

## 2.4 PERMITTED USES BY DISTRICT

- A) Use Groups.** These zoning regulations classify land uses into the four major use groupings based on common functional, product, or physical characteristics including the type and amount of activity, the number of customers or residents, how goods or services are sold or delivered, and physical site conditions necessary to render services.
- B) Principal Uses.** Allowed uses by district are listed in Section 2.4.G., Table 5. "Table of Uses."
- C) Accessory Uses.** Accessory uses that are clearly incidental, customarily found with and subordinate to a Principal use are permitted in conjunction with a permitted principal use, in accordance with Section 5.3. "Accessory Uses and Structures."
- D) Temporary Uses.** Temporary uses are permitted, as set forth in Section 5.27. "Temporary Uses and Structures."
- E) Uses Defined.** The uses listed in Table 5, in Section 2.4.G. are either defined in Chapter 13 or derived using the North American Industrial Classification System (NAICS), the Land-Based Classification Standards (LBCS) published by the American Planning Association (APA), or in other resources cross-referenced in these regulations.
- F) Key to Use Table.**
1. Permitted uses. Uses identified with a "■" are permitted by right in the subject district, either as a principal use or accessory use, and must comply with all applicable design and development standards subject to issuance of a Zoning Compliance Permit.
  2. Special exceptions. Uses identified with a "□" may be permitted in the subject district, either as a principal use or accessory use, if reviewed and approved in accordance with the special exception review procedures found in Chapter 11 and must comply with all applicable design and development standards subject to issuance of a Zoning Compliance Permit.
  3. Prohibited uses. Uses identified with a "-" are expressly prohibited in the subject district.
  4. Uses identified with a "●" are permitted only as accessory to a residential use in Live/Make (LM). All other uses are as indicated in the table.
  5. Uses identified with a "○" are special exception only as accessory to a residential use in Live/Make (LM). All other uses are as indicated in the table.

G) Table of Uses.

**Table 5 Table of Uses by Zoning District**

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Administrative facility	■	■	■	■	■	□	■	□	■	■	■	■	■
Agriculture	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Agriculture, high-intensity	□	■	■	□	-	-	-	-	-	-	-	-	□	■
Agricultural-related business	-	■	■	■	■	■	■	■	■	■	■	■	■	■
Airports, helipads, and related facilities	-	-	□	-	-	-	-	-	-	-	□	□	□	■
Animal services, large	-	■	■	■	□	-	-	-	-	-	-	-	□	-
Animal services, small	-	■	■	■	□	-	-	○	■	■	■	□	■	-
Animal shelter or boarding kennel	-	■	■	□	□	-	-	-	-	□	■	-	□	-
Business equipment sales and services	-	-	-	-	-	-	-	○	-	□	■	□	■	-
Campground	■	■	■	□	-	-	-	-	-	-	-	-	-	-
Cannabis, dispensary	-	-	-	-	-	-	-	-	-	□	■	-	-	-
Casinos and gaming establishments	-	-	-	-	-	-	-	-	-	□	■	-	-	-
College/university	-	-	-	-	-	-	-	-	-	□	■	■	-	-
Community residential facility (8 or fewer residents)	■	■	■	■	■	■	■	■	■	■	■	■	-	-

\*Authorized commercial and industrial uses in this district (LM) must be accessory to a residential use.

\*\*Commercial uses in these districts must be accessory to an approved primary industrial use.

\*\*\* Required for commercial buildings of 30,000 square feet or greater.



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	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Community residential facility (9+ residents)	-	-	-	-	□	□	■	□	-	■	■	□	-
Construction Sales and Service	-	-	-	-	-	-	-	-	-	-	■	■	■	■
Cottage Court Development	-	-	-	-	□	■	■	■	-	■	■	-	-	-
Cryptocurrency mining	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Cultural service	-	-	-	-	-	□	□	□	-	■	■	■	-	-
Daycare home	■	■	■	■	■	■	■	■	■	■	■	■	-	-
Daycare center	-	-	-	□	□	□	□	□	-	■	■	■	-	-
Dwelling, accessory unit	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, single home	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, two homes	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, multiple homes	-	-	-	-	-	□	■	■	■	■	■	■	-	-
Eating and drinking establishments	-	-	-	-	-	□	■	○	■	■	■	■	-	-
Enterprise commercial***	-	-	-	-	-	-	-	-	-	-	■	□	-	-
Entertainment venues, small	-	-	-	-	-	-	□	-	■	■	■	■	-	-
Entertainment venues, medium	-	-	-	-	-	-	-	-	□	■	■	□	■	-
Entertainment venues, large	-	-	-	-	-	-	-	-	-	□	■	□	■	-
Financial services	-	-	-	-	-	□	□	-	■	■	■	■	-	-
Food and beverage sales	-	-	-	-	-	□	■	●	■	■	■	■	-	-

