

CHAPTER

3



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3.1 PURPOSE

The following building types are established to allow for detailed management of building form within each zoning district. These standards are intended to reinforce and complement the existing scale and character of development valued by the residents of Missoula County. The building type names are not intended to limit uses permitted within the building as established in Chapters 2 and 5. Where ambiguity as to building type arises the Zoning Officer shall determine the building type based on the use proposed, the building type description, and the character of the district. All graphic depictions of building types are for illustrative purposes only.

3.2 BUILDING TYPES ALLOWED BY DISTRICT

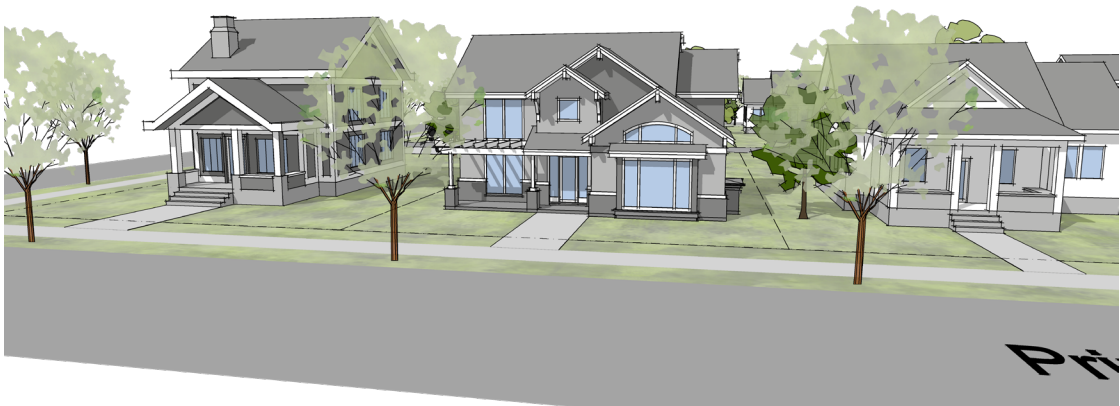
BUILDING TYPE	Table 1 Building Types Allowed By District													
	OPEN LAND AND AGRICULTURAL DISTRICTS					RESIDENTIAL DISTRICTS				MIXED-USE DISTRICTS			INDUSTRY & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM	NR	NC	CC	CEC	ICL	ICH
Detached House	■	■	■	■	■	■	■	■	■	■	■	■	-	-
Cottage	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Duplex	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Duplex, Single Frontage	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Tri-plex	-	-	-	-	-	○	■	■	■	■	■	■	-	-
Quad-plex	-	-	-	-	-	○	■	■	■	■	■	■	-	-
Townhouse	-	-	-	-	-	○	■	■	■	■	■	■	-	-
Multi-plex, Small	-	-	-	-	-	○	○	●	■	■	■	■	-	-
Multi-plex, Large	-	-	-	-	-	-	○	-	■	■	■	■	-	-
Apartment	-	-	-	-	-	-	-	-	■	■	■	■	-	-
Neighborhood Shopfront	-	-	-	-	-	■	■	■	■	■	■	■	-	-
Single-story Shopfront Center	-	-	-	-	-	-	-	-	-	■	■	■	■	-
Mixed-use Shopfront	-	-	-	-	-	-	-	-	■	■	■	■	-	-
General Stand-alone	-	-	-	-	-	-	-	-	-	■	■	■	■	■
Drive-through	-	-	-	-	-	-	-	-	-	■	■	-	■	■
Civic	-	-	-	-	-	■	■	■	■	■	■	■	■	■
Distribution and Storage	-	-	-	-	-	-	-	-	-	-	■	-	■	■
All-Purpose	■	■	■	■	■	■	■	■	■	■	■	■	■	■
KEY	■ - Permitted				"- " Not Permitted				● - Requires permanent affordable housing			○ - Requires either permanent affordable housing or conservation development		

3.3 BUILDING TYPES DEFINED

A) Residential Building Types.

Table 2 Residential Building Types

DETACHED RESIDENTIAL	
TYPE	DESCRIPTION
Detached House	A building type that accommodates one home on an individual parcel with yards on all sides, except where zero lot lines apply. This building type may include manufactured homes and mobile homes. This building type could contain an internal accessory dwelling unit (ADU) in accordance with Section 5.2.B.1.



Cottage	A dwelling typically less than 900 sq. ft. in size and often - but not always: physically separate, self-contained and accessory to another home located on the same parcel. Cottage court developments, tiny homes, manufactured and mobile homes, and accessory dwelling units typically utilize this building type.
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ATTACHED RESIDENTIAL

TYPE	DESCRIPTION
Duplex	A building type that accommodates two homes on an individual lot, separated either horizontally or vertically by a common wall or ceiling and where both homes have street frontage. This building type could also include a twinhouse, with each home on an individual lot.



Duplex, Single Frontage

A building type that accommodates two homes on an individual lot separated horizontally by a vertical common wall where one home is located directly behind the other home so that only the front home has direct street frontage. This building type could also include a twinhouse, with each home on an individual lot.



