof line. The highest point of a flat roof and mansard roof and the highest point of a pitched roof, excluding any cupolas, chimneys or other minor projections.

Setback. Sign The shortest horizontal distance from the property line or right-of-way to the nearest point (leading edge) of the sign or its supporting member whichever is nearest to the property line or right-of-way.

Sight distance triangle. The triangular area formed by a diagonal line connecting two points located on intersecting right-of-way lines (or a right-of-way line and the curb or a driveway), each point being 75 feet from the intersection along a major thoroughfare and 35 feet along the minor thoroughfare from the intersection, and the two intersecting right-of-way lines (or a right-of-way line and a driveway), or as may be required by the City Engineer.

Sign. Any object, display or structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design symbols, fixtures, colors, illumination, or projected images. The term "sign" does not include the flag or emblem of any nation, organization of nations, state, political subdivision thereof, or any fraternal, religious or civic organization; works of art which in no way identify a product or business; scoreboards located on athletic fields; or religious symbols.

Sign, Advertising. A sign, other than a directional sign which directs attention to or communicates information about a business, commodity, service, or event that exists or is conducted, sold, offered, maintained or provided at a location other than the premises where the sign is located. Any advertising sign allowed under this Ordinance may display either a commercial or noncommercial copy.

Sign, Arm. A sign whose face is suspended from a support arm at a right angle from a ground mounted pier, pillar, column, or pole. The face of such sign shall not be more than three (3) feet from the ground.

Sign, Campaign or Election. A sign that advertises a candidate or issue to be voted upon on a definite election day.

Sign, Canopy or Awning. A sign attached to or painted or printed onto a canopy or awning. For the purposes of the Ordinance, the permitted size of a canopy or awning sign will be calculated on the basis of the size of the building wall to which the canopy is attached. It will, for measuring purposes, be considered a wall sign.

Sign, Construction. A sign placed at a construction site identifying or announcing the project or the name of the architect, engineer, contractor, financier, or others involved in the development of the project.

Sign, Directory. A sign on which the names and locations of occupants or the use of a building or property is identified.

Sign, Flashing. A sign that uses an intermittent or flashing light source or windblown and/or mechanical moved reflective material to attract attention.

Sign, Free-Standing. Any sign that is not affixed to a building and is securely and permanently mounted in the ground. Such sign may include a ground, pole or monument sign.

Sign, Government. Any temporary or permanent sign erected and maintained for any government purposes other than signs placed on the premises of a publicly owned building, structure or other land use, designed to identify to the public and land use. Examples of government signs include speed limit signs, city limit signs, street name signs, traffic signs. Conversely a sign placed on a public building such as library, school or public safety building which identifies said building, shall not be considered a government sign.

Sign, Ground Mounted. Any sign which extends from the ground or which has supports which places the bottom thereof less than two (2) feet from the ground directly beneath the sign.

Sign, Identification. A sign which displays only the name, address, and/or crest, or insignia, trademark, occupation or profession of an occupant or the name of any building on the premises.

Sign, Incidental. A sign used in conjunction with equipment or other functional elements for a use or operation. These shall include, but not be limited to drive through window menu boards, and signs on automatic

teller machines, gas pumps, vending machines, or newspaper delivery boxes.

Sign, Instructional. An on-premises sign designed to guide vehicular and/or pedestrian traffic by using such words as "Entrance," "Exit," "Parking," "One-Way," or similar directional instruction, but not including any advertising message. The name or logo of the business or use to which the sign is giving direction may also be included on the sign.

Sign, Lighted. A sign illuminated only by light cast upon the sign from an external light source.

Sign, Luminous. A sign illuminated through the use of phosphorescent or luminescent paint or materials.

Sign, On-Premises. A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained or provided on the premises where the sign is located.

Sign, Portable. Any sign not permanently attached to the ground or other permanent structure, including those signs which may be transported to the site on wheels or a truck; signs constructed as or converted to an A or T-frame sign; or umbrellas used for advertising purposes. Such sign, whether or not bolted to the ground, shall nonetheless be deemed to be a "portable sign."