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	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Funeral and interment services, cemetery	-	■	■	■	■	□	-	-	-	-	-	■	-
Funeral and interment services, crematorium	-	-	-	-	-	-	-	-	-	-	□	-	□	■
Funeral and interment services, funeral home/mortuary	-	-	□	□	■	■	■	■	■	■	■	□	-	-
Galleries and exhibition space	-	-	-	-	-	□	■	●	■	■	■	■	-	-
Gasoline and fuel sales	-	-	-	-	-	-	-	-	□	■	■	-	□	□
Guest ranch, outfitting, or guide facility	-	■	■	□	□	□	-	-	-	-	-	-	-	-
Home occupation	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Homeless shelter & meal center	-	-	-	-	-	-	□	-	□	■	■	□	-	-
Hospital	-	-	-	-	-	-	-	-	-	□	■	■	-	-
Industrial Lands Flex Space	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Junk and salvage yard	-	-	-	-	-	-	-	-	-	-	-	-	□	■
Lodging, bed & breakfast	-	-	□	■	■	■	■	●	■	■	■	-	-	-
Lodging, hostel	-	-	-	-	-	-	□	□	■	■	■	-	-	-
Lodging, hotel & motel	-	-	-	-	-	-	-	-	□	■	■	-	-	-
Lodging, tourist home	-	■	■	■	■	■	■	■	■	■	■	-	-	-
Maintenance services	-	-	-	-	-	-	-	○	-	□	■	□	■	-



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LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Manufacturing and production, agricultural	-	■	■	□	-	-	-	-	-	-	-	-	■
Manufacturing and production, artisan	-	■	■	■	■	□	-	●	-	-	■	■	■	-
Manufacturing and production, limited	-	-	-	-	-	-	-	●	-	-	■	■	■	■
Manufacturing and production, general	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Manufacturing and production, intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	■
Medical facility, walk-in clinic	-	-	-	-	-	□	■	□	■	■	■	■	■	-
Microbreweries, wineries, and microdistilleries	-	-	□	□	□	□	□	○	■	■	■	-	■	-
Mini-warehouse	-	-	-	-	-	-	-	-	-	-	□	-	■	■
Mobile food court	-	-	-	-	-	-	-	-	-	■	■	■	-	-
Mobile home park	-	-	-	-	□	■	■	■	■	■	■	-	-	-
Nuclear facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursing home/skilled nursing facility	-	-	-	-	□	□	□	□	■	■	■	■	-	-
Open space	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Park, public or private	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Parking structure	-	-	-	-	-	-	-	-	□	□	■	■	□	□
Personal improvement service	-	-	-	-	-	□	□	●	■	■	■	□	-	-

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	Pre-school	-	-	□	■	■	■	■	■	■	■	■	■	-
Pre-school center	-	-	-	□	□	□	□	□	■	■	■	■	-	-
Professional office	-	-	-	-	-	□	■	○	■	■	■	■	■	-
Public safety service facility	□	□	■	■	■	■	■	■	■	■	■	■	■	■
Recreation, active	-	□	■	■	■	■	■	■	■	■	■	■	■	□
Recreation, commercial (indoor)	-	-	-	-	-	-	-	-	-	■	■	-	□	-
Recreation, commercial (outdoor)	-	-	-	-	-	-	-	-	-	-	■	-	□	-
Recreation, developed outdoor	■	-	■	■	■	-	-	-	-	-	-	-	-	-
Recreation, passive	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Recreational vehicle park	-	-	□	□	-	-	-	-	-	-	■	-	-	-
Recycling service	-	-	□	□	-	-	-	-	-	-	-	□	■	■
Religious assembly	-	-	□	□	□	■	■	■	■	■	■	■	-	-
Research, cooperative learning and training facilities	□	□	□	□	□	□	□	□	-	-	-	■	■	-
Resource extraction	□	□	□	-	-	-	-	-	-	-	-	-	□	■
Retail sales and service	-	-	-	-	-	-	□	○	■	■	■	-	-	-
School	-	-	-	□	■	■	■	■	■	■	■	■	□	-



