

## Article 27-300 Neighborhood Districts (County)

The neighborhood zoning districts are established in Table 27-300-1. When this zoning code refers to “neighborhood” zoning districts, it is referring to these districts.

### Section 27-301 Districts Established

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**TABLE 27-300-1. NEIGHBORHOOD DISTRICTS**

| Symbol  | Neighborhood District Name                  |
|---|---|
| N4  | Large Lot Suburban Neighborhood Residential |
| RR1   | Rural Residential 1                         |
| RR3   | Rural Residential 3                         |
| R-RMH   | Rural Residential Manufactured Home         |
| The following district is available in the county with municipal water and sewer or county water and sewer or with the use of a Planned Neighborhood Development (PND), per Article 27-800:   |   |
| N3  | Suburban Neighborhood Residential           |
| The following districts are available in the county with municipal water and sewer or county water and sewer or with the use of a Planned Neighborhood Development (PND), per Article 27-800: |   |
| N1  | First Neighborhood Residential              |
| N2  | Mid-Century Neighborhood Residential        |
| N3  | Suburban Neighborhood Residential           |
| NX1   | Mixed Residential 1                         |
| NX2   | Mixed Residential 2                         |
| NX3   | Mixed Residential 3                         |
| RMH   | Residential Manufactured Home               |

### Section 27-302 District Descriptions

Neighborhood districts are primarily intended to allow residential uses within appropriately scaled buildings to maintain and promote the desired physical character of the neighborhoods within the county.

#### A. N4: LARGE LOT SUBURBAN NEIGHBORHOOD RESIDENTIAL

The N4 district is intended for large lot residential neighborhoods primarily with single-family homes. Characteristics include wide, large lots and attached garages often located on the front building façade. Regulations include basic setback and height parameters.

#### B. RR: RURAL RESIDENTIAL

The RR districts are intended for single-family homes, with or without agricultural uses. In addition to residential homes, small-scale agricultural uses may be allowed including stables, livestock and agricultural crops raised for personal use. Basic setback and height parameters apply with a range of allowed lot areas defined by “-1” and “-3”, meaning RR-1 has a minimum lot size of 1 up to 3 acres, and RR-3 has a minimum lot size of 3 up to 10 acres. Accessory barns are allowed.

**C. R-RMH: RURAL RESIDENTIAL MANUFACTURED HOME**

The R-RMH district is intended to provide stable environments for individual manufactured homes and compatible accessory uses.

**D. N1: FIRST NEIGHBORHOOD RESIDENTIAL (PERMITTED ONLY WITH A PND)**

The N1 district in the county is intended for use only with a planned neighborhood development process (PND) per Article 800. This district is intended to be similar in character of single-and two-family homes developed in the early part of the twentieth century in the area. These characteristics include parking/garages located in the rear of the lot accessed off an alley, pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.

**E. N2: MID-CENTURY NEIGHBORHOOD RESIDENTIAL (PERMITTED ONLY WITH A PND)**

The N2 district in the county is intended for use only with a planned neighborhood development process (PND) per Article 800. This district is intended to be similar in character of single-and two-family homes developed during the middle of the twentieth century. These characteristics include homes wide on the lot, garages located on less than a third of the front facade, low-pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.

**F. N3: SUBURBAN NEIGHBORHOOD RESIDENTIAL (PERMITTED ONLY WITH A PND)**

The N3 district is intended for residential neighborhoods primarily with single-family homes. Characteristics include mid-sized lots, attached garages typically located on the front building façade, often greater than 30% of the façade. Basic setback and height parameters apply.

**G. NX1: MIXED RESIDENTIAL 1 (PERMITTED ONLY WITH A PND)**

The NX1 district in the county is intended for use only with a planned neighborhood development process (PND) per Article 800. This district is intended to be similar in character to neighborhoods with single-family, two-family, and small-scale multiple-family homes with 3 to 4 units developed in the early part of the twentieth century in the area. Multiple-family homes are intended to match the scale of the neighborhood single-family homes with characteristics such as building width, parking and garages location, roof design, and doors and windows on the front facades. Building and garage locations are specified in the regulations, with basic parameters for front doors and windows.

**H. NX2: MIXED RESIDENTIAL 2 (PERMITTED ONLY WITH A PND)**

The NX2 district in the county is intended for use only with a planned neighborhood development process (PND) per Article 800. The district is intended for small- and mid-scale multiple-family homes with 3 to 8 units, in small neighborhood nodes. The buildings are oriented to the street in walkable blocks with doors and windows on front facades and parking/garages located behind the buildings.

**I. NX3: MIXED RESIDENTIAL 3 (PERMITTED ONLY WITH A PND)**

The NX3 district is intended for large-scale multiple-family homes in larger neighborhood nodes intended for use in the county only with a planned neighborhood development process (PND) per Article 800. The buildings may include larger multi-unit buildings with more than eight units per structure as well as side-by-side attached buildings. The development may have an internal private street system for access throughout the larger node with walkable

blocks. Buildings are oriented to the street with doors and windows on front facades and parking/garages located behind the buildings. Covered parking may include rows of canopies or enclosed garages. Common open space, shared recreational facilities, or central gathering spaces are generally provided for residents.

**J. RMH: RESIDENTIAL MANUFACTURED HOME (PERMITTED ONLY WITH A PND)**

The RMH district is intended to provide stable environments for either individual manufactured homes or manufactured home parks, and compatible accessory uses.

**Section 27-303 Regulations Applicable to all Neighborhood Districts**

All buildings must comply with the general regulations and the specific regulations per each district, unless otherwise expressly stated in this ordinance. See Article 27-1500 for existing buildings that do not fully conform to the district regulations.

**A. ALLOWED USES**

Allowed uses are provided in Article 27-1000.

**B. EXISTING BUILDINGS**

Existing buildings are not required to meet these regulations except as defined in Article 27-1500.

**C. SITE ACCESS FOR LOTS**

Access to residences must be from any public or approved private street right-of-way. All lots shall have one lot line located fully on a public or approved private street right-of-way, except one of every four lots in the development may be located on a shared open space.

**D. PERMANENT STRUCTURES**

All buildings constructed in any neighborhood district, except the R-RMH or RMH districts, must be of permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise expressly stated in this code. Modular construction that meets state adopted building code is allowed.

**E. ACCESSORY STRUCTURE REGULATIONS**

Accessory structures are subject to Article 27-1000 Uses, except as defined in the district site and structure regulations.

**F. EXCEPTIONS AND EXEMPTIONS**

The following exceptions and exemptions may apply to the district site and structure regulations. Use specific standards in Article 27-1000 are still applicable.

1. Utility Installations. The following structures are not required to comply with site and structure regulations applicable to a specific district.
  - (a) Wireless communications facilities and uses
  - (b) Public and private utility stations, substations, and associated utility station facilities
2. Civic and Institutional Uses. Civic and institutional uses, per Article 27-1000. Uses, allowed in the district are required to meet the district site and structure regulations, except the following applies:

- (a) The minimum dimension of any build-to zone shall be treated as a minimum setback.
- (b) Minimum heights are not required. The maximum allowable height shall be approved through an Administrative Relief, based upon similar civic structures on similar lots in the surrounding neighborhood. See Article 27-1600 for Administrative Relief procedure.
- (c) Window, front door, and roof regulations are not required.