Sign, Projecting. Any sign other than a wall, awning, canopy, or marquee sign, which is affixed to a building and is supported only by the wall on which the sign is mounted.

Sign, Public Interest. A sign on private property that displays information pertinent to the safety or legal responsibilities of the general public such as "Warning" and "No Trespassing" signs.

Sign, Real Estate. A sign that is used to offer for sale, lease, or rent the premises upon which such sign is placed.

Sign, Wall. Any sign directly attached to an exterior wall of a building or dependent upon a building for its support with its exposed face parallel or approximately parallel to the plane of the building or structure on which it is placed. Signs directly painted on walls shall be considered wall signs.

2. General Provisions

a.) For the purposes of this chapter the following shall apply:

Residential (R) shall include the following districts:

- Neighborhood Edge (NE)
- Neighborhood General (NG)
- Village General (VG)

Mixed Use (M) Shall include the following districts:

- Village Core (VC)
- Neighborhood Center (NC)

b.) Sign Illumination

All lighted signs shall have their lighting directed in such a manner as to illuminate only the face of the sign. Back-lighted or internally illuminated signs are prohibited. Neon signs are allowed only inside glazed openings. External signs shall not be translucent.

c.) Sign Area

Sign Surface Area: The area of a geometric shape enclosing any message, logo, symbol, name, photograph, or display face.

Sign Frame Area: The dimensions of a geometric shape formed by all supports, frames, braces, borderings, and embellishments which extend beyond the sign surface area, and that enclose the sign surface area.

All area provisions of this Ordinance are calculated from the sign surface area dimensions as defined above.

All height provisions in this Ordinance are calculated from the sign frame area dimensions as defined above.

In the case of signs mounted back-to-back, only one side of the sign is to be used for computation of the area. Back-to-back signs shall be defined as double-faced signs. Otherwise, the surface area of each sign is to be separately computed. In the case of cylindrical signs, signs in the shape of cubes, or other signs which are substantially three-dimensional with respect to their display surfaces, the entire display surface or surfaces is included in computations of area. If a sign is attached to an entrance wall or fence, only that portion of that wall or fence onto which the sign face or letters are placed shall be calculated in the sign area.

d.) Sign Height

The height of a sign shall be measured from the highest point of a sign to the point of ground surface beneath it.

3. Prohibited Signs

- a.) Any sign which the Zoning Administrator determines obstructs the view of bicyclists or motorists using any street, any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device, or signal shall be prohibited.
- b.) Illuminated, highly reflective signs or spot lights which hamper the vision of motorists or bicyclists.
- c.) Signs which contain lights, rotating disks, words and other devices not erected by a public authority which may be erroneously construed as government signs or emergency warning signs. An example of this is a sign which contains a picture of a traffic sign plus the word "Stop," "Yield," etc.
- d.) Any sign located outdoors which interferes with free passage from or obstructs any fire escape, downspout, window, door, stairway, ladder, or opening intended as a means of ingress or egress or providing light or air.
- e.) Any sign (other than a government sign), banner or display placed on any curb, sidewalk, post, pole, hydrant, bridge, tree, or other surface located on, over, or across any public street or right-of-way, or any banner, placed on stakes on a property, unless otherwise permitted.
- f.) Any sign located in such a way as to intentionally deny an adjoining property owner visual access to an existing sign.
- g.) Flashing signs, signs with flashing or reflective flashing lights or lights of changing degree of intensity or color or signs with electrically scrolled messages (except government signs and signs which give time and temperature information). If a time and temperature sign alternates between a time message and a temperature message it shall continuously show one message a minimum of three (3) seconds in time before switching to the other message.
- h.) Pole signs which are a sign mounted on free-standing poles or structures whose vertical dimension is larger than its horizontal dimension.

