

# CHAPTER

# 14



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## 14.1 APPENDIX A: LEGACY DISTRICTS

Legacy districts are those zoning districts adopted prior to the effective date of these regulations that have not been amended, superseded, or rescinded by the adoption these updated regulations. Legacy districts are listed in Table 1 below. This table may be revised administratively from time to time as legacy districts are approved for rezoning and removed from their legacy district.

- A) Legacy zoning districts land use regulations are governed by the regulations established for each legacy district, as evidenced by the adopted regulations in the resolutions shown in Table 1 or other official record.
- B) All references to the Missoula County Zoning Regulations in legacy districts refer to the Missoula County Zoning Regulations, originally adopted by Resolution #1976-113, and last amended April 11, 2017, through Resolution #2017-039, recorded at Book 977 Page 320 Micro.

**Table 1 Legacy District List**

TYPE	LEGACY ZONING DISTRICT	DATE OF ADOPTION	RESOLUTION NUMBER	BOOK & PAGE (MICRO)	NOTES
<b>Planned Unit Developments</b>					
PUD	Grantland PUD	10-17-1972			Original rezoning resolution of Grantland Ranch to PUD.
		07-01-1987	1987-072	263-159	Amended Grantland PUD zoning.
PUD	Gleneagle at Grantland PUD	03-25-1987	1987-040	258-681	Amended Grantland PUD for Gleneagle PUD
PUD	Grizzly Dens PUD	03-09-2005	2005-029	749-160	-
PUD	Hidden Heights PUD	1979			Density Transfer adopted through subdivision approval (see also Hidden Heights PUD)
PUD	Miller Creek View Addition PUD	01-24-2000	2000-011	607-0475	-
PUD	Taylor Acres PUD	11-07-1996	1996-091	490-261	-
PUD	Osprey Heights PUD	08-10-1995	1995-078	451-571	-

**Table 1 Legacy District List**

TYPE	LEGACY ZONING DISTRICT	DATE OF ADOPTION	RESOLUTION NUMBER	BOOK & PAGE (MICRO)	NOTES
<b>Special Zoning Districts</b>					
SD	Water's Edge Special Zoning District	04-02-2008	2008-052	816-0429	-
SD	JTL-Allen (Mullan Road) Special Zoning District	06-04-2004	2004-080	733-1324	Original rezoning resolution
		09-21-2004	2004-106	740-531	Corrected Resolution
SD	Grove Street (Home Harvest Loop) Special Zoning District	05-25-2004	2004-076	733-3	-
SD	Miller Creek Land Sensitive Zone Special District	03-08-1993	1993-015	375-358	Included a "voluntary" conservation easement with FVLT. A portion of this special district also includes the Evans Ridge Planned Variation.
<b>Rural Zoning Districts</b>					
RZD	Valley West (6.02)	06-04-1980	1980-081	153-1014	Includes Mobile Home Overlay as part of RZD.
RZD	East Butler Creek Foothills (6.05)	02-09-1995	1995-012	435-119	Creation of E. Butler Creek Foothills Districts, Modified (Areas A & B - Circle H)
		08-15-2001	2001-073	666-888	E. Butler Creek Foothills Districts, Modified (Area C -West Point)
		04-06-2005	2005-041	750-388	
RZD	Fort Missoula Historic District (6.06)	08-24-1994	1994-092	423-036	-
RZD	Sawmill Meadows (6.07)	06-12-1996	1996-050	477-425	-



**Table 1 Legacy District List**

TYPE	LEGACY ZONING DISTRICT	DATE OF ADOPTION	RESOLUTION NUMBER	BOOK & PAGE (MICRO)	NOTES
RZD	Missoula Development Park (6.08)	10-31-1996	1996-086	489-1167	Original Rezoning to Missoula Development Park (MDP) (6.08)
		08-11-1999	1999-053	593-0471	Amendment of MDP Zoning Regulations
		03-08-2001	2001-022	643-0673	This the Resolution of Intent to zone Reserve Parcel "B". This area is now in the City.
		11-15-2002	2002-111	693-306	Amendment of MDP Zoning Regulations
		12-01-2005	2005-121	765-942	Established Technology Subdistrict.
		03-13-2008	2008-046	815-159	Amendment of MDP Zoning Regulations
		11-05-2009	2009-161	850-503	Amendment of MDP Zoning Regulations, portion of Reserve "B"
		01-18-2011	2011-004	872-1019	Amendment of MDP Zoning Regulations
		04-26-2011	2011-054	876-1159	Rezone Neighborhood Commercial Subdistrict to Light Industrial Subdistrict
		02-21-2017	2017-021	975-162	Rezone 6170 Butler Cr. Rd. from Light Industrial to Community Commercial Subdistrict
RZD	JTL Wheeler Natural Resource Recovery and Processing District (6.09)	10-06-1998	1998-078	557-1264	Original Rezoning Resolution
		02-14-2012	2012-005	889-1184	Revision to hours of operation
RZD	Primrose Heights (6.10)	04-13-1999	1999-019	579-0172	-
RZD	Target Range West End (6.12)	08-18-2005	2005-079	758-979	-
RZD	North Lolo (6.13)	05-26-2010	2010-066	860-514	-
RZD	Olde Dairy (6.14)	02-23-2016	2016-020	-	Resolution of Intent is recorded at Book 956 Page 477 Micro (#2016-003)
RZD	MT Suds (6.15)	11-12-2019	2019-159	1021-921	
RZD	O'Keefe Ranch (6.16)	03-17-2021	2021-026	1051-921	-