**G. TRASH, RECYCLING, REFUSE LOCATIONS**

For all buildings with five or more units, all trash, recycling, and other refuse areas must be located and treated as follows:

1. Trash, recycling, and other refuse areas must be located in the rear yard of the lot.
2. When no rear yard exists or when the rear yard is less than 10 feet in depth, trash, recycling, and other refuse areas may be located in the rear portion of an interior side yard.
3. Trash, recycling, and other refuse areas may be located inside the building with access doors off the rear or interior side facade. Access doors may be located off a non-primary frontage facade with an Administrative Relief per Article 27-1600. Access doors must be opaque, screening a minimum of 80 percent of the opening.
4. See Article 27-1200 for required screening of trash, recycling, and other refuse areas.

**H. ALLOWED ENCROACHMENTS**

The following encroachments are permitted within setbacks as defined in Table 27-300.2. Encroachments are not allowed where a build-to zone is required.

**TABLE 27-300-2. TABLE OF ALLOWED ENCROACHMENTS**

| Type of Encroachment                                 | Front Setback   | Side Setback | Rear Setback | Street-Side Setback | Additional Info  |
|--|---|--------------|--------------|---------------------|--|
| <b>Eaves, gutters, cornices, other arch features</b> | 2 feet  | 2 feet       | 2 feet       | 2 feet              | Projections over 2 feet in any yard count as lot coverage            |
| <b>Fireplaces Bay Windows</b>                        | 2 feet  | 2 feet       | 2 feet       | 2 feet              |  |
| <b>Open or Enclosed Porches, Stoops</b>              | 8 feet (N3, RMH)<br>All others not less than 5 feet to front P/L  | None         | 2 feet       | 2 feet              |  |
| <b>Open decks, Stairways &amp; Landings</b>          | 8 feet (N3 & RMH)<br>All others not less than 5 feet to front P/L | 2 feet       | 2 feet       | 2 feet              | Ramps providing an accessible way are exempt from these requirements |

**I. YARD TREATMENT**

Build-to zones, and front, side and rear yards shall be a minimum of 60 percent landscape area. Driveways are not permitted within the minimum side setbacks or any rear setback not abutting an alley. See Article 27-1305 for driveways.

**J. FRONT ENTRANCES**

Where required by the district regulations, front building entrances shall be emphasized through one or more of the following design features:

1. **Roof or Canopy.** The entrance is covered by a roof or canopy differentiating it from the overall building roof type.
2. **Porch.** The entrance is through a porch.
3. **Sidelights and Transom.** Sidelights and/or transom windows are included abutting the entrance door.
4. **Recessed or Projecting Bay.** The entrance is located in a separate bay of the building that is either recessed or projected from the front façade.
5. **Other Design.** Other designs adding emphasis and drawing attention to the entrance on the facade may be approved with an Administrative Relief.

**Section 27-304 N4 districts**

The following site and structure regulations apply to any lot in the N4 district. Refer to 27-303 for general regulations applicable to all districts and Table 27-300-3, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(2). See Article 27-1800 for definitions and information on how to measure the following regulations.

**TABLE 27-300-3. SITE AND STRUCTURE REGULATIONS**

| <b>A. BUILDING SITING</b> |   | <b>REFERENCES</b>                                  |   |
|---------------------------|---|--|---|
| <b>1</b>                  | Minimum Lot Width (feet) per principal building       | 80   | See Article 27-1500 for existing lots of record           |
|                           | Minimum Lot Size (square feet) per principal building | 15,001   |   |
|                           | Maximum Lot Size (square feet) per principal building | 43,559   |   |
|                           | Maximum Building Width (feet)                         | none   |   |
| <b>2</b>                  | Front Setback (feet)                                  | 20 minimum   |   |
| <b>4</b>                  | Street-Side Setback (feet)                            | 10 minimum   |   |
| <b>3</b>                  | Side Setback (feet)                                   | 5 minimum  |   |
| <b>5</b>                  | Rear Setback (feet)                                   | 20 minimum   |   |
| <b>6</b>                  | Accessory Building Yard Location                      | Rear   |   |
| <b>8</b>                  | Accessory Building: Rear Setback (feet)               | 5 minimum, except 0 at alley                       |   |
| <b>7</b>                  | Maximum Total Building Coverage (%)                   | 30   |   |
| <b>9</b>                  |   |  |   |
| <b>B. HEIGHT</b>          |   |  |   |
| Principal Building:       | Maximum Height (stories)                              | 3  | See Article 27-1800 for instructions for measuring height |
|                           | Maximum Height (feet)                                 | 34   |   |
| Accessory Building:       | Maximum Height (stories)                              | 1.5 stories, no taller than the principal building |   |

SINGLE-UNIT HOME

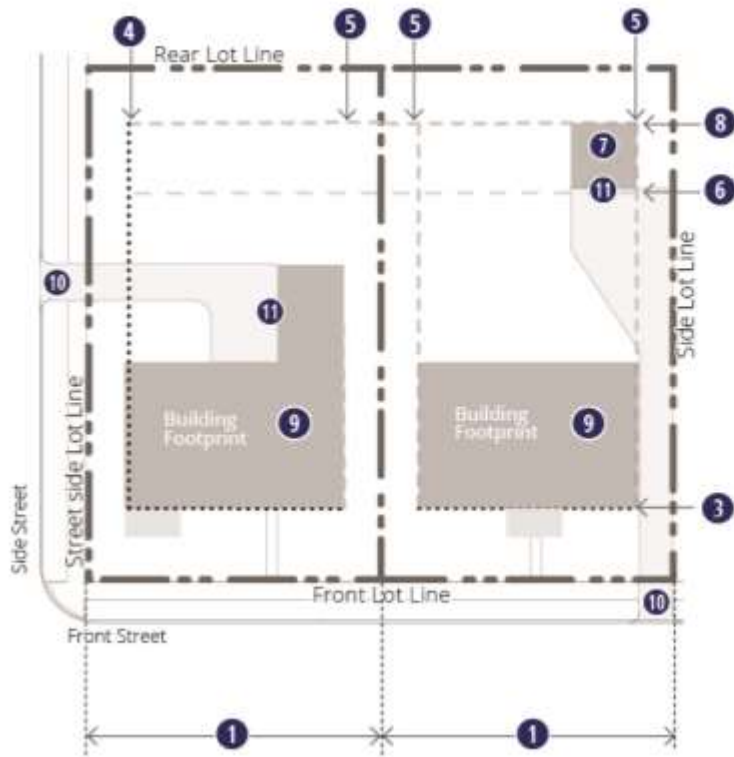


Figure 27-300(2). N4 district diagrammatic plan.

C. Supplemental Regulations

1. [reserved]

Section 27-305 RR Districts

The following site and structure regulations apply to any lot in the RR district. Refer to 27-303 for general regulations applicable to all districts and Table 27-300-4, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(3). See Article 27-1800 for definitions and information on how to measure the following regulations.

