

# 1221 S. HIGGINS AVE

## MISSOULA. MT 59801

\$24.00 Per Square Foot/Year  
NNN: \$6.87 Per Square Foot/Year



## DETAILED INFORMATION PACKET

JULIE GARDNER AND  
PETER LAMBROS  
406-532-9233  
[JULIEGARDNERPROPERTIES.COM](http://JULIEGARDNERPROPERTIES.COM)

# MEET OUR TEAM



## INTRODUCTION

Peter Lambros has worked in Commercial Real Estate for over 25 years. With experience in development, leasing, and sales, his depth and breadth of knowledge informs every negotiation he enters, while years working next to his father and uncle inform his commitment to integrity and professionalism. Julie Gardner transitioned from practicing real estate law to join Peter in 2016. With Julie's background and experience, the team is uniquely positioned to offer their clients the most comprehensive real estate advising available. Additionally, Karly Golden, CPA, provides invaluable analysis for the team's clients, and Lauren Crandall, Realtor®, works tirelessly to see that every detail of each transaction is handled in a timely and professional manner.

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1221 S. HIGGINS AVE  
MISSOULA. MT 59801

## PROPERTY INFORMATION

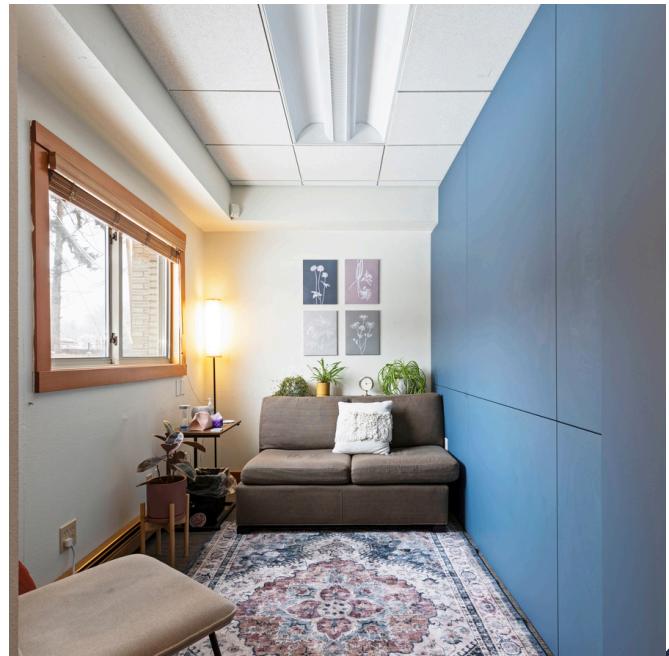
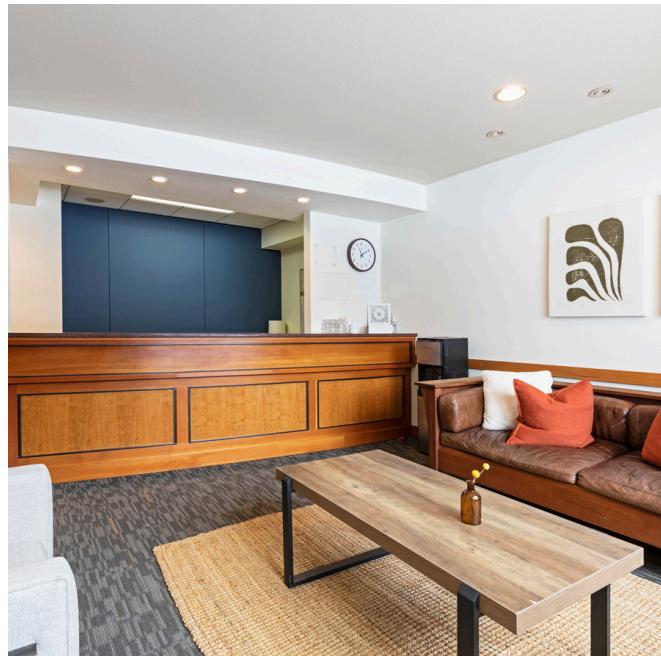
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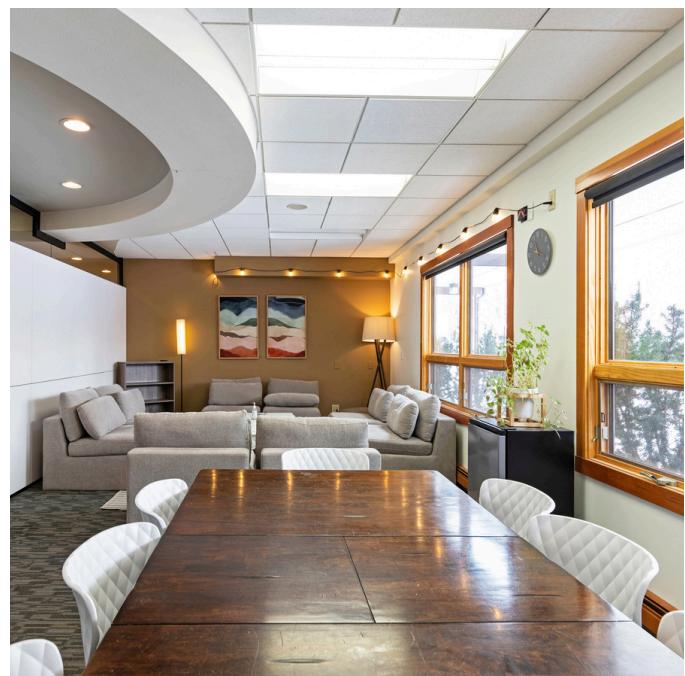
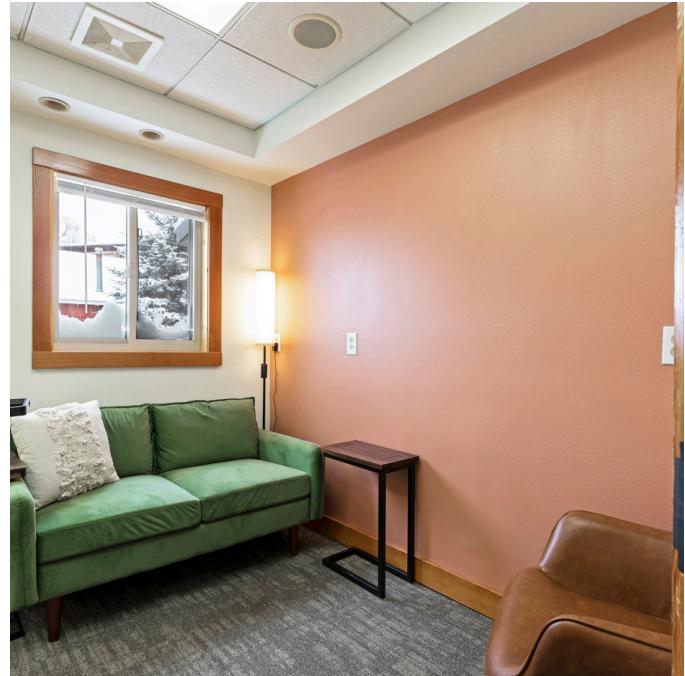
# PROPERTY INFORMATION