Townhouse

A building type that accommodates single-household dwellings constructed in a group of three or more attached homes in which each home extends from foundation to roof and having open yard space on at least two sides. Homes are not vertically mixed and must be located on separate lots. Townhomes do not have to meet interior side yard setbacks along lot boundaries where the units are attached.



Tri-plex

A building type that accommodates three homes on an individual lot, both vertically and/or horizontally integrated.

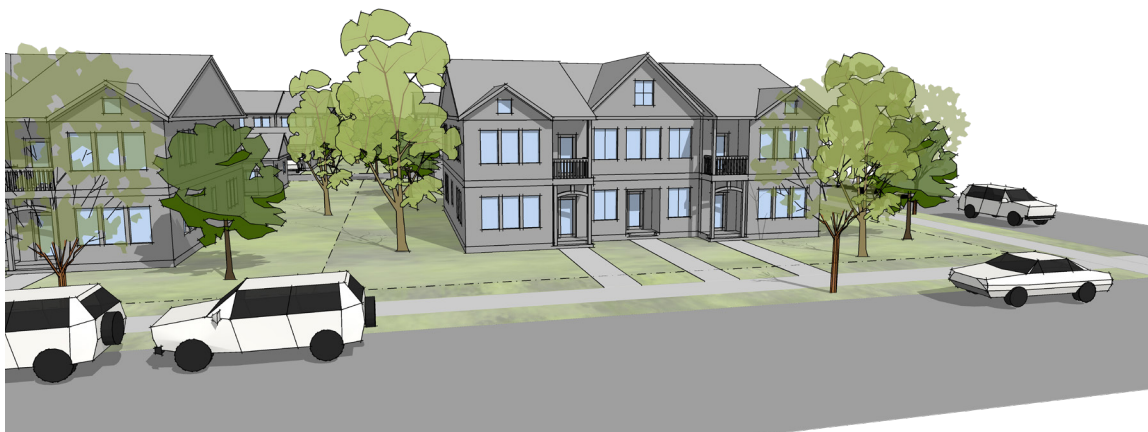


Quad-plex

A building type that accommodates four homes on an individual lot, both vertically and/or horizontally integrated.

**Multi-plex, Small**

A building type that accommodates five to eight homes on an individual lot, both vertically and/or horizontally integrated.

**Multi-plex, Large**

A building type that accommodates nine to 12 homes on an individual lot, both vertically and/or horizontally integrated.



Apartment	A building type that accommodates more than 12 apartment homes on an individual lot, both vertically and/or horizontally integrated.
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B) Commercial, Mixed-Use and Industrial Building Types.

Table 3 Commercial, Mixed-Use, and Industrial Building Types

TYPE	DESCRIPTION
Neighborhood Shopfront	A building type that typically accommodates ground floor retail, office, and/or commercial uses with upper-story residential or office uses at a scale that complements the existing residential character of the area.



**Single-Story
Shopfront Center**

A single-story building type that typically accommodates multiple retail and/or commercial uses and tenants.

**Mixed-Use
Shopfront**

A building type that typically accommodates ground floor retail, office, and/or commercial uses with upper-story residential or office uses at a scale typical of a downtown, historic district or main street.

**General Stand-
Alone**

A building type that accommodates non-residential uses at varying scales dependent on the district in which it is located. Typically (but not exclusively), these buildings are constructed to accommodate a single purpose or use.

**Drive-Through**

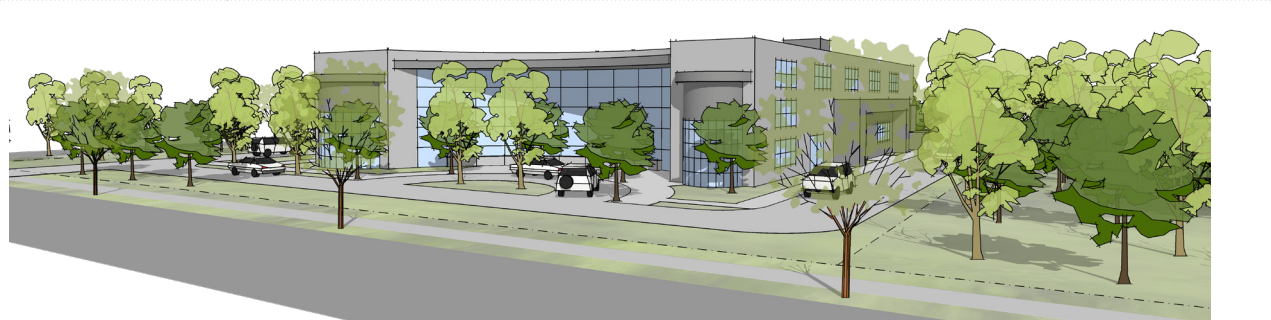
A building type designed to accommodate businesses that can serve either (or both) walk-in or walk-up customers and those who remain in their vehicles.