TABLE 27-300-4. SITE AND STRUCTURE REGULATIONS

| A. BUILDING SITING |  |   | REFERENCES  |
|--------------------|--|---|---|
| 1                  | Number of Buildings Allowed on Lot   | One principal, up to 3 accessory buildings                |   |
| 2                  | Minimum Lot Width (feet)<br>Minimum Lot Size (acres)<br>Maximum Lot Size (square feet) | 120<br>1 in RR-1, 3 in RR-3<br>2.99 in RR-1, 9.99 in RR-3 | See Article 27-1500 for existing lots of record           |
| 3                  | Front Setback (feet)   | 25 minimum  |   |
| 4                  | Street-Side Setback (feet)   | 25 minimum  |   |
| 5                  | Side Setback (feet)  | 10 minimum  | See 27-303.G for watercourse setbacks.                    |
| 6                  | Rear Setback (feet)  | 25 minimum  |   |
| 7                  | Accessory Building Yard Location   | Rear and side yard  |   |
| 8                  | Maximum Total Building Coverage (%)  | 25  |   |
| 11                 |  |   |   |
| B. HEIGHT          |  |   |   |
|                    | Principal Building: Maximum Height (stories)   | 3   | See Article 27-1800 for instructions for measuring height |
|                    | Maximum Height (feet)  | 34  |   |
|                    | Accessory Building: Maximum Height (feet)  | 40  |   |

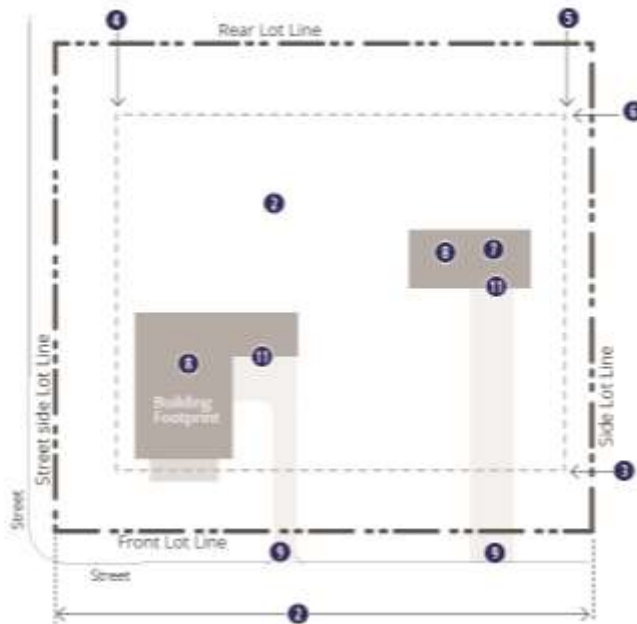


Figure 27-300(3). RR district diagrammatic plan.

## C. Supplemental Regulations

1. [RESERVED]

**Section 27-306 Rural - RMH Districts**

The following site and structure regulations apply to any lot in the RMH district. Refer to 27-303 for general regulations applicable to all districts and Table 27-300-5, below, for regulations specific to this district. See Article 27-1800 for definitions and information on how to measure the following regulations.

**TABLE 27-300-5. SITE AND STRUCTURE REGULATIONS**

| A. BUILDING SITING                                    |                    | REFERENCES  |
|---|--------------------|---|
| Minimum Lot Size (square feet) per principal building | 15,001             |   |
| Front Setback (feet)                                  | 20 minimum         |   |
| Street-Side Setback (feet)                            | 10 minimum         |   |
| Side Setback (feet)                                   | 8 minimum          | See 27-311.C for site built structures.                   |
| Rear Setback (feet)                                   | 20 minimum         | See 27-303.G for watercourse setbacks.                    |
| Accessory Building Yard Location                      | Rear and side yard |   |
| Maximum Total Building Coverage (%)                   | 30                 |   |
| B. HEIGHT   |                    |   |
| Principal Building: Maximum Height (feet)             | 34                 | See Article 27-1800 for instructions for measuring height |
| Accessory Building: Maximum Height (feet)             | 40                 |   |

## B. Supplemental Regulations

1. Manufactured home, Type 1: A manufactured home that was certified on or after January 1, 1990, and that satisfies each of the following additional criteria:
  - (a) The pitch of the home's roof has a minimum vertical rise of three (3) inches for each twelve (12) inches of horizontal run (3:12), and the roof is finished with a type of shingle that is commonly used in standard residential construction;
  - (b) The exterior siding consists of wood, hardboard, aluminum or vinyl siding comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
  - (c) A continuous, permanent perimeter foundation is installed under the home; and
2. Manufactured home, Type 2: A manufactured home that does not satisfy the criteria necessary to qualify the house as a Type 1 manufactured home.
3. Site-Built or Modular-Built Structure. A site-built or modular-built structure complying with the State of Montana Building Code may be setback a minimum of 5 feet from the side lot line.

## Section 27-307 N1 District

**Use of the N1 district in the county requires county water and sewer or a planned neighborhood development application (PND) per Article 27-800.**

The following site and structure regulations apply to any lot in the N1 district. Refer to 27-303 for general regulations applicable to all districts and Table 27-300-5, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(5). See Article 27-1800 for definitions and information on how to measure the following regulations.

TABLE 27-300-6. SITE AND STRUCTURE REGULATIONS

| A. BUILDING SITING           |   | REFERENCES   |  |   |
|------------------------------|---|--|--|---|
| 1                            | Minimum Lot Width (feet) per principal building                       | 20   | See 27-304.D for 2-unit buildings.<br>See Article 27-1500 existing lots of record.   |   |
|                              | Maximum Lot Width (feet) per principal building                       | 80   |  |   |
| 2                            | Maximum Front Building Width (feet)                                   | 65 per principal building  |  |   |
| 3                            | Front Build-to Zone (feet)  | 8-20; match block face average   | See Article 27-1800 for block face averaging instructions  |   |
| 4                            | Street-Side Build-to Zone (feet)                                      | 5-15   |  |   |
| 5                            | Side Setback (feet)<br>Space between Principal Building on Lot (feet) | 5 minimum  | See 27-304.D for side street lots  |   |
| 6                            | Rear Setback (feet)   | 5 minimum  |  |   |
| 7                            | Accessory Building Yard Location                                      | Rear   |  |   |
| 8                            | Accessory Building: Min. Rear Setback (feet)                          | 3, except 0 at alley   |  |   |
| 9                            | Maximum Building Coverage (%)   | 60   |  |   |
| 10                           | Permitted Driveway Access Location                                    | Alley, side street if no alley   | See Article 27-1305 for driveway access.   |   |
| 11                           | Attached Garage Entrance Location                                     | Rear, side, or street-side façade;<br>front façade allowed maximum 15 feet in width and no more than 30% of façade |  |   |
| B. HEIGHT                    |   |  |  |   |
| 12                           | Principal Building:   | Maximum Height (stories)   | 2.5  | See Article 27-1800 for instructions for measuring height |
|                              |   | Maximum Height (feet)  | 34   |   |
| 12                           | Accessory Building:   | Maximum Height (stories)   | 2; not taller than the principal structure   | Accessory Roof Pitch shall match Principal Building       |
|                              |   | Maximum Height (feet)  | 27   |   |
| C. WINDOWS, FRONT DOOR, ROOF |   |  |  |   |
| 14                           | Minimum Window & Door Coverage: Front Façade (%)                      | 15 measured per story of all full stories  | See Article 27-1800 for information on measuring front façade window & door coverage   |   |
| 15                           | Front Door Location<br>Entrance Treatment                             | Front Façade<br>See 27-303.J for Front Entrance  | See 27-304.D for 2-unit buildings.   |   |
| 16                           | Permitted Roof Types  | Pitched, tower permitted   | See Article 27-1800 for definition of roof types and exception for other allowed roof types.<br><br>See Article 27-1500 for existing buildings |   |
|                              | Minimum pitch, less than 2 stories                                    | 4:12 (rise:run)  |  |   |
|                              | Minimum pitch, 2 or more stories                                      | 3:12 (rise:run)  |  |   |