- i.) Portable signs
- j.) Rotating signs
- k.) Roof signs which extend above the highest point of a pitched roof, mansard roof, or parapet.
- l.) Off premise advertising signs (i.e., billboards).
- m.) Signs placed on a piece of property without permission of its owners or agent.
- n.) Inflatable signs (including inflated balloons having a diameter of greater than two (2) feet).
- o.) Other signs not expressly permitted in this Ordinance.
- p.) Flag poles whose height exceeds thirty-five (35) feet.

4. Permit Required

Except as otherwise provided in this Ordinance, it shall be unlawful for any person to erect, construct, enlarge, move or replace any sign or cause the same to be done, without first having obtained a sign permit for such sign from the Zoning Officer as required by this Ordinance. A fee, in accordance with a fee schedule adopted by the City Council, shall be charged for each sign permit issued.

a.) Wall Sign

- 1.) Wall signs are permitted on each wall of a building that faces a street. Wall signs shall have a vertical dimension no greater than 24 inches and shall be no closer than 2 feet to the vertical edge of the building wall they are mounted on. The maximum permitted aggregate area of wall signs shall not exceed 30 square feet per street frontage.
- 2.) No wall sign shall be mounted so that it projects more than 3 inches from the building wall. Further, no wall sign or its supporting structure shall cover any window or part of a window, nor shall it extend beyond the highest point of a roof line, parapet, or mansard roof.
- 3.) Canopy and awning signs may be substituted for part or all of the allowable wall signage per premises. Signs may

be painted or printed onto a canopy or awning. In no instance shall a canopy or awning sign extend into the street section beyond the curb. Canopy signs are permitted on each wall of a building that faces a street. Canopy and awning signs shall have a vertical dimension no greater than 18 inches and shall be no closer than 2 feet to the vertical edge of the canopy or awning they are painted or printed on. The maximum permitted aggregate area of canopy and awning signs shall not exceed 30 square feet.

b.) Projecting Sign

A projecting sign may be substituted for part or all of the allowable wall signage per premises. A projecting sign shall not project more than four feet from a building. In no instance shall a projecting sign extend into the street section beyond the curb. Projecting signs shall not exceed 6 square feet nor exceed 2 feet measured from the top to the bottom of the projecting sign. A vertical clearance of at least seven and one-half feet (7½') from the ground shall be maintained for all projecting signs.

c.) Ground Mounted Signs

- 1.) Ground mounted signs are allowed only in Village Core and Neighborhood Center and shall not exceed 20 square feet in area.
- 2.) All ground mounted signs shall be located behind and not extend beyond the property line. All signs greater than two and one half (2-1/2) feet in height as measured from the grade of the road shall be located a minimum of five (5) feet behind the property line (unless a greater setback is provided elsewhere in this Ordinance).
- 3.) No ground mounted signs greater than five (5) square feet in area shall be located closer than ten (10) feet to any adjacent lot line. A fifteen (15) foot side-yard setback shall be required if the side lot line abuts a Residential (R) district. Greater setbacks shall be provided if otherwise required.
- 4.) An arm sign may be substituted for a ground mounted sign but shall meet all height, setback and area requirements as provided.

NOTE: The clearance under ground mounted signs shall not exceed two (2) feet.

5. Signs Not Requiring Permit

The following types of signs are exempt from permit requirements of Section 3.C of this Ordinance and may be placed in any zoning district subject to the provisions of this Ordinance. Such signs shall otherwise be in conformance with all applicable requirements contained in this Ordinance. There shall be no limit as to the number of such signs on any lot, except as herein prescribed. All such signs (except government signs) shall be located outside a road right-of-way. Except where specifically provided for, portable signs shall be prohibited.