C) Miscellaneous Building Types.

Table 4 Miscellaneous Building Types

TYPE	DESCRIPTION
Civic	A building type that accommodates civic uses typical of campus environments that may require unique site design considerations such as parking and circulation between buildings, pedestrian connectivity, and a mix of uses as part of its development.



Distribution and Storage	A building type designed to accommodate activities related to distribution and storage through multiple loading and unloading bays (including mini-warehouses).
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All-Purpose	A generic or non-descript building type meant to accommodate atypical principal or accessory structures of varying scales not already described herein, dependent on the purpose of the district in which it is located.
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3.4 BUILDING ELEMENTS

- A) Purpose.** To maintain the consistent character and quality of design of existing neighborhoods and future development by requiring certain treatments for public-facing building facades.
- B) Applicability.** The requirements of this section apply to the following:
1. All buildings in Residential, Mixed-Use, and Industrial districts on parcels adjacent to public or private streets, public or private parks, common areas, trails, pedestrian pathways, or similar public areas.
 - a. For purposes of this section, public or private streets, access roads, public or private parks, common areas, trails, pedestrian pathways, or similar public areas will be referred to as “public areas.”
 2. Only the building facades facing public areas are required to meet the requirements of this section.
 3. The following are exempt from the requirements of this section.
 - a. Manufactured homes
 - b. Mobile homes
 - c. Agricultural buildings except for those associated with a high-impact agricultural use
 - d. General Stand Alone and All-Purpose buildings in the ICL district are exempt from the transparency requirements.
- C) General**
1. If an element is not listed as required, that does not mean it is expressly prohibited.
 2. Where both a porch and stoop are identified, only one element is required.
 3. Where an awning/canopy, front porch, and front stoop is required for multi-plex large and apartments, only one element is required.
 4. Where a forecourt and blank wall articulation is required for multi-plex large and apartments, only one element is required.

Table 5 Building Elements Required

ELEMENT	BUILDING TYPE																	
	Detached Dwelling	Cottage	Duplex	Duplex, Single Frontage	Tri-plex	Quad-plex	Townhouse	Multi-plex, Small	Multi-plex, Large	Apartment	Neighborhood Shopfront	Single-Story Shopfront Center	Mixed-Use Shopfront	General Stand-Alone	Drive-Through	Civic	Distribution and Storage	All-Purpose
Awning/Canopy									■	■	■	■	■	■		■		
Balcony									■	■								
Forecourt									■	■								
Front Porch	■	■	■	■	■	■	■	■	■	■	■	■				■		
Front Stoop	■	■	■	■	■	■	■	■	■	■	■	■				■		
Transparency*											■	■	■	■				
Blank Wall*								■	■	■	■	■	■	■	■	■	■	■
Front-facing																		
Pedestrian Access	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Garage Requirements	■	■	■	■	■	■	■	■	■	■	■						■	■

■ = Required; where there is no symbol, the building element is not required.

* Required amounts of transparency and blank wall articulation are specified in the zoning districts in Chapter 2.

** Mobile and Manufactured homes are not required to have a front porch or stoop.



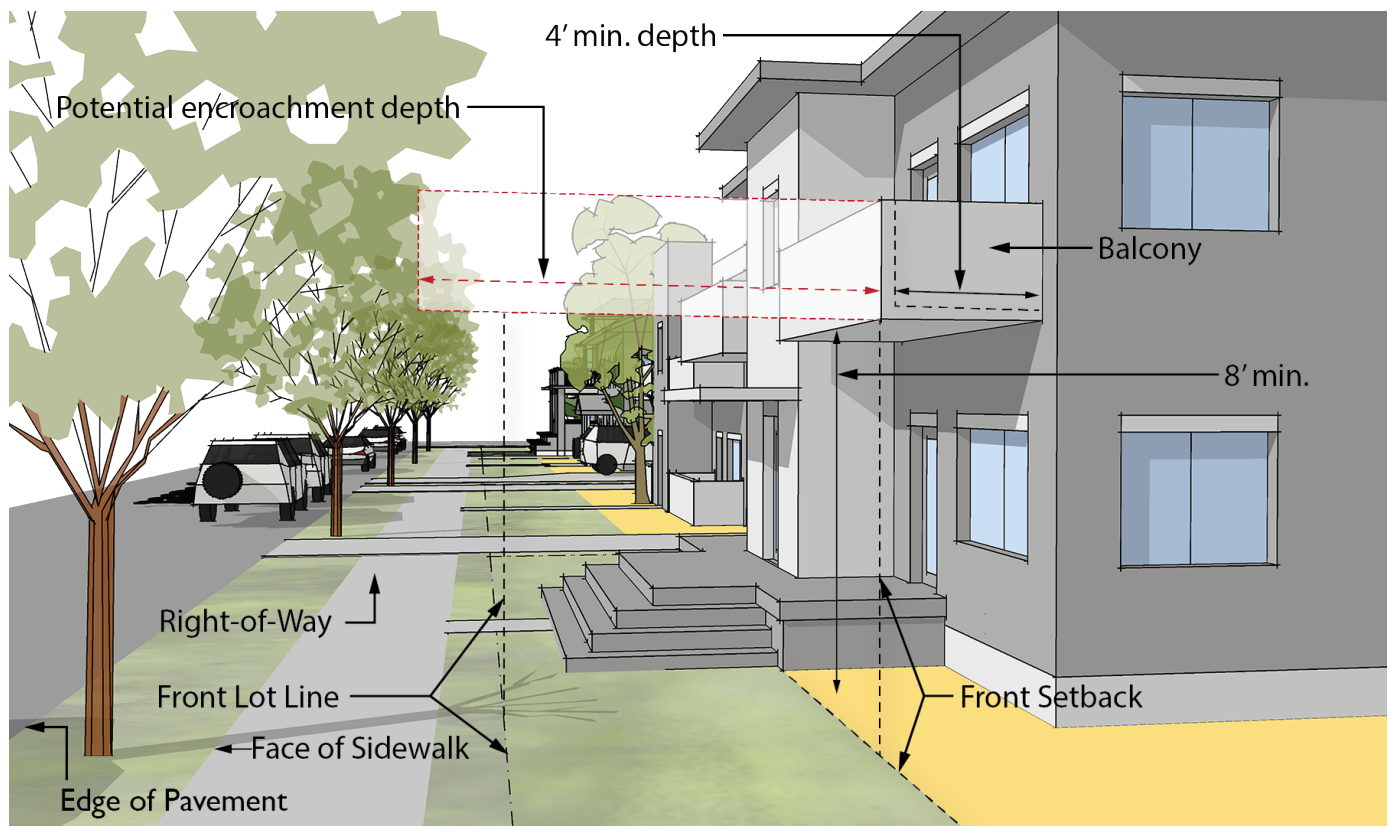
D) Awnings and Canopies.