SINGLE-UNIT OR TWO-UNIT HOME

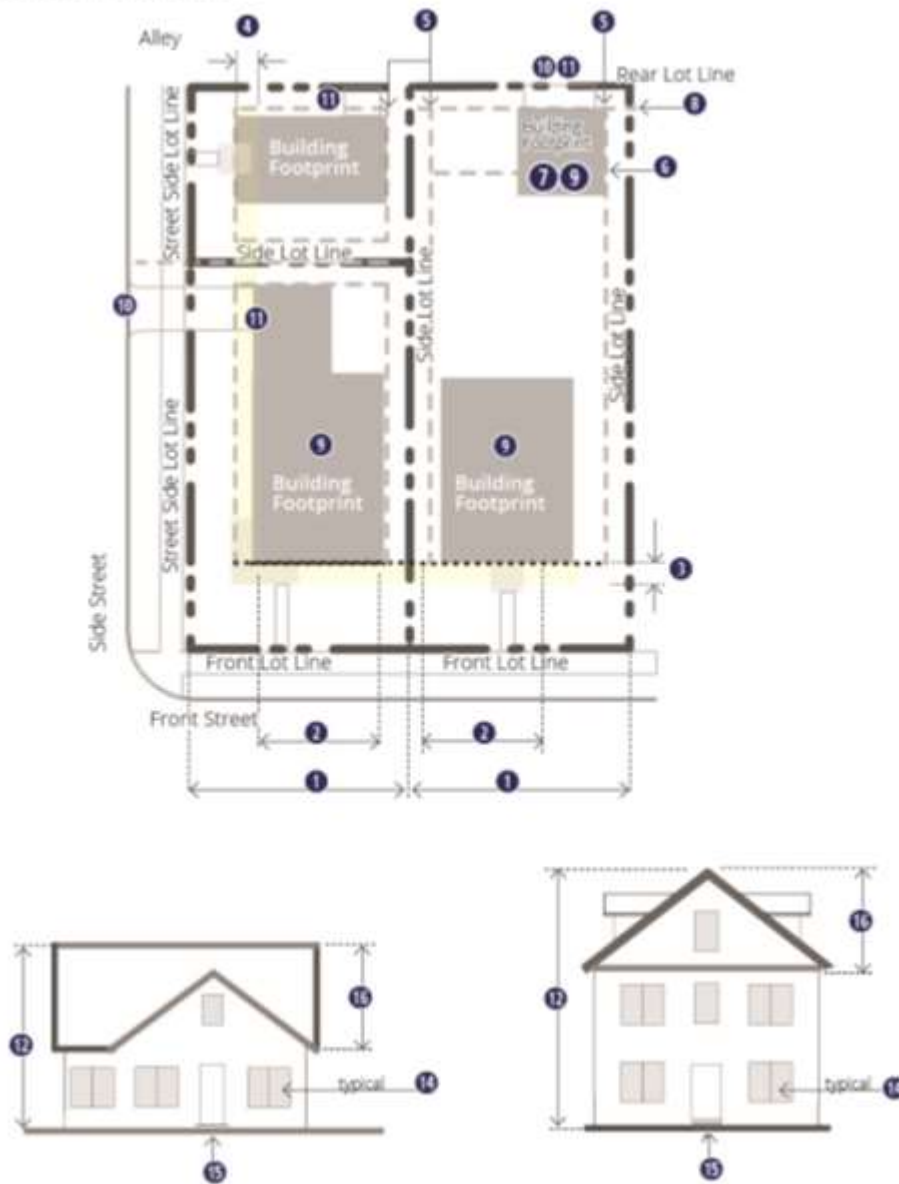


Figure 27-307(1). N1 district diagrammatic plans and elevations.

D. Supplemental Regulations

1. Side Street Lots. Side street lots are those lots located along the short end of blocks, where the front of the lot faces the side street and the depth of the lot is generally the width of most of the lots on the block. Lots with only side street frontage are allowed maximum building coverage of 80%.
2. The following applies to 2-unit buildings:
  - (a) Configuration. Allowed configurations include the following: side-by-side units, stacked units, front and rear units, all located in the principal building; two principal buildings on one lot; or a principal building with an accessory building (see Article

27-1000 for accessory uses). For side-by-side units, the lot may be split to allow a fee simple configuration with a zero side yard setback and shared wall between the two units.

- (b) Entrance. One entrance is permitted per street facade, except for side-by-side units on separate lots.

**Section 27-308 N2 Districts**

**Use of the N2 district in the county requires county water and sewer or a planned neighborhood development application (PND) per Article 27-800.**

The following site and structure regulations apply to any lot in the N2 district. Refer to 27-303 for general regulations applicable to all districts and Table 27-300-7, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(6). See Article 27-1800 for definitions and information on how to measure the following regulations.

**TABLE 27-300-7. SITE AND STRUCTURE REGULATIONS**

| A. BUILDING SITING           |   |  | REFERENCES   |
|------------------------------|---|--|--|
| 1                            | Minimum Lot Width per principal building        | 50   | See 27-305.D for 2-unit buildings. See Article 27-1500 for existing lots of record.          |
|                              | Maximum Lot Width (feet) per principal building | 120  |  |
| 2                            | Maximum Front Building Width (feet)             | 80 per principal building                                      |  |
| 3                            | Front Build-to Zone (feet)                      | 10-20  |  |
| 4                            | Street-Side Build-to Zone (feet)                | 10-15  |  |
| 5                            | Side Setback (feet)                             | 5 minimum  | See 27-305.D for side street lots<br>See 27-303.G for watercourse setbacks.                  |
|                              | Space between Principal Building on Lot (feet)  | 10 minimum   |  |
| 6                            | Rear Setback (feet)                             | 5 minimum  |  |
| 7                            | Accessory Building Yard Location                | Rear   |  |
| 8                            | Accessory Building: Rear Setback (feet)         | 3 minimum, except 0 at alley                                   |  |
| 9                            | Maximum Total Building Coverage (%)             | 40   |  |
| 10                           | Permitted Driveway Access Location              | Any  | See 27-1305 for driveway access.   |
| 11                           | Attached Garage Entrance Location               | Any façade; front façade limited to no more than 35% of façade |  |
| B. HEIGHT                    |   |  |  |
| 12                           | Principal Building: Maximum Height (stories).   | 1.5; 2 stories on maximum 60% of footprint                     |  |
|                              | Maximum Height (feet)                           | 27   |  |
| 12                           | Accessory Building: Maximum Height (stories)    | 1.5 stories, no taller than the principal building             | Accessory roof pitch shall match principal building  |
| C. WINDOWS, FRONT DOOR, ROOF |   |  |  |
| 14                           | Minimum Window Coverage: Front Façade (%)       | 15 per story   | Measured per each full and half story  |
| 15                           | Front Door Location                             | Street Façade  | See 27-305.D for 2-unit buildings.   |
| 16                           | Permitted Roof Types                            | Low pitched, flat  | See Article 27-1800 for definition of roof types and exception for other allowed roof types. |
|                              | Minimum pitch                                   | 3:12 (rise:run)  |  |
|                              | Maximum pitch                                   | 6:12 (rise:run)  |  |