- a.) Government signs.
- b.) Memorial signs, plaques or grave markers which are noncommercial in nature.
- c.) Flags, pennants, insignia, or religious symbols of any government, non-profit or not-for-profit organization when not displayed in connection with a commercial promotion.
- d.) Integral decorative or architectural features of buildings; and works of art; so long as such features or works do not contain letters, trademarks, moving parts or lights.
- e.) Public interest signs.
- f.) On-premise directional and instructional signs not exceeding six (6) square feet in area apiece and not exceeding six per premises.
- g.) Identification wall signs for residential uses not exceeding four (4) square feet in area [one (1) only per premises].
- h.) Incidental signs, however, in no case shall a drive-in service window menu board be oriented to a public right-of-way or exceed thirty-two (32) square feet in area. Any such drive-in service window menu board containing a loud speaker shall be located at least fifty (50) feet from any Residential (R) district.
- i.) Campaign and election signs provided that:
 - 1.) Each sign shall not exceed twenty (20) square feet in area.

- 2.) All such signs may be erected no sooner than sixty (60) days in advance of the election for which they were made.
 - 3.) All such signs shall be removed within seven (7) days after the election for which they were made.
 - 4.) The property owner upon whose land the sign is placed shall be held responsible for violations.
- j.) Temporary real estate signs advertising a specific property for sale, lease, rent or development shall be located as follows:
- 1.) One sign per street frontage advertising real estate "For Sale," "For Rent," "For Lease" or "For Development" not greater than ten (10) square feet in area in a Residential (R) District and thirty two (32) square feet in area in a Mixed-use District (M) district may be located on the property being advertised so long as said sign is located behind the street right-of-way line. If the property so advertised lies on a corner lot or double frontage lot, then a second sign may be oriented along the second street so long as the two signs are at least one hundred (100) feet apart as measured by the shortest straight line.
 - 2.) All such temporary signs shall be removed within seven (7) days after the property has been sold, rented, leased, etc.
 - 3.) No sign allowed under this subsection shall be lighted.
- k. Temporary construction signs provided that:
- 1.) Signs in conjunction with any residential use shall not exceed ten (10) square feet each.
 - 2.) Signs in conjunction with all other uses shall have a maximum area of thirty-two (32) square feet each.
 - 3.) Only one (1) such sign oriented per street front per premises shall be erected. Any two such signs located on the same premises shall be located at least one hundred (100) feet apart as measured by using a straight line.
 - 4.) Such signs shall not be illuminated.
 - 5.) Such signs shall only appear at the construction site.

- 6.) Such signs shall be removed within seven (7) days after a completion of the project.
- l. Directory Signs Integrated into a Ground Sign Provided that:
 - 1.) No sign is located in a road right-of-way.
 - 2.) The maximum sign area of the directory portion of a ground mounted sign shall be fifteen (15) square feet.
 - 3.) Letters do not exceed 6 inches in height.
 - 4.) Height of sign does not exceed 6 feet.
 - m. "Warning," "No Trespassing," and similar informational signs.
 - n. Any sign inside a building, not attached to or placed within an external window or piece of glass that is not legible more than three (3) feet beyond the building in which it is located.
 - o. Signs placed on newspaper boxes designed for placement of delivered newspaper to a particular location.
 - p. Historical plaques, provided they do not exceed four (4) square feet in area.
 - q. Window Signs not to exceed 30% coverage of a window.
- I. Street and On-site Lighting.
Street lighting shall be provided on both sides along all streets. Street and on-site lighting structures shall not exceed 18 feet in height. Street lighting shall be approved by the City Engineer. Building, wall, and freestanding exterior lighting fixtures shall be directed downward and shielded in order to reduce glare onto adjacent properties and streets.
 - J. Building Height.
Building height shall not exceed thirty-five feet (35') in height and the height limit in the Village Core shall not exceed forty-five feet (45'), except there shall be no height limit for any area of a building having a maximum of two hundred (200) square feet gross floor area when said area is incorporated into an architectural enhancement of the structure such as a turret, steeple or similar feature.

APPLICABILITY.

In the case of conflict between this district, and any other sections of the Missoula City Zoning Ordinance, the provisions of this district, shall govern and prevail.