1. An awning/canopy must have a minimum eight feet of clearance height.
2. An awning/canopy may extend into a front or street-side setback according to the setback exception provisions in Section 4.5.D. "Exceptions Permitted."
3. Where front or street-side setbacks are 5' or less, an awning/canopy on a principal structure in an RM, NR or NC district may encroach into a right-of-way up to a distance of two feet upon securing an encroachment permit.
4. The encroachment must be at least two feet inside the back of curb line, edge of pavement, or from face of sidewalk, whichever results in greater setback.

FIG. 1 Awnings and Canopies

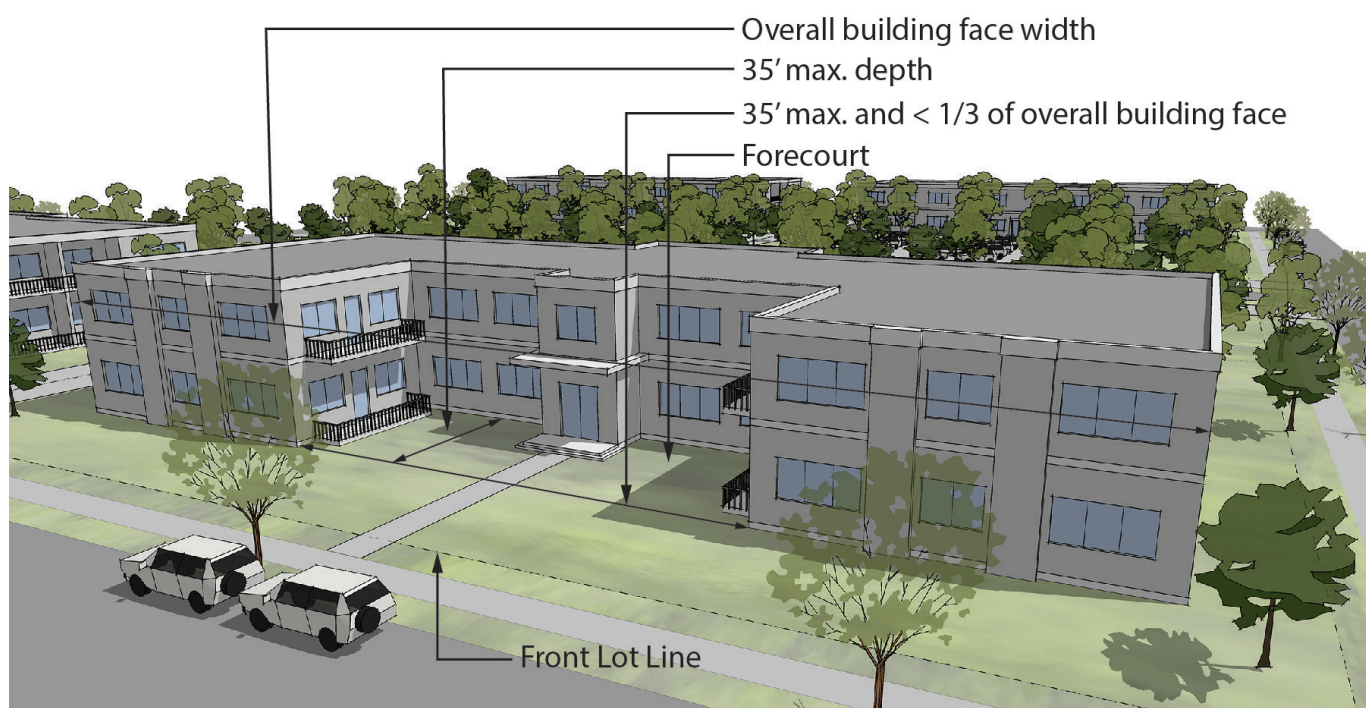
E) Balconies.