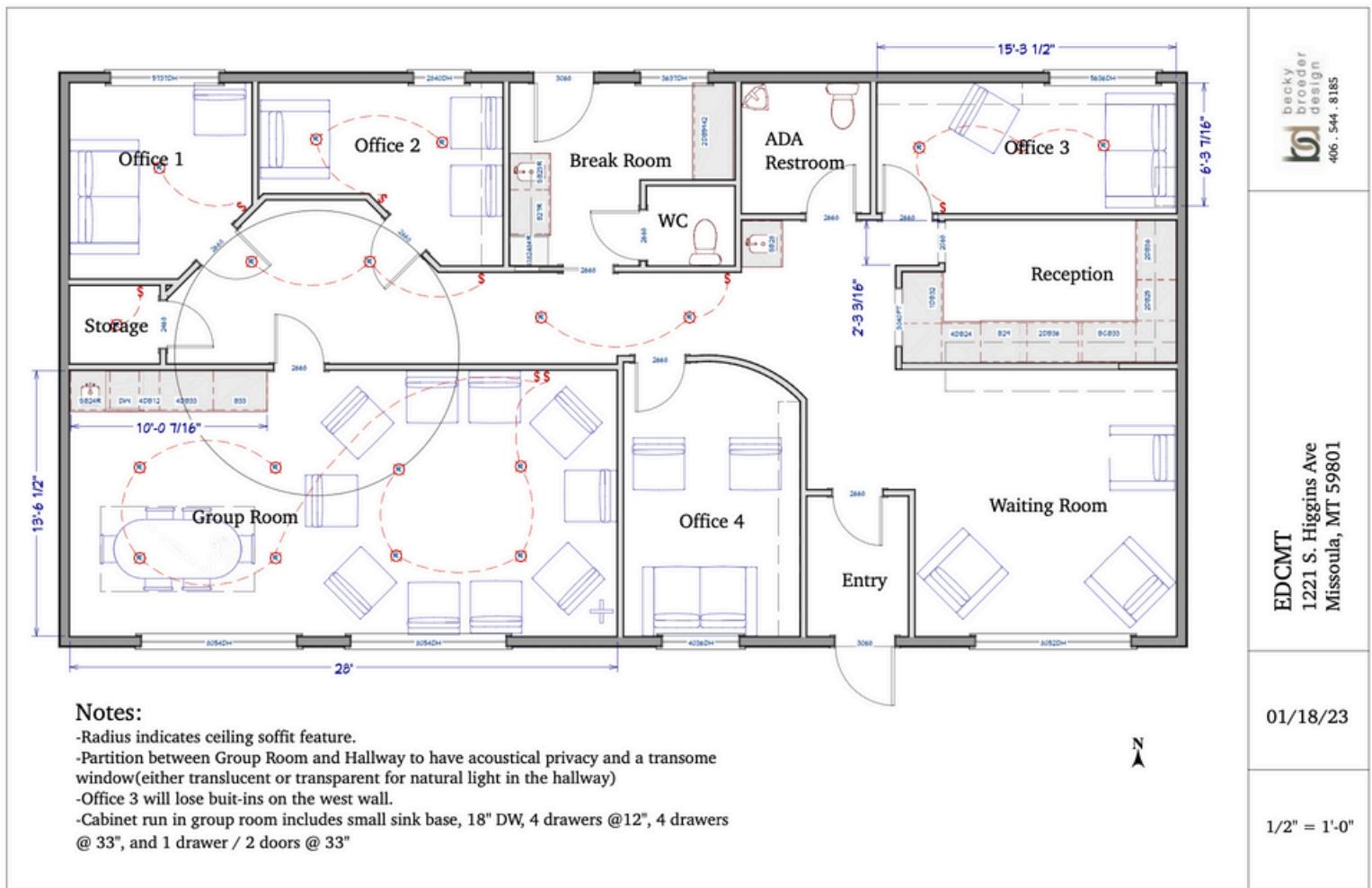
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# FLOOR PLAN