The Missoula City Zoning Ordinance Chapters or portions of chapters referenced in this district shall apply. The following chapters of the Missoula City Zoning Ordinance shall not apply, except where chapters or portions of chapters are referenced in these district regulations:

Chapters:

19.55 General Regulations

19.64 Exceptions to Height Regulations

19.65 Exceptions to Area Requirements

19.66 Exceptions to Setback Requirements

19.67 Hillside Design Standards

19.69 Cluster Development Standards

19.74 Multi-Family Site Plan Regulations and Standards

19.78 Off-Street Parking

19.90 Signs

USES & ZONING MATRIX						
USE: ZONE:	CIVIC	COTTAGE INDUSTRY	COMMERCIAL	OFFICE	LODGING	RESIDENTIAL
VILLAGE CORE			LIMITED 3			
VILLAGE GENERAL		LIMITED 1 & 4				LIMITED 4
NEIGHBORHOOD CENTER		LIMITED 1 & 4	LIMITED 2	LIMITED 2		LIMITED 4
NEIGHBORHOOD GENERAL		LIMITED 1 & 4				LIMITED 4
NEIGHBORHOOD EDGE		LIMITED 1 & 4				LIMITED 5

NOTES:

1. No outdoor storage allowed.
2. Limited to 2,000 sq. ft.
3. Permits on-premise beer, wine and liquor consumption only on Lots 60-63, Hellgate Meadows. Gaming is prohibited.
4. Accessory buildings may be used as one accessory dwelling unit or as a cottage industry, but not both.
5. Accessory dwelling units are not permitted.

ZONING & BUILDING TYPOLOGY MATRIX

BUILDING TYPOLOGY:	MIXED-USE	COMMUNITY	MULTI- FAMILY	ROWHOUSE	COTTAGE	GARDEN HOUSE	HOME- STEAD
ZONE:							
VILLAGE CORE		LIMITED (7)	LIMITED (6)	LIMITED (6)			
VILLAGE GENERAL			LIMITED (1 & 6)	LIMITED (2 & 6)	LIMITED (5)	LIMITED (5)	
NEIGHBORHOOD CENTER	LIMITED (3)	LIMITED (6)	LIMITED (1 & 6)	LIMITED (2 & 6)	LIMITED (5)	LIMITED (5)	
NEIGHBORHOOD GENERAL			LIMITED (1 & 6)	LIMITED (2 & 6)	LIMITED (5)	LIMITED (5)	LIMITED (4 & 5)
NEIGHBORHOOD EDGE							LIMITED (8)

NOTES:

1. Multi-family buildings shall be limited in the following ways:
 Village General zone – no more than 8 dwelling units to a building, and no more than 30% of the total lots in the zone.
 Neighborhood Center zone – no more than 4 units to a building, and no more than 15% of the total lots in the zone.
 Neighborhood General zone- no more than 4 units to a building, and no more than 10% of the total lots in the zone.
2. Rowhouses shall be limited in the following ways:
 Village General zone – no more than 6 units to a building, and no more than 20% of the total lots in the zone.
 Neighborhood Center zone – no more than 6 units to a building, and no more than 15% of the total lots in the zone
 Neighborhood General zone – no more than 6 units to a building, and no more than 10% of the total lots in the zone.
3. In the Neighborhood Center zone, mixed use buildings shall be limited to 2,000 square feet in size.
4. In the Neighborhood General zone, homestead properties shall be limited to 10% of the total lots in the zone.
5. Accessory buildings may be used as one accessory dwelling unit or as a cottage industry, but not both.
6. Accessory dwelling units and cottage industry are not permitted.
7. Accessory dwelling units are permitted and cottage industry is not permitted.

8. Accessory dwelling units are not permitted.

USE & BUILDING TYPOLOGY MATRIX

BUILDING TYPOLOGY: USE:	MIXED-USE	COMMUNITY	MULTI- FAMILY	ROWHOUSE	COTTAGE	GARDEN HOUSE	HOME- STEAD
CIVIC	Y	Y	N	N	N	N	N
COTTAGE INDUSTRY	N	N	N	N	Y (1)	Y (1)	Y (1)
COMMERCIAL	Y	N	N	N	N	N	N
OFFICE	Y	N	N	N	N	N	N
LODGING	Y	N	N	N	N	N	N
RESIDENTIAL	Y	N	Y	Y	Y	Y	Y

(1) Cottage Industry shall be conducted within an accessory building.