1. A balcony must be at least four feet deep, as measured to the interior side of the balcony wall, railing, or screen.
2. A balcony must have a minimum of eight feet of clearance height.
3. A balcony may be covered and screened but cannot be fully enclosed. A minimum of 50 percent of the balcony must remain open-air or screened.
4. A balcony may extend into a front or street-side setback, according to the setback provisions in Section 4.5.D. "Exceptions Permitted."
5. A balcony may encroach into a right-of-way at a distance of one inch of encroachment for every one inch of clear height above eight feet up to a maximum of two feet, upon securing an encroachment permit. The encroachment must be at least two feet inside the back of curb line, edge of pavement, or from face of sidewalk, whichever results in greater setback.

FIG. 2 Balconies

F) Forecourts.

1. A forecourt must be no more than one-third of the length of the building face and in no case longer than 35 feet in width.
2. The depth of the forecourt must not exceed the width. A forecourt may be no more than 35 feet in depth.
3. A forecourt meeting the above requirements is considered part of the building for the purpose of measuring the build-to zone.

FIG. 3 Forecourts

G) Front Porch.

1. A front porch must be at least six feet deep, measured from the interior of the porch wall, railing, or screen (not including the steps).
2. A front porch must be roofed and may be screened.
3. A front porch may extend into a required front or street-side setback, according to the setback provisions in Section 4.5.D. "Exceptions Permitted."
4. A front porch may not encroach into the right-of-way.

FIG. 4 Front porch

H) Stoop.

1. A stoop shall be at least four feet deep, as measured from the building façade (not including steps).
2. A stoop may be covered but shall not be enclosed by walls, screens, or structural elements other than railings.
3. A stoop may extend into a required setback, according to the setback provisions in Section 4.5.D. "Exceptions Permitted."
4. A stoop may not encroach into the right-of-way.