# BUILDING ECONOMICS

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## 1221 S. HIGGINS AVENUE

## 2025 BUILDING ECONOMICS

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Insurance	\$	0.55
Maintenance	\$	0.35
Property Management	\$	0.79
Taxes	\$	3.57
Utilities	\$	1.61

Gas, water, sewer included in NNN's.

Tenant is responsible for separately metered electric, internet, telephone and interior janitorial services.

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Total:	\$	6.87
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1221 S. HIGGINS AVE  
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**CAMA**

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**JULIE GARDNER AND  
PETER LAMBROS  
406-532-9233  
JULIEGARDNERPROPERTIES.COM**

# Cadastral Property Report

Tax Year: 2025

Scale: 1:1724.49 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 04-2200-28-1-19-01-0000

Assessment Code: 0000209808

**Primary Owner:**

TWIN CRANES DENTAL ARTS LLC  
1227 S HIGGINS AVE  
MISSOULA, MT 59801-4140

Note: See Owners section for all owners

**Property Address:**

1221 S HIGGINS AVE  
MISSOULA, MT 59801

Certificate of Survey:

Legal Description: SOUTH MISSOULA, S28, T13 N, R19 W, BLOCK 9, FRAC OF LOTS 13 - 15, FRAC OF 16 - 18

Last Modified: 1/18/2025 11:15:47 AM

### General Property Information

Neighborhood: 204.810

Property Type: Improved Property

Living Units: 4

Levy District: 04-0583-1-1

Zoning:

Ownership: 100

LinkedProperty: No linked properties exist for this property

Exemptions: No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

### Property Factors

Topography: n/a

Fronting: n/a

Utilities: n/a

Parking Type: n/a

Access: n/a

Parking Quantity: n/a

Location: n/a

Parking Proximity: n/a



# Cadastral Property Report

Tax Year: 2025

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.296	0

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/30/2016	971	590	11/30/2016		Warranty Deed
10/30/2014	937	956	12/10/2014		Beneficiary Deed
10/30/2014	940	872	2/18/2015		Beneficiary Deed