SINGLE-UNIT OR TWO-UNIT HOME

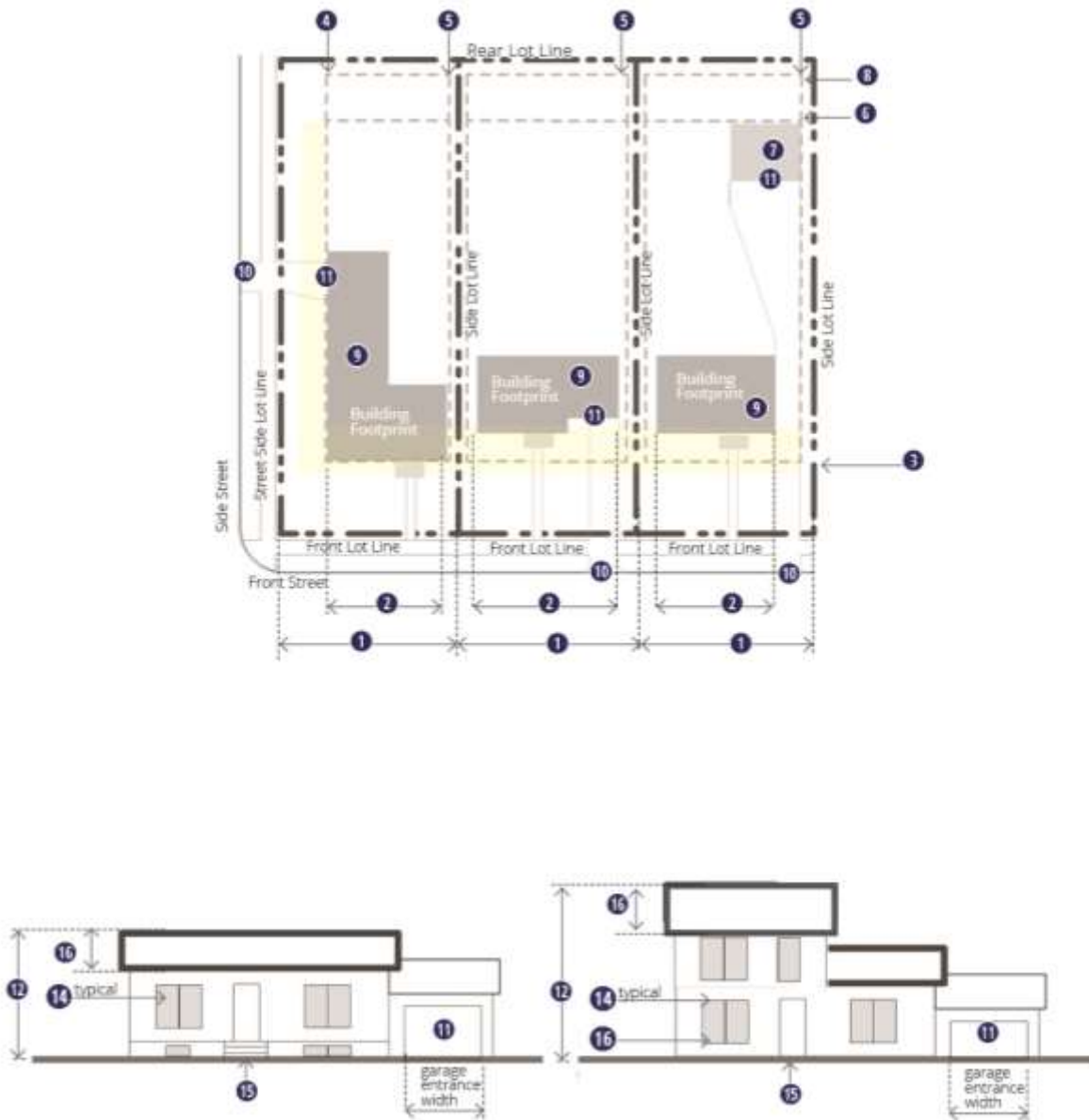


Figure 27-300(6). N2 district diagrammatic plans and elevations.

D. Supplemental Regulations

1. Side Street Lots. Side street lots are those lots that along the short end of blocks, where the front of the lot faces the side street and the depth of the lot is generally the width of most of the lots on the block. Lots with only side street frontage are allowed maximum building coverage of 80%.
2. The following applies to 2-unit buildings:

- (a) Configuration. Allowed configurations include the following: side-by-side per below, stacked units, front and rear units, all located in the principal building; two principal buildings on one lot; or a principal building with an accessory building (see Article 27-1000 for accessory uses).
- (b) Side-by-side units in N2 shall be located perpendicular to the street in a U-shaped configuration with a courtyard or shared yard. The lot may be split to allow a fee simple configuration with a zero-side yard setback and shared wall between the two units. Two units attached end to end are permitted with a maximum width along the street of 60 feet.
- (c) Entrance. One entrance is permitted on the street, except for side-by-side units on separate lots, the entrances may be located off the courtyard.

**Section 27-309 N3 districts**

**Use of the N3 district in the county requires county water and sewer or a planned neighborhood development application (PND) per Article 27-800.**

The following site and structure regulations apply to any lot in the N3 district. Refer to 27-303 for general regulations applicable to all districts and Table 27-300-8, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(7). See Article 27-1800 for definitions and information on how to measure the following regulations.