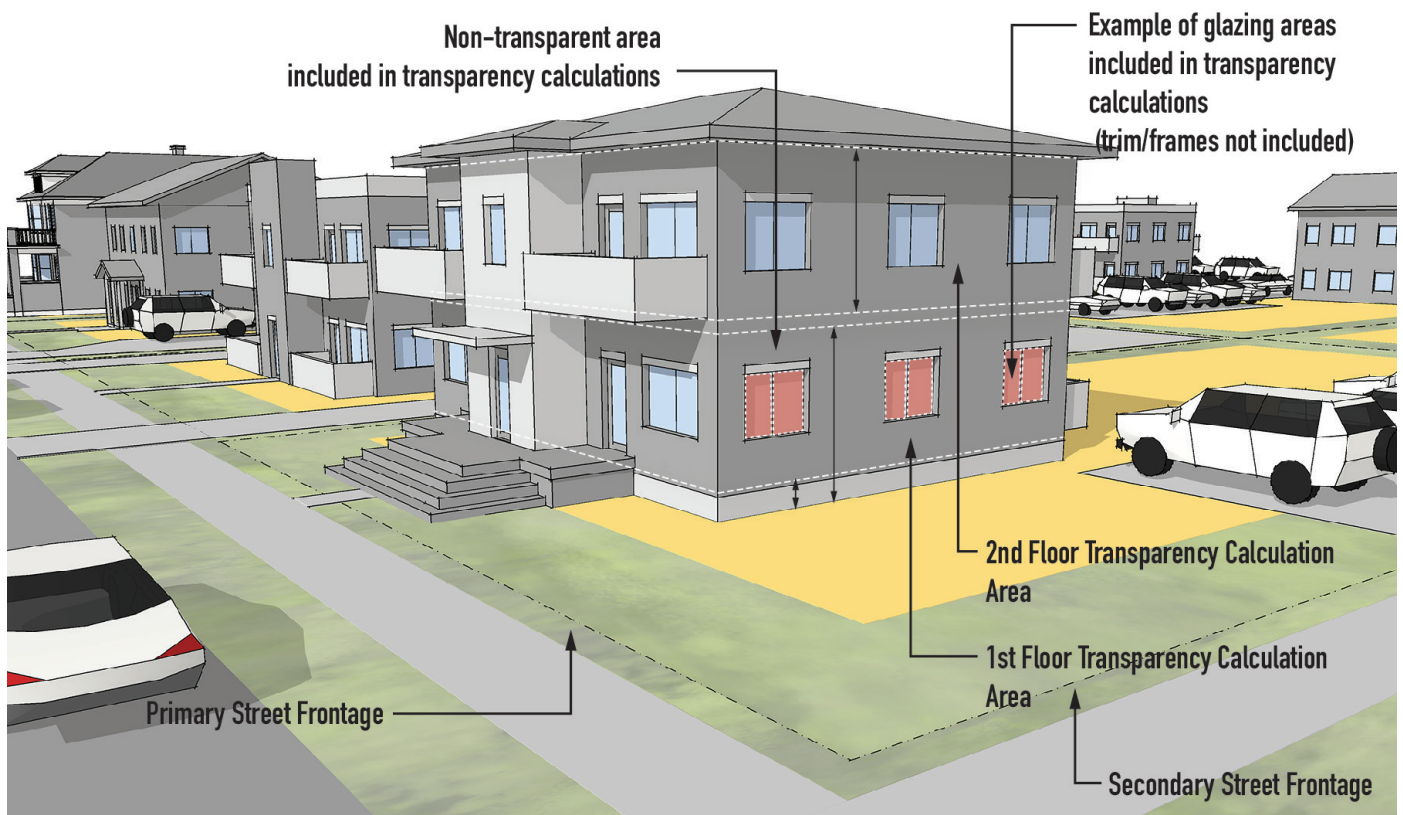
FIG. 5 Stoop



I) Transparency.

1. Transparency applies only to facades facing a primary or secondary street or access drive, whether public or private.
2. Glass is considered transparent where it has a transparency higher than 80 percent and external reflectance of less than 15 percent.
3. Ground story transparency is measured between two and 12 feet above the finished grade.
4. Upper story transparency is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate or base of the parapet wall.
5. In the event that an existing structure does not meet the minimum amount of required transparency in Chapter 2, the amount of existing glazing must be retained.
6. Ordinary maintenance and repair of existing structures shall be exempt from the requirements of this section. Ordinary maintenance does not include replacement, modification, or addition of transparencies.
7. In the event these minimum transparency area requirements conflict with building (energy) code, the building (energy) code governs.

FIG. 6 Transparency



J) Blank Wall Articulation.

1. Blank wall articulation is required on a building facade where a blank wall space exceeds 45 feet in length or 30 feet in height.
2. Articulation meeting the intent of these regulations may include but is not necessarily limited to:
 - a. Windows
 - b. Recessed or projecting entries
 - c. Columns and pilasters
 - d. Decorative design elements (cap, middle, base)
 - e. Modulated rooflines, with at least three or more roof slope planes
 - f. Color or material changes
 - g. Landscaping that is maintained in perpetuity
 - h. Wall plane variations, such as but not limited to projections, recesses, offset wall planes, overhangs, and arcades
 - i. Any combination of the above elements
3. Blank wall articulation requirements apply to facades facing a primary or secondary street and any facades visible from a public or private street, not including alleys, and from any public or private parks, common areas, trails, pedestrian pathways, or similar public-facing areas.

FIG. 7 Blank Wall

K) Front-Facing Pedestrian Access.

1. A clearly-defined, highly-visible, and functional entrance providing both ingress and/or egress, operable to residents or customers at all times of business operation, is required along the primary street frontage or front property line. Additional entrances from side street frontages, alleys, pedestrian areas, or internal parking areas are also permitted.
2. An angled entrance may be provided at either corner of a building along the street, not including an alley, to meet the primary front-facing entrance requirements.

L) Garage Requirements. These standards apply to residential building types in Residential and Mixed-Use districts.

1. On lots less than one acre, the following standards apply to attached garages.
 - a. Street-facing garage doors positioned at or in front of the wall plane of a street-facing building façade shall not comprise more than 50 percent of the total width of the street-facing façade of the building (see Figures 9 and 10).
 - b. Street-facing garage doors recessed behind the wall plane of a street-facing building façade shall not comprise more than 65 percent of the total width of the street-facing façade of the building (see Figures 11, 12 and 13).
2. The following shall apply to all garages whether attached or detached.
 - a. Garage doors shall be set back a minimum of 20 feet from the edge of right-of-way where no sidewalk exists, and in compliance with district setbacks in Chapter 2. Where sidewalk exists, garage doors shall be set back a minimum of 20 feet from the back of sidewalk abutting the street frontage from which the garage is accessed, in compliance with district setbacks in Chapter 2.
 - b. This provision shall not apply to garage doors where the garage is accessed from an alley. (See Figures 8-14)



