

Exhibit A
Resolution 25-_____

The Zoning Regulations for the Yellowstone County Jurisdictional Area are amended by revising Sections 27-800 to correct errors, provide clarification and continuity of the regulations.

Section 1. Section 27-803 Uses and Use Standards is amended as follows:
SECTION 27-803 USES AND USE STANDARDS

A. APPLICABILITY

1. This section identifies primary and accessory uses permitted in zone districts allowed through PNDs. Uses permitted in PND these zoning districts may be different than uses permitted in the County base zoning districts. Uses are allowed in a zoning district only when identified in the applicable primary uses or accessory uses table. Interpretation of new uses into any use table is done as provided in Section 27-1002.B, Interpretation. Land and parcels already within these urban zone districts will follow this use table and use standards.
2. Uses permitted in PNDs these districts may have use-specific standards.
 - (a) Use-specific standards that are generally applicable in the County are located in Section 27-1000 and identified in the PND use tables by cross-reference.
 - (b) Use-specific standards that are applicable only to uses allowed in the PND districts are provided in this section and identified in the PND use tables by cross-reference.

B. USE TABLES

Table 27-800.2, Permitted Primary Uses, identifies the permitted primary uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted.

1. Permitted /P/. These uses are permitted by-right in the zone districts in which they are listed. Permitted uses are required to comply with applicable use-specific standards.
2. Permitted in a specified location, such as on upper stories or in the back of a structure /PL/. These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 20 feet from the front facade.
3. Permitted with use restrictions /PR/. These uses must comply with the use restrictions identified in this Zoning Code, including those restrictions included in this article and any use restrictions identified in the zone district where the use is proposed to be located.

4. Requires a special review /SR/. These uses require special review by the County Commission are not permitted uses in the districts in which they are listed but may be allowed as special exceptions subject to specific conditions. Uses permitted by special review must follow any applicable development standards associated with the use as well as meet the requirements of the special review.

5. Uses that are not permitted are indicated by a blank space.

C. PRIMARY USES

Use Table

The following uses may be permitted in the PND zone districts:

Table 27-800.2: Permitted Primary Uses	Residential							Mixed-Use and Commercial				Additional Standards
	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	
Key: P = Permitted, PL = Location Limits in Zone District, PR – Applicable Use Restrictions, SR = Special Review												
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	Additional Standards
RESIDENTIAL												
Household Living (du/structure)												
1 du	P	P	P	P			P	P	PL_P	PL_P	PL_P	27-804.C
2 dus		P	P	P	P			P	PL_P	PL_P	PL_P	27-804.C
3-4 dus				P	P			P	PL_P	PL_P	PL_P	27-804.C
5-8 dus					P	P			PL_P	PL_P	PL_P	27-804.C
9+ dus						P				PL_P	PL_P	27-804.C
Manufactured Home												
Type 1 (Jan 1, 1990 or newer)							P					27-1003, RMH: 27-310
Type 2 (all other)							P					
Group Household Living												
Groups Recognized by Montana Statute												
Comm. Res. Facility, Large (> 8 res.)	SR	SR	SR	SR	SR	P	SR	P	PL_P	PL_P	PL_P	27-1003
Comm. Res. Facility, Small (8 or fewer res.)	P	P	P	P	P	P	P	P	PL_P	PL_P	PL_P	27-1003
Independent Groups												
Fraternity/ Sorority House						P			P	P	P	27-804.C 27-1003
Long-Term Care Facility										P	P	
Retirement Home or Village	SR	SR	SR	SR	SR	P	SR	P	PL_P	PL_P	PL_P	27-804.C 27-1003
PUBLIC, CIVIC, AND INSTITUTIONAL												
Assembly												
Civic Assembly	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	
Religious Assembly	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	27-1004

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Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	
Educational												
School, College or University								SR	SR	P	P	
School, Primary and Secondary	P	P	P	P	P	P	P	P	P	P	P	
School, Trade, Business, Vo/Tech								P	PL	PL	PL	27-1004
Government and Public Safety												
Correctional Facilities												
Emergency Services	P	P	P	P	P	P	P	P	P	P	P	
Government Buildings and Offices								P	P	P	P	
Health Care and Social Assistance												
Hospice Facility	P	P	P	P	P	P	P	P	P	P	P	
Hospital or Health Care Facility								P	P	P	P	
Office and Clinical Services								P	P	P	P	
Outpatient Surgical Services										P	P	
Shelter								SR	P	P	P	
COMMERCIAL												
Adult and Child Day Care												
Adult Day Care Center	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	27-1005
Day Care Center	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	27-1005
Family Day Care Home	P	P	P	P	P	P	P	P	PL_P	PL_P	PL_P	27-1005
Group Day Care Home	P	P	P	P	P	P	P	P	PL_P	PL_P	PL_P	27-1005
Amusement and Recreation												
Amusement and Recreation , Indoor												
Large (50,000 sf GFA or more)											P	27-1005
Small (less than 50,000 sf GFA)									P	P	P	27-1005
Amusement and Recreation, Outdoor												
Large (1 acre or more)											P	27-1005
Small (less than 1 acre)									P	P	P	27-1005
Casino, Large (10 or more gambling devices)										SR PR	SR PR	27-1005
Animal Sales and Services												
Boarding/Kennel									PR	P	P	27-1005
General Sales and Services									P	P	P	27-1005
Shelter, Animal											P	27-1005
Veterinary												
Small Animal Veterinary								P	P	P	P	27-1005
With boarding										P	P	27-1005
Assembly, Entertainment and Trade												