**TABLE 27-300-8. SITE AND STRUCTURE REGULATIONS**

| <b>A. BUILDING SITING</b> |  | <b>REFERENCES</b>  |  |
|---------------------------|--|--|--|
| <b>1</b>                  | Minimum Lot Width (feet) per principal building<br>Minimum Lot Size (square feet) per principal building | 65<br>none   | See Article 27-1800 existing lots of record. See 27-309.C for exemption from minimum lot widths.                 |
| <b>2</b>                  | Maximum Building Width (feet)  | none   |  |
| <b>3</b>                  | Front Setback (feet)   | 20 minimum   |  |
| <b>4</b>                  | Street-Side Setback (feet)   | 10 minimum   |  |
| <b>5</b>                  | Side Setback (feet)<br>Space between Principal Buildings on Lot (feet)                                   | 5 minimum<br>10 minimum  |  |
| <b>6</b>                  | Rear Setback (feet)  | 5 minimum  |  |
| <b>7</b>                  | Accessory Building Yard Location   | Rear   |  |
| <b>8</b>                  | Accessory Building: Rear Setback (feet)  | 5 minimum, except 0 at alley                                   |  |
| <b>9</b>                  | Maximum Total Building Coverage (%)  | 40   |  |
| <b>10</b>                 | Permitted Driveway Access Location   | Any  |  |
| <b>11</b>                 | Attached Garage Entrance Location  | Any façade; front façade limited to no more than 50% of façade |  |
| <b>B. HEIGHT</b>          |  |  |  |
| Principal Building:       | Maximum Height (stories)   | 3  | See Article 27-1800 for instructions for measuring height<br>Accessory roof pitch shall match principal building |
|                           | Maximum Height (feet)  | 34   |  |
| Accessory Building:       | Maximum Height (stories)   | 1.5 stories, no taller than the principal building             |  |

SINGLE-UNIT HOME

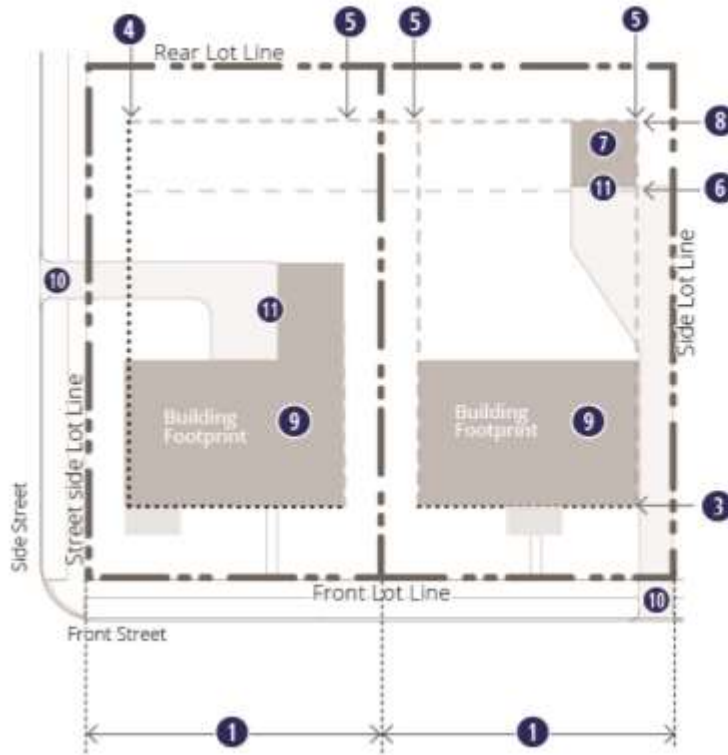


Figure 27-300(7). N3 district diagrammatic plan.

C. Supplemental Regulations

1. Lots on cul-de-sacs and flag lots are exempt from minimum lot width regulations. See also Article 27-1500 for existing lots of record.

## Section 27-310 NX1 District

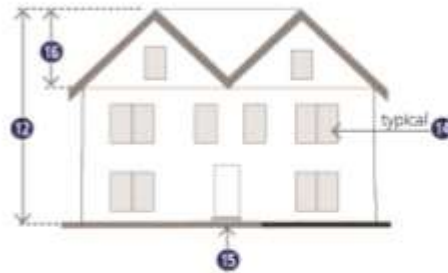
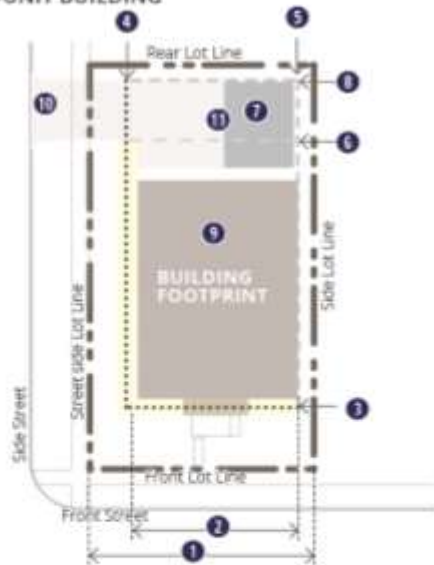
**Use of the NX1 district in the county requires county water and sewer or a planned neighborhood development application (PND) Article 27-800. The following site and structure regulations apply to any lot in the NX1 district.**

Refer to 27-303 for general regulations applicable to all districts and Table 27-300-8, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(8). See Article 27-1800 for definitions and information on how to measure the following regulations.

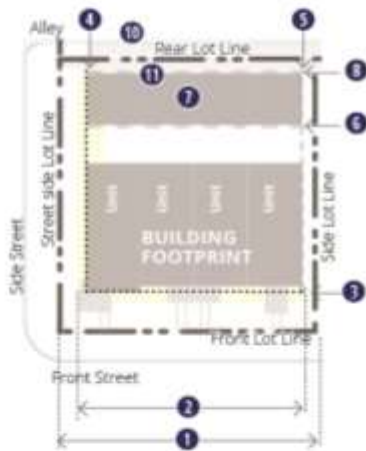
TABLE 27-300.1 SITE AND STRUCTURE REGULATIONS

| A. BUILDING SITING      |  | Single or Multi-Unit Building   | Side-by-Side Attached Units                 | REFERENCES  |
|-------------------------|--|---|---|---|
| 1                       | Minimum Lot Width (feet) per principal building                        | 20 for 1 or 2 units;<br>50 for 3 or more units                            | 50  | See Article 27-1500 for existing lots of record. Side-by-side means units attached along front façade. See 27-307.D for fee simple side-by-side attached units. |
| 2                       | Maximum Front Building Width (feet)                                    | 60  | 80, 4 units;<br>120, 4 units on side street | See 27-307.D for fee simple side-by-side attached units.  |
| 3                       | Front Build-to Zone (feet)   | 8-20; match block face average  |   | See Article 27-1800 for block face averaging instructions. See definitions for front and street-side.   |
| 4                       | Street-Side Build-to Zone (feet)                                       | 8-15  |   | See 27-307.D for through lots. Refer to 27-700 for visibility at intersections.   |
| 5                       | Side Setback (feet)<br>Space Between Principal Buildings on Lot (feet) | 5 minimum<br>10 minimum   |   | See 27-307.D for side street lots.  |
| 6                       | Rear Setback (feet)  | 5 minimum   |   | See 27-307.D for side street lots.  |
| 7                       | Accessory Building Yard Location                                       | Rear  | Rear  | See Article 27-1800 for explanation of yards.   |
| 8                       | Accessory Building: Rear Setback (feet)                                | 5 minimum or 0 at alley   |   |   |
| 9                       | Maximum Building Coverage (%)  | 60  |   | See 27-307.D for side street lots.  |
| 10                      | Permitted Driveway Access Location                                     | Alley, side street; front street if no side street is available           |   | See 27-1305 for driveway access exceptions.   |
| 11                      | Attached Garage Location<br>Allowed Garage Entrance                    | Rear half of the building;<br>Rear or side adjacent to street façade only |   |   |
| B. HEIGHT               |  |   |   |   |
| 12                      | Principal Building: Maximum Height (stories)<br>Maximum Height (feet)  | 2.5<br>27   | 2.5<br>27                                   | See Article 27-1800 for definition of half story.   |
| 12                      | Accessory Building: Maximum Height (stories)                           | 1.5, no taller than the principal building                                |   | Accessory roof pitch shall match principal building   |
| C. WINDOWS, DOORS, ROOF |  |   |   |   |
| 14                      | Minimum Window Coverage: Front Façade (%)                              | 15 per story  | 15 per story                                |   |
| 15                      | Front Door Façade Location & Number of Doors<br>Entrance Treatment     | 1 on street façade per building<br>See 27-303.J for Front Entrance        | 1 per unit on street facade                 | See 27-307.D for multiple buildings on a courtyard  |
| 16                      | Permitted Roof Types   | Parapet, pitched; tower permitted   |   |   |