FIG. 8 Attached Garage Types

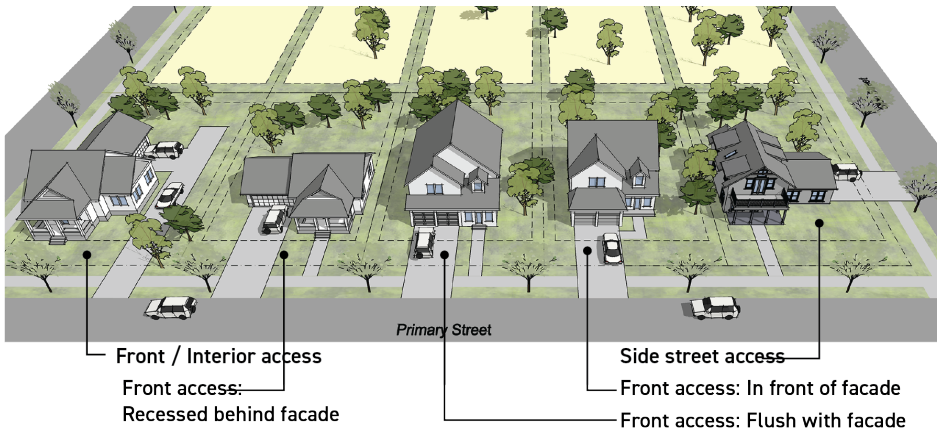


FIG. 9 Side Street Access

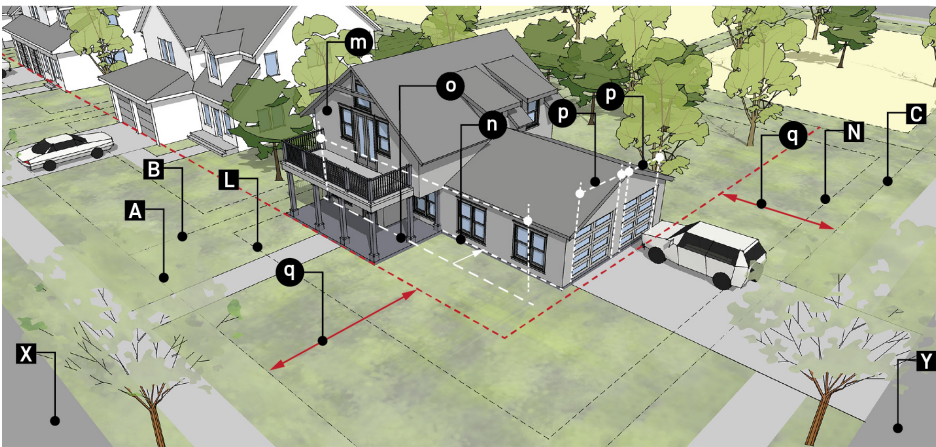


FIG. 10 Front Access: Protruding Garage

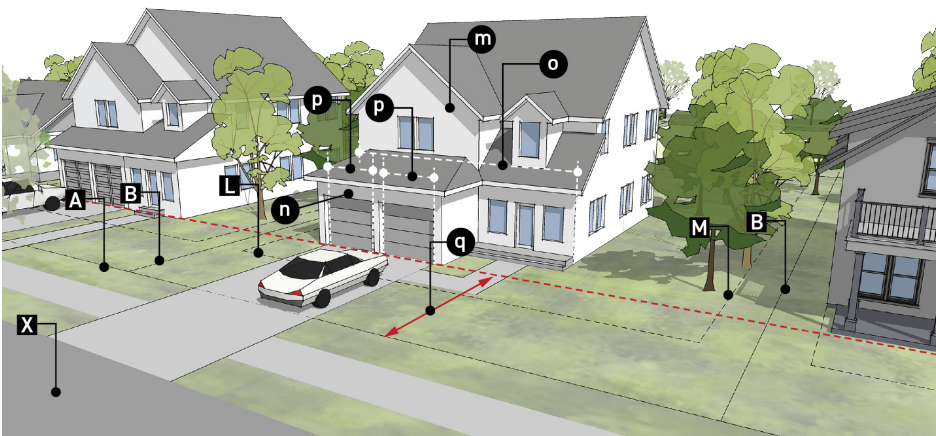


FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E
LOT DIMENSIONS	Lot Area	G
	Lot Width	H
	Lot Depth	J
	Lot Coverage	K
BUILDING PLACEMENT	Front Setback	L
	Side (Interior) Setback	M
	Side (Street) Setback	N
	Rear Setback	P
	Alley Setback	Q
	Front Build-to-Zone	R
	Side (Street) Build-to-Zone	S
	% Front Facade required in BTZ	T
	% Street-Facing Facade required in BTZ	U
BLDG. FORM	Height (Principal building)	V
	Stories (Principal building)	V
	Height (Accessory structure)	W
VEHICULAR ACCESS	Primary Street	X
	Secondary Street	Y
	Alley	Z
	Shared Drive	a
BUILDING PLANES AND GARAGE PLACEMENT	Street-facing facade plane	m
	Garage door / garage plane	n
	Street-facing facade length	o
	Garage door(s) length	p
	Street-facing garage door setback	q
	Alley garage setback (deep)	r
	Alley garage build-to-zone (shallow)	s