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	Secondary Value-Adding Industry	-	-	-	-	-	-	-	-	-	-	-	-	■
Social service facility	-	-	-	-	-	□	□	-	■	■	■	■	-	-
Solar energy system, ground-mounted, small	□	■	■	■	■	■	■	■	■	■	■	■	■	■
Solar energy system, ground-mounted, medium	-	■	■	□	□	□	□	□	■	■	■	■	■	■
Solar energy system, ground-mounted, large	-	■	■	-	-	-	-	-	-	-	□	□	■	■
Solar energy system, roof-mounted	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Storage, open-air	-	-	-	-	-	-	-	-	-	-	□	-	■	■
Tiny home development	-	-	-	-	□	■	■	■	■	■	■	-	-	-
Travel plaza	-	-	-	-	-	-	-	-	-	-	■	-	□	-
Utility services – minor	□	■	■	■	■	■	■	■	■	■	■	■	■	■
Utility services - major	-	□	□	□	-	-	-	-	-	-	■	■	■	■
Vehicle and small engine maintenance and repair	-	-	□	-	-	-	-	O	-	■	■	-	■	■
Vehicle sales and storage	-	-	-	-	-	-	-	-	-	-	■	-	■	■

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	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
Warehousing, wholesaling, and freight movement	-	-	-	-	-	-	-	-	-	-	□	-	■	■
Waste facilities, landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	■
Waste facilities, transfer station	-	-	-	-	-	-	-	-	-	-	-	-	■	■

**H) Interpretation of Uses Not Clearly Defined.** Where a use is not specifically listed, its status shall be determined by the Zoning Officer by evaluating the use against those similar in purpose, function, character, and effect to determine its appropriateness based on the overall intent of the district. A formal request shall be submitted for interpretation, and the Zoning Officer’s final determination shall be made in writing and kept on file in the Planning, Development and Sustainability Department office as a record of the interpretation.

**2.5 OVERLAY DISTRICTS**

**A) Purpose.** The purpose of this section is to provide standards that address special situations where additional standards are necessary in addition to those within the underlying zoning district and other provisions of these regulations. Overlay districts are typically created to address provisions of state law, or unique or special features or circumstances identified in a plan or policy adopted by Missoula County.

**B) Target Range Overlay.**

- 1. Intent.** The Target Range Overlay is designed to implement the provisions in the Target Range Neighborhood Plan by recognizing the existence of rural areas that will come under pressure for residential development. This overlay zone provides for transitional low density residential uses between urbanized areas and agricultural uses; it also provides a zone that may be used to meet residential needs while limiting density to recognize environmental concerns. Land use tools, as defined in Section 2.8 of the Target Range Neighborhood Plan (2010), are encouraged to be used to preserve the resources considered “at risk” in the plan. Those resources are identified as: surface waters, the Missoula aquifer, agricultural soils, riparian areas, wildlife habitat, open space and viewsheds. The total number of dwellings allowed by zoning on a parcel does not change with the use of land use tools (no density bonus or reduction).
- 2. Applicability.** The Target Range Overlay is applicable to any zoning district within the boundaries of the Target Range Neighborhood Plan except for Legacy Districts.



The standards set within this section are in addition to the standards described in the underlying zoning district. When a standard in this section differs from the underlying district, the standard in this section applies.

3. **General standards.**

- a. For new subdivisions the clustering of lots, when proposed to protect "at risk" resources identified in Section 2.5.B.1. "Intent", is permitted. When lots are clustered, the minimum lot sizes and building placement requirements in the underlying district are not applicable. The maximum homes per acre still apply.
- b. Additional density permitted in Section 9.3 "Conservation Design Development" and Section 9.11 "Development Incentives and Bonuses" is not allowed within the Target Range Overlay area.
- c. **Setbacks.** The setbacks in the Target Range Overlay are as follows and apply only to primary structures:
  - i. Front – 25 feet
  - ii. Side (interior) – 15 feet
  - iii. Side (street) – 15 feet
  - iv. Rear – 25 feet
- d. **Building height.** The maximum building height in the Target Range Overlay is as follows:
  - i. 30 feet.

4. **Permitted uses.**

- a. Uses as allowed in the underlying district in Section 2.4.G., Table 5: Table of Uses by Zoning District, apply with the following exceptions that are prohibited in this overlay district:
  - i. Animal services, large
  - ii. Animal services, small
  - iii. Animal shelter or boarding kennel
  - iv. Funeral and Interment Services, cemetery
  - v. Funeral and Interment Services, funeral home/mortuary
  - vi. Guest Ranch, outfitting, or guide facility

5. **Procedures.**

- a. Variances can have an effect on the community welfare beyond adjoining property owners. For that reason, in addition to the public notice procedure specified in Chapter 11, the Target Range Homeowner's Association shall be notified by first class mail at least fifteen (15) days prior to the public hearing for a variance request.

It is the responsibility of the Target Range Homeowner's Association to keep the Planning Office informed of the current address for the Association.