**MULTI-UNIT BUILDING**



**SIDE-BY-SIDE ATTACHED**



**COTTAGE COURT**



Figure 27-300(8). NX1 district diagrammatic plan.  
March 2020

## D. Supplemental Regulations

1. Courtyard Configuration. For multiple buildings and side-by-side attached units with a courtyard, entrances may be located off the courtyard, except every unit abutting a street frontage must include the principal entrance on the street.
2. Through Lots. For developments on lots that extend through a block and addresses on two streets, buildings must front both streets and entrances provided on each street.
3. Fee Simple Side-by-Side Units. For fee simple side-by-side units, the lot width may be smaller; however, the building, comprised of multiple units, shall total meet the minimum regulations.
4. Side Street Frontage. For corner lots, all lot lines other than the front and street-side are side lot lines and, for parking and accessory buildings, the director shall determine where the rear of the lot is located.

## Section 27-311 NX2 and NX3 Districts

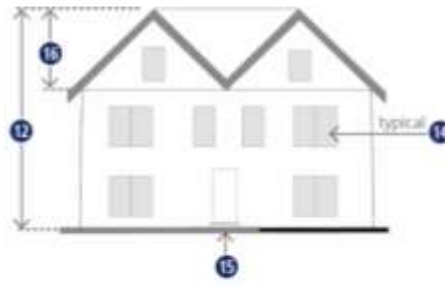
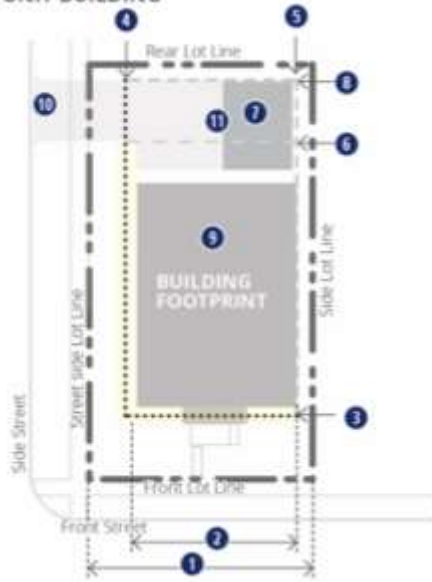
**Use of the NX2 district in the county requires county water and sewer or a planned neighborhood development application (PND) per Article 27-800. The following site and structure regulations apply to any lot in the NX2 or NX3 district.**

Refer to 27-303 for general regulations applicable to all districts and Table 27-300-9, below, for regulations specific to this district, keyed to illustrations in Figure 27-300(9). See Article 27-1800 for definitions and information on how to measure the following regulations.

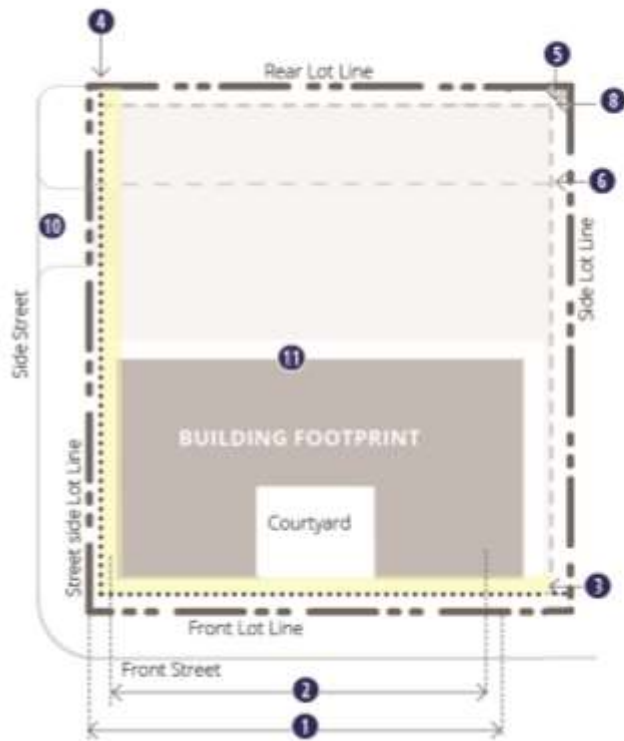
TABLE 27-300-9. SITE AND STRUCTURE REGULATIONS

| A. BUILDING SITING           |  | Multi-Unit Building   | Side-by-Side Units               | REFERENCES   |
|------------------------------|--|---|----------------------------------|--|
| 1                            | Minimum Lot Width (feet)                         | 20 for 2 units;<br>50 for 3 or more units                       | 50                               | See Article 27-1500 for existing lots of record.   |
|                              | Minimum Lot Area (square feet)                   | 7000; None for 2 units  | None                             |  |
| 2                            | Maximum Building Width (feet)                    | 16 ft per ground floor unit                                     | 8 units/172 feet on any frontage | See 27-307.D for fee simple row building units.  |
| 3                            | Front Build-to Zone (feet)                       | 10-20   |                                  | See definitions for front and street-side. See 27-307.D for through lots. Refer to 27-700 for visibility at intersections. |
| 4                            | Street-Side Build-to Zone (feet)                 | 5-15  |                                  |  |
| 5                            | Side Setback (feet)                              | 5 minimum; 15 abutting N1, N2, N3, or RMH districts             |                                  |  |
|                              | Space Between Principal Buildings on Lot (feet)  | 10 minimum  |                                  |  |
| 6                            | Rear Setback (feet)                              | 10 minimum; 20 abutting N1, N2, N3, or RMH districts            |                                  |  |
| 7                            | Accessory Building Yard Location                 | Rear  |                                  | See Article 27-1800 for definition of yards.   |
| 8                            | Accessory Building: Rear Setback (feet)          | 7.5   |                                  |  |
| 9                            | Maximum Building Coverage (%)                    | 60  |                                  |  |
| 10                           | Permitted Driveway Access Location               | Alley, side street; front street if no side street is available |                                  |  |
| 11                           | Attached Garage Location                         | Rear half of the building;                                      |                                  |  |
|                              | Allowed Garage Entrance                          | Rear or street-side façade only                                 |                                  |  |
| B. HEIGHT                    |  |   |                                  |  |
| 12                           | Principal Building: Minimum Height (stories)     | 2   | 1.5 for NX2;<br>2 for NX3        | See Article 27-1800 for definition of half story.  |
|                              | Maximum Height (stories)                         | 3 for NX2;<br>4 for NX3   | 2.5 for NX2;<br>3 for NX3        |  |
| 12                           | Accessory Building: Maximum Height (stories)     | 1.5   | 1.5                              | Accessory roof pitch shall ma principal building   |
|                              | Maximum Height (feet)                            | 27  | 27                               |  |
| C. WINDOWS, FRONT DOOR, ROOF |  |   |                                  |  |
| 14                           | Minimum Window & Door Coverage: Front Façade (%) | 15 per story  | 15 per story                     | Measured per each full and half story. See Article 27-1800 for information on measuring door & window coverage.            |
| 15                           | Front Door Façade Location & Number of Doors     | 1 per building on street façade                                 | 1 per unit on street facade      | See Article 27-1800 for multiple buildings on a courtyard  |
|                              | Entrance Treatment                               | See 27-303.J for Front Entrance                                 |                                  |  |
| 16                           | Permitted Roof Types                             | Parapet, pitched, flat; tower permitted                         |                                  | See Article 27-1800 for definition of roof types and exception for other allowed roof types.                               |