FIG. 11 Front Access: Flush with Facade

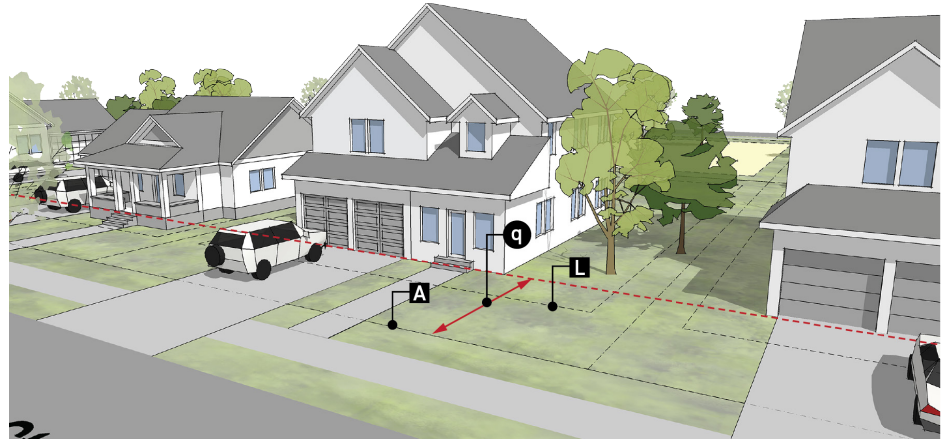


FIG. 12 Front Access: Recessed Garage

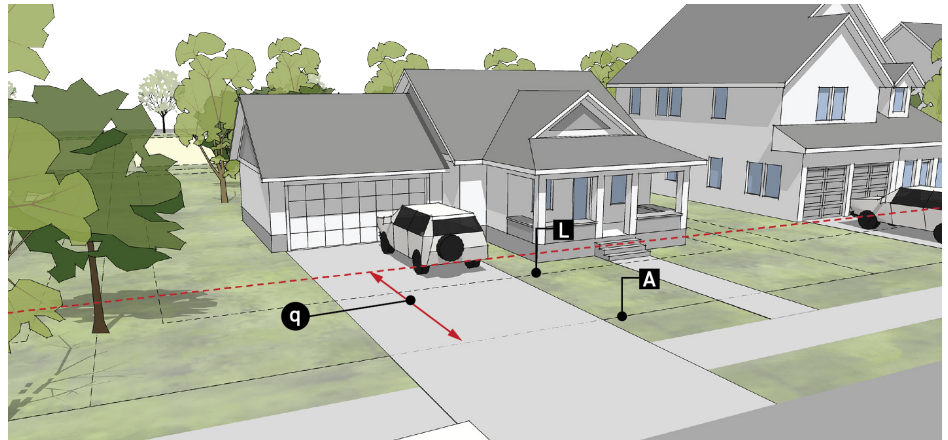


FIG. 13 Front / Interior Access

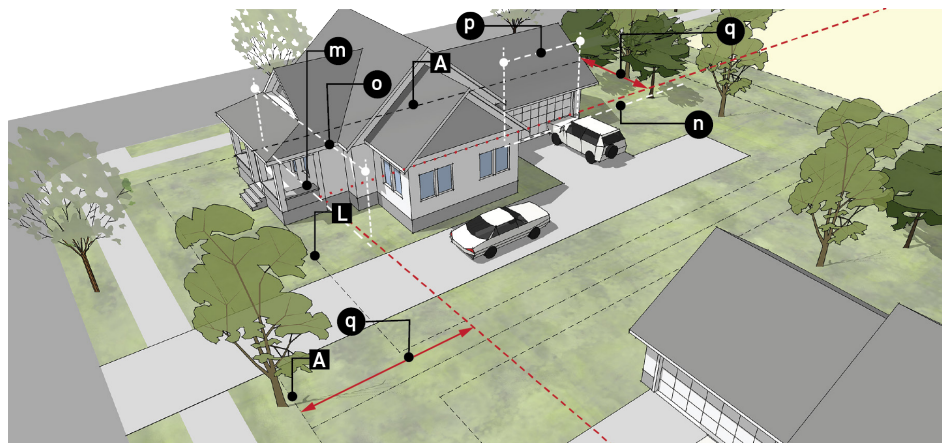


FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E
LOT DIMENSIONS	Lot Area	G
	Lot Width	H
	Lot Depth	J
	Lot Coverage	K
BUILDING PLACEMENT	Front Setback	L
	Side (Interior) Setback	M
	Side (Street) Setback	N
	Rear Setback	P
	Alley Setback	Q
	Front Build-to-Zone	R
	Side (Street) Build-to-Zone	S
	% Front Facade required in BTZ	T
BLDG. FORM	Height (Principal building)	V
	Stories (Principal building)	V
	Height (Accessory structure)	W
VEHICULAR ACCESS	Primary Street	X
	Secondary Street	Y
	Alley	Z
	Shared Drive	a
BUILDING PLANES AND GARAGE PLACEMENT	Street-facing facade plane	m
	Garage door / garage plane	n
	Street-facing facade length	o
	Garage door(s) length	p
	Street-facing garage door setback	q
	Alley garage setback (deep)	r
	Alley garage build-to-zone (shallow)	s





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