Table 27-800.2: Permitted Primary Uses

Use Table	Residential							Mixed-Use and Commercial				Additional Standards
	N3	N2	N1	NX1	NX2	NX3	RM/H	NO	NMU	CMU1	CMU2	
Key: P = Permitted, PL = Location Limits in Zone District, PR – Applicable Use Restrictions, SR = Special Review												
Large (125,000 or more sf of exhibit space)											P	27-1005
Small (up to 125,000 sf of exhibit space)									P	P	P	27-1005
Commercial Services												
Broadcasting Stations and Studios								SR	SR	P	P	
Business Service								P	P	P	P	
Crematory, Funeral Services										P	P	
Consumer Maintenance and Repair								P	P	P	P	
Personal Service								P	P	P	P	
Studio or Instruction Service								P	P	P	P	
Eating and Drinking Establishments												
No Alcohol												
Restaurant									P	P	P	27-1005
with drive-thru									SR	P	P	27-1005
Beer and Wine License, On-Premises Consumption												
Bar or Tavern										SR PR	SR PR	27-1005
Craft Alcohol										P	P	27-1005
Restaurant									P	P	P	27-1005
All Beverage License, On-Premises Consumption												
Bar or Tavern										SR PR	SR PR	27-1005
Craft Alcohol										P	P	27-1005
Restaurant									P	P	P	27-1005
Financial Services												
Financial Institution								P	P	P	P	27-1005
with drive-thru									P	P	P	27-1009
Alternative Financial Services										P	P	
Lodging												
Boarding House	SR	SR	SR	SR	SR	SR			PL P	PL P	PL P	
Bed and Breakfast Inn	SR	SR	SR	SR	SR	SR	SR	P	P	P		27-1005
Hotel/Motel									SR	P	P	
Short-Term Rental (Tourist Home)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	27-1005
Office												
Business or Professional								P	P	P	P	
Research and Testing Laboratories											SR	
Marijuana Testing Laboratory											PR	27-1006.C

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Key: P = Permitted, PL = Location Limits in Zone District, PR – Applicable Use Restrictions, SR = Special Review												
Parking, Commercial												
Surface Parking, primary use								SR	SR	SR	SR	
Retail Sales												
Commercial Greenhouse/Nursery									SR	P	P	
Liquor Sales									P	P	P	
Marijuana Dispensary - Medical										PR	PR	27-1005.Q
Marijuana Dispensary – Adult Use										PR	PR	27-1005.Q
Marijuana Dispensary – Combined Use										PR	PR	27-1005.Q
Retail, Limited with drive-thru									SR	P	P	27-1009
without drive-thru									P	P	P	
Retail, General with drive-thru									SR	P	P	27-1009
without drive-thru										PR	P	
Retail, Large-Format											SR	
Car Wash										SR	P	
Vehicle Sales and Service, Personal												
Vehicle Sales and Rental										SR	P	
Outdoor Sales Lot											PR	27-1005
Vehicle Maintenance and Repair, Minor (5,000 SF or less)										P	P	
Vehicle Maintenance and Repair, Major (>5,000 SF)											SR	
Vehicle Service Station										PR	PR	
with Convenience Store									SR	PR	PR	
INDUSTRIAL, WHOLESALE, AND STORAGE												
Industrial and Construction Services												
RV and Trailer Rental, Sales and Service										SR	P	
Manufacturing, Assembly, or Processing												
Artisan/Craft									PL	PL	PL	27-1006
Marijuana Cultivation (Indoor Only)										PR	PR	27-1006.C
Marijuana Processing/Manufacturing										PR	PR	27-1006.C
Warehouse and Storage Services												
Personal Self-Service Storage										PRPL	PRPL	27-1006
Warehouse												27-1006
Marijuana Transportation and Temporary Storage											PR	27-1006.C

TRANSPORTATION, UTILITIES AND COMMUNICATIONS													
Transportation													
Bus or Taxi Maintenance and Parking Shed											P		
Bus/Public Transit Terminal										P	P		
Train Passenger Terminal										P	P		
Utilities and Public Facilities													
Minor (e.g., lift stations, substations)	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	
Transmission and Distribution Lines	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communication Facilities													
Land Mobile Radio and Broadcast Antennae	PR	PR	PR	PR	PR	PR	PR	PR	PR SR	PR SR	PRSR	PRSR	27-1007
Wireless Communication Facilities	PL PR	PL PR	PL PR	PL PR	PL PR	PL PR	PL PR	PL PR	PR	PR	PR	PR	27-1007
Agriculture													
Farm Stand										P	P	P	
Greenhouse, Non-Commercial	P	P	P	P	P	P	P	P					

3. Use-Specific Standards

The following standards apply in the **PND zone districts allowed by a PND**

- (a) Fraternity/Sorority House: In Mixed Use and Commercial districts, the use will follow the guidelines for site development within those zone districts and Section 27-1003, and is exempt from the requirement that residential uses shall be located either above the ground floor or on the ground floor at least 20 feet from the front façade.
- (b) Household Living: In Mixed Use and Commercial districts, dwelling units shall be located either above the ground floor or on the ground floor at least 20 feet from the front façade.
- (b) Retirement Home or Village: In Mixed Use and Commercial districts, the use will follow the guidelines for site development within those zone districts and Section 27-1003, and shall be located either above the ground floor or on the ground floor at least 20 feet from the front façade.