**FRONT SETBACK STANDARDS MATRIX
BY BUILDING TYPOLOGY & ZONE**

TYPOLGY: ZONE:	Mixed-Use Buildings	Community Buildings	Multi-family Units	Rowhouses	Cottages	Garden Houses	Homestead
Village Core	0'-0" Min. 10'-0" Max.	5'-0" Min.	5'-0" Min. 10'-0" Max.	5'-0" Min. 10'-0" Max.	X	X	X
Village General	X	X	10'-0" Min. 20'-0" Max.	10'-0" Min. 15'-0" Max.	10'-0" Min. 15'-0" Max.	10'-0" Min. 15'-0" Max.	X
Neighborhood Center	5'-0" Min. 10'-0" Max.	10'-0" Min.	10'-0" Min. 20'-0" Max.	10'-0" Min. 15'-0" Max.	10'-0" Min. 15'-0" Max.	10'-0" Min. 15'-0" Max.	X
Neighborhood General	X	X	15'-0" Min. 25'-0" Max.	15'-0" Min. 20'-0" Max.	15'-0" Min. 20'-0" Max.	15'-0" Min. 20'-0" Max.	X
Neighborhood Edge	X	X	X	X	X	X	25'-0" Min.

Note: Porches, bay windows & trellises may encroach the setback of front facades, but no closer than 18" from a property line.

MIXED-USE BUILDING TYPOLOGY

LOT STANDARDS MATRIX

Lot Width	Varies
Front Setback: - Village Core - Neighborhood Center	0'-0" min. & 10'-0" max. 5'-0" min. & 10'-0" max.
Side Street Setback	6'-0" Visibility Triangle per city standards (City Engineer)
Side Adjacent Lot Setback Exception: In Village Core if attached to adjacent building	5'-0" 0'-0"
Rear Setback	3'-0"
Garage/Accessory Building Side Setback	3'-0"
Allowable Encroachments:	Porches, bay windows & trellises may encroach the setback of front facades, but no closer than 18" from a property line.
Lot Coverage	max. 70%
Accessory Dwelling Units	Not Allowed
Cottage Industry	Not Allowed
NOTES:	Unless otherwise indicated, setbacks are allowed minimums. Mixed-use buildings must provide at least 70% building frontage on the front lot line. Second floor windows must comprise, at minimum, 30% of the second floor façade area.

**COMMUNITY BUILDING TYPOLOGY
LOT STANDARDS MATRIX**

Lot Width	Varies
Front Setback: - Village Core - Neighborhood Center	5'-0" 10'-0"
Side Street Setback	5'-0" Visibility Triangle per city standards (City Engineer)
Side Adjacent Lot Setback	5'-0"
Rear Setback	3'-0"
Garage/Accessory Building Side Setback	3'-0"
Lot Coverage	max. 70%
Allowable Encroachments	Porches, bay windows & trellises may encroach the setback on front facades, but no closer than 18" from a property line.
Accessory Dwelling Units	Allowed
Cottage Industry	Not Allowed
NOTES:	Unless otherwise indicated, setbacks are allowed minimums.

**MULTI-FAMILY TYPOLOGY
LOT STANDARDS MATRIX**

Lot Width - Minimum - Maximum	50'-0" 100'-0"
Front Setback: - Village Core - Village General - Neighborhood Center - Neighborhood General	5'-0" min. & 10'-0" max. 10'-0" min. & 20'-0" max. 10'-0" min. & 20'-0" max. 15'-0" min. & 25'-0" max.
Side Street Setback	10'-0" Visibility Triangle per city standards (City Engineer)
Side Adjacent Lot Setback Exception: In Village Core if attached to adjacent building	10'-0" 0'-0"
Rear Setback	3'-0"
Garage/Accessory Building Side Setback	3'-0"
Allowable Encroachments	Porches, bay windows & trellises may encroach the setback on front facades, but no closer than 18" from a property line.
Lot Coverage	max. 70%
Accessory Dwelling Units	Not Allowed
Cottage Industry	Not Allowed
NOTES:	Unless otherwise indicated, setbacks are allowed minimums.