MULTI-UNIT BUILDING



5+ UNIT BUILDING



SIDE-BY-SIDE ATTACHED

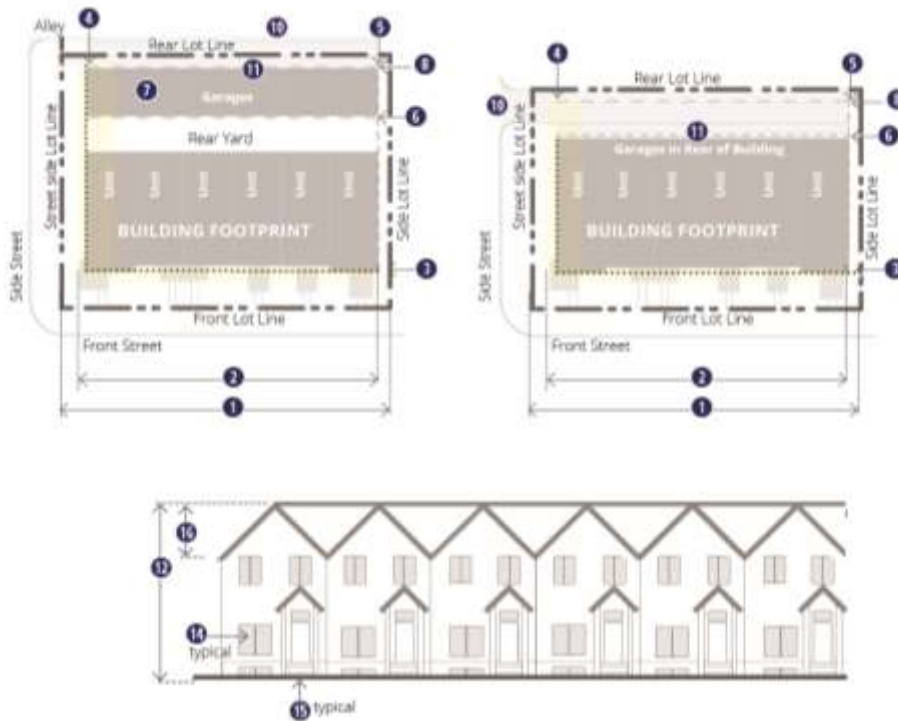


Figure 27-300(9). NX2 and NX3 district diagrammatic plans.

D. Supplemental Regulations

1. Courtyard Configuration. For multiple buildings and side-by-side attached units with courtyards, entrances may be located off a courtyard, except every unit abutting a street frontage must include the principal entrance on the street.
2. Through Lots. For developments on lots that extend through a block and addresses on two streets, buildings must front both streets and entrances provided on each street.
3. Fee Simple Side-by-Side Units. For fee simple side-by-side units, the lot width may be smaller; however, the building, comprised of multiple units, shall total meet the minimum regulations.
4. Side Street Frontage. For corner lots, all lot lines other than the front and street-side are side lot lines and, for parking and accessory buildings, the director shall determine where the rear of the lot is located.

**Section 27-312 RMH Districts**

**The following site and structure regulations apply to any lot in the RMH district. Use of the RMH district requires county water and sewer or a planned neighborhood development application (PND) per Article 27-800.**

Refer to 27-303 for general regulations applicable to all districts and Table 27-310-8, below, for regulations specific to this district. See Article 27-1800 for definitions and information on how to measure the following regulations.

**TABLE 27-300.2 SITE AND STRUCTURE REGULATIONS**

| <b>A. BUILDING SITING</b>                             |  | <b>REFERENCES</b>   |
|---|--|---|
| Minimum Lot Size (square feet) per principal building | 3,000                                    |   |
| Front Setback (feet)                                  | 20 minimum                               |   |
| Street-Side Setback (feet)                            | 10 minimum                               |   |
| Side Setback (feet)                                   | 8 minimum                                | See 27-310.C for site built structures.                   |
| Rear Setback (feet)                                   | 8 minimum                                |   |
| Accessory Building Yard Location                      | Rear and side yard                       |   |
| Maximum Total Building Coverage (%)                   | 50                                       |   |
| <b>B. HEIGHT</b>                                      |  |   |
| Principal Building: Maximum Height (feet)             | 34                                       | See Article 27-1800 for instructions for measuring height |
| Accessory Building: Maximum Height (feet)             | 40 and no taller than principal building | Accessory Roof Pitch shall match Principal Building       |

**C. Supplemental Regulations**

1. Open Space. One of the following open space types must be provided for every three contiguous acres of RMH district:
  - (a) Parklet. A parklet is a landscaped open space with a minimum 70% living plant material and a minimum of 20,000 square feet in area, with at least 100 feet of street frontage.
  - (b) Green. A green is a larger, landscaped space, a minimum of one acre in size, with at least 200 feet of street frontage.
  - (c) Natural Area. A natural area is a large area, a minimum two acres in size, defined to conserve a natural feature, such as a stream, wetland or woodland. At least 50 feet of street frontage is required for a natural area.
2. Manufactured home, Type 1: A manufactured home that was certified on or after January 1, 1990 and satisfies each of the following additional criteria:
  - (a) The pitch of the home's roof has a minimum vertical rise of three (3) inches for each twelve (12) inches of horizontal run (3:12), and the roof is finished with a type of shingle that is commonly used in standard residential construction;

- (b) The exterior siding consists of wood, hardboard, aluminum or vinyl siding comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
  - (c) A continuous, permanent perimeter foundation is installed under the home; and
3. Manufactured home, Type 2: A manufactured home that does not satisfy the criteria necessary to qualify the house as a Type 1 manufactured home.
  4. Site-Built or Modular Built Structure. A structure complying with the State of Montana adopted Building Code, may be setback a minimum of 5 feet from the side lot line.