**Table 1 Legacy District List**

TYPE	LEGACY ZONING DISTRICT	DATE OF ADOPTION	RESOLUTION NUMBER	BOOK & PAGE (MICRO)	NOTES
RZD	Waldo-George Cates (6.17)	04-22-2021	2021-064	1054-401	-
<b>Planned Variations</b>					
PV	Cheyenne Lane Planned Variation	06-13-2007	2007-091	799-518	-
PV	Evan's Ridge PV	04-24-1996			Planned Variation allowed lots in this subdivision to exceed length-to-width ratio (see also Milller Creek Land Sensitive Zone SD)
PV	Grantland PV	07-12-1978	1978-104	123-88	Planned Variation to setbacks in the Grantland-Rankin Subdivision/PUD
		1978	-	-	Transferred density (56 dwellings) from 282 acres zoned C-A3 to Grantland-Rankin subdivision. (Also recorded as Special Condition #14)
PV	The Grove (formerly McAfee) Planned Variation	05-18-2000	2000-040	616-1321	-
PV	Hidden Heights PV	08-09-1978	78-122	123-1359	Planned Variation reduced side yard setbacks to 15' (See also Hidden Heights PUD)
PV	Stillwaters on the Clark Fork No. 3 Planned Variation	2005	Not Recorded	None	-



**Table 1 Legacy District List**

TYPE	LEGACY ZONING DISTRICT	DATE OF ADOPTION	RESOLUTION NUMBER	BOOK & PAGE (MICRO)	NOTES
PV	Susan Lane (Renae Court) Planned Variation	02-07-2002	2002-014	676-1240	-
<b>Miscellaneous Legacy Districts</b>					
Misc	Nuclear Free Zone	08-01-1978	1978-117	128-825	This resolution placed the nuclear initiative on ballot and set the stage for establishing the nuclear free zoning regulations (including language such as creating zoning to ban the construction of nuclear facilities). This will remain intact in the unzoned parts of the county; the updated zoning code incorporates these standards in zoned portions of the County.
Misc	Corridor Advertising Zone	08-03-1995	1995-071	448-902	Zoning regulating off-premise signs county-wide in otherwise unzoned areas. This will remain intact in the unzoned parts of the county; the updated zoning code incorporates these standards in zoned portions of the County.
Misc	Fireworks Stands	06-04-1981	1981-85	164-561	This resolution contains fireworks stands regulations that apply countywide and will continue to do so after the adoption of new zoning regulations.
Misc	Cryptocurrency Zoning	03-30-2021	2021-033	1052-894	Permanent county-wide zoning that will apply to the otherwise unzoned parts of the county; the updated zoning code incorporates standards for cryptocurrency mining to replace these regulations on zoned land.

**Table 1 Legacy District List**

TYPE	LEGACY ZONING DISTRICT	DATE OF ADOPTION	RESOLUTION NUMBER	BOOK & PAGE (MICRO)	NOTES
Misc	Airport Influence Area	07-05-1978	1978-96	121-1219	A resolution adopting the Missoula County Johnson-Bell Field Influence Area concerning land use regulations in the vicinity of the airport.
		12-06-1978	1978-187	135-474	Amending prior resolution #78-96
		07-05-1978	1978-96	121-1219	This resolution limits the height of structures and trees and requires soundproofing features in residential structures. (Also recorded as Special Condition #4)

PUD = Planned Unit Development Overlay, adopted through Missoula County Zoning Regulations (MCZR, Resolution #76-113, as amended) Chapter 5

SD = Special Zoning District, stand-alone district

MH = Mobile Home Park Overlay, adopted through MCZR Chapter 5

RZD = Rural Zoning District, adopted through MCZR Chapter 6

PV = Planned Variation, adopted through MCZR Chapter 8

## 14.2 APPENDIX B: SPECIAL CONDITIONS

The following resolutions rezoned properties with conditions of approval attached. While these properties have been rezoned pursuant to these zoning regulations, the conditions of approval contained in each of these resolutions still apply to the subject properties.

**Table 2 Special Conditions**

ZONING/ REZONING	DATE OF ADOPTION	RESOLUTION NUMBER	BOOK & PAGE	NOTES
Town Pump – Bonner	07-11-1995	1995-063	446-602	This is a rezoning to C-C2 that included five conditions of rezoning.
Waldo & Highway 93_ Denbleyker, Lot 1	03-11-2020	2020-024	1027-492	This is a zoning that included a condition recorded as Special Condition #35
Waldo & Highway 93_ Manley, Lot 1	04-24-2025	2025-052	1111-1051	Basements are prohibited and stormwater review must include specific design storm criteria