ROWHOUSE TYPOLOGY LOT STANDARDS MATRIX

Minimum Lot Size	2,200 square feet
Lot Width - Minimum	20'-0"
Front Setback: - Village Core - Neighborhood General - Neighborhood Center - Village General	5'-0" min. & 10'-0" max. 15'-0" min. & 20'-0" max. 10'-0" min. & 15'-0" max. 10'-0" min. & 15'-0" max.
Side Street Setback	6'-0" Visibility Triangle per city standards (City Engineer)
Side Adjacent Lot Setback - If attached - If not attached	0'-0" 3'-0"
Rear Setback	3'-0"
- Garage/Accessory Building Side Setback - For Garages or Carports Attached to Other Garages or Carports, the Interior Side Yard Setback	3'-0" 0'-0"
Allowable Encroachments	Porches, bay windows & trellises may encroach the setback on front facades, but no closer than 18" from a property line.
Lot Coverage	max. 70%
Accessory Dwelling Units	Not Allowed
Cottage Industry	Not Allowed
NOTES:	Unless otherwise indicated, setbacks are allowed minimums. Rowhouses cannot have more than 6 contiguous units without a separation.

HOMESTEAD TYPOLOGY LOT STANDARDS MATRIX

Minimum Lot Size	10,000 square feet* *For the purposes of zoning compliance for city subdivision review, minimum lot size for Homestead Typology in the Neighborhood Edge sub-district may vary for the purpose of allowing for flexibility in site planning and project design. Lot standard variations are for subdivision review only and shall not increase the maximum residential density of 4 dwelling units per acre for this sub-district.
Lot Width - Minimum - Maximum	64'-0" 120'-0"
Front Setback: - Neighborhood General - Neighborhood Edge	15'-0" min. & 25'-0" max. 25'-0" min.
Side Street Setback	15'-0" Visibility Triangle per city standards (City Engineer)
Side Adjacent Lot Setback	15'-0"
Rear Setback	3'-0"
Garage/Accessory Building Side Setback	3'-0"
Allowable Encroachments	Porches, bay windows & trellises may encroach the setback on front facades, but no closer than 18" from a property line.
Lot Coverage	max. 35%
Accessory Dwelling Units	Not Allowed in the Neighborhood Edge sub-district.
Cottage Industry	Allowed.
NOTES:	Unless otherwise indicated, setbacks are allowed minimums.

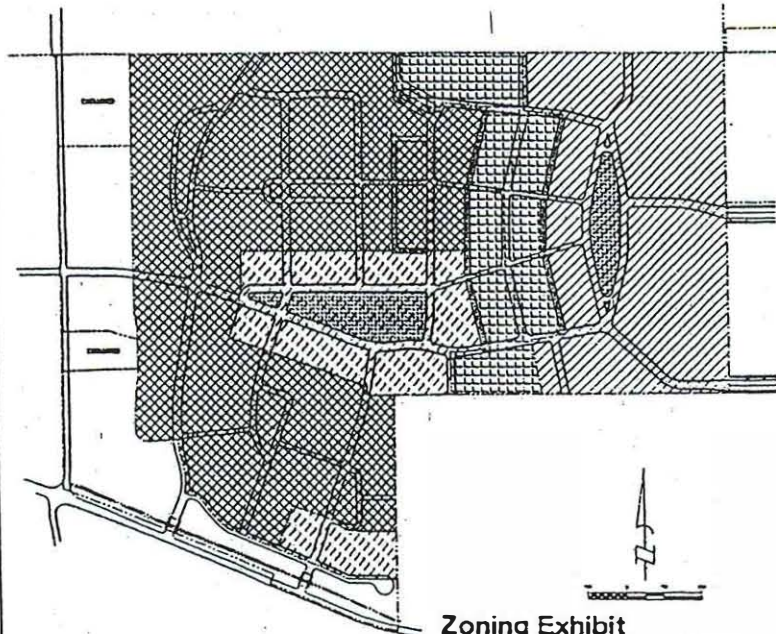
GARDEN HOUSE TYPOLOGY







LOT STANDARDS MATRIX

Minimum Lot Size	4,400 square feet
Lot Width - Minimum - Maximum	40'-0" 64'-0"
Front Setback: - Neighborhood General - Neighborhood Center - Village General	15'-0" min. & 20'-0" max. 10'-0" min. & 15'-0" max. 10'-0" min. & 15'-0" max.
Side Street Setback	6'-0" Visibility Triangle per city standards (City Engineer)
Side Adjacent Lot Setback	5'-0"
Rear Setback	3'-0"
Garage/Accessory Building Side Setback	3'-0"
Allowable Encroachments	Porches, bay windows & trellises may encroach the setback on front facades, but no closer than 18" from a property line.
Lot Coverage	max. 50%
Accessory Dwelling Units	Allowed. Accessory buildings may be used as one accessory dwelling unit or as a cottage industry, but not both.
Cottage Industry	Allowed. Accessory buildings may be used as one accessory dwelling unit or as a cottage industry, but not both.
NOTES:	Unless otherwise indicated, setbacks are allowed minimums.

**COTTAGE TYPOLOGY
LOT STANDARDS MATRIX**

Minimum Lot Size	3,000 square feet
Lot Widths - Minimum - Maximum	28'-0" 40'-0"
Front Setback: - Neighborhood General - Neighborhood Center - Village General	15'-0" min. & 20'-0" max. 10'-0" min. & 15'-0" max. 10'-0" min. & 15'-0" max.
Side Street Setback	5'-0" Visibility Triangle per city standards (City Engineer)
Side Adjacent Lot Setback	3'-0"
Rear Setback	3'-0"
Garage/Accessory Building Side Setback	3'-0"
Allowable Encroachments	Porches, bay windows & trellises may encroach the setback on front facades, but no closer than 18" from a property line.
Lot Coverage	max. 50%
Accessory Dwelling Units	Allowed. Accessory buildings may be used as one accessory dwelling unit or as a cottage industry, but not both.
Cottage Industry	Allowed. Accessory buildings may be used as one accessory dwelling unit or as a cottage industry, but not both.
NOTES:	Unless otherwise indicated, setbacks are allowed minimums.



- HELLGATE SPECIAL DISTRICT**
-  **RECREATION DISTRICT**
This zoning district is provided to encourage a neighborhood recreation center, and a concentration of uses including recreation, and community services such as the church and health club, as well as a variety of the commercial office space. High rise and other density residential buildings are discouraged in this area.
 -  **PLAZA DISTRICT**
This zoning district is provided to encourage a high density of office, retail, and multi-family uses. High rise and other density residential buildings are encouraged in this area.
 -  **RESIDENTIAL OFFICE DISTRICT**
This zoning district is provided to encourage a high density of office, retail, and multi-family uses. High rise and other density residential buildings are encouraged in this area.
 -  **RESIDENTIAL MEDIUM DENSITY DISTRICT**
This zoning district is provided to encourage a medium density of residential uses. High rise and other density residential buildings are discouraged in this area.
 -  **RESIDENTIAL SINGLE-FAMILY DISTRICT**
This zoning district is provided to encourage a single-family residential use. High rise and other density residential buildings are discouraged in this area.
 -  **CHANGING AREA**

**Zoning Exhibit
Hellgate Special District
January 23, 2002**

ZONING EXHIBIT	
WGA Group, Inc.	
<small> 10000 10th Avenue, Suite 100 San Diego, CA 92121 Phone: (619) 594-1000 Fax: (619) 594-1001 </small>	