## Owners

### Party #1

Default Information:	TWIN CRANES DENTAL ARTS LLC 1227 S HIGGINS AVE MISSOULA, MT 59801-4140
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	12/15/2016 10:2:8 AM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	485860	1046060	1531920	COST
2023	485860	1046060	1531920	COST
2022	752353	746247	1498600	INCOME

## Market Land

# Cadastral Property Report

Tax Year: 2025

## Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 12872	Acres: n/a
Class Code: 2207	Value: n/a

## Dwellings

No dwellings exist for this parcel

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 1981
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

#### Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 2500	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

### Commercial Summary

Building Number	Building Name	Structure Type	Units	Year Built
<b>Existing Building #1</b>				

#### General Building Information

Building Number: 1	Building Name: Twin Cranes Dental
Structure Type: 319 - Mixed Res/Com (build as com)	Units/Building: 5
Identical Units: 1	Grade: A
Year Built: 1953	Year Remodeled: 2001
Class Code: 3507	Effective Year: 2000

Percent Complete: n/a

#### Interior/Exterior Data #1

Level From: 02 Level To: 02

#### Interior/Exterior Data #2

Level From: 02 Level To: 02

#### Interior/Exterior Data #3

Level From: B1 Level To: B1

#### Interior/Exterior Data #4

Level From: 01 Level To: 01

#### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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# Cadastral Property Report

Tax Year: 2025

## Ag/Forest Land

No ag/forest land exists for this parcel

## Easements

No easements exist for this parcel

## Disclaimer

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1221 S. HIGGINS AVE  
MISSOULA. MT 59801

## TAXES

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**JULIEGARDNERPROPERTIES.COM**



# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

 [New Search](#) [History](#) [Payoff](#) [PayTaxes](#) [Help](#)**Parcel Number:** 209808**Status:** Current**Receipt:** 17245**2024 Owner(s):**  
TWIN CRANES DENTAL ARTS LLC**Mailing Address:**  
1227 S HIGGINS AVE  
MISSOULA, MT 598014140 [Tax Comparison](#)**2024 Value:****Market:** \$1,531,920  
**Taxable:** \$28,954**2024 Taxes:** [View Pie Charts](#)**First Half:** \$13,601.73 **Due:** 12/2/2024  
**Second Half:** \$13,565.76 **Due:** 6/2/2025  
**Total:** \$27,167.49 [Show Current Tax Bill](#) [Detail](#)**2024 Payments:****First Half:** \$13,601.73  
**Second Half:** \$0.00  
**Total:** \$13,601.73

(May include penalty &amp; interest)

**2024 Legal Records:****Geo Code:** 04-2200-28-1-19-01-0000 **Deed Book:** 971 **Page:** 590 **Date:** 2016-11-30**Property address:** 1221 S HIGGINS AVE, MISSOULA MT 59801**Subdivision:** (SMS) SOUTH MISSOULA **Block:** 9**TRS:** T13 N, R19 W, Sec. 28**Legal:** SOUTH MISSOULA, S28, T13 N, R19 W,  
BLOCK 9, FRAC OF LOTS 13 - 15, FRAC OF  
16 - 18**Acres:** 0.30**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 01/29/2025 02:00 PM.

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Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.



# Missoula COUNTY

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**Parcel Number:** 209808

**Status:** Current

**Type:** RE

**Owner:** TWIN CRANES DENTAL ARTS LLC

**Value Breakdown:**

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2024	209808	2207	Commercial City/Town Lots	\$485,860	\$9,183
2024	209808	3507	Improvements on Commercial City/Town Lots	\$1,046,060	\$19,771

**Current Market Value: \$1,531,920**

**Current Taxable Value: \$28,954**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 01/29/2025 02:00 PM.

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# Missoula COUNTY

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<b>Tax Year:</b> 2024 <b>Parcel Number:</b> 209808			
<b>Status:</b> Current			
<b>Type:</b> RE			
<b>Owner:</b> TWIN CRANES DENTAL ARTS LLC			

## 2024 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
17245	City	CPRK CITY PARK DIST.	\$679.50	\$679.50
17245	City	CRD CITY ROAD DIST.	\$691.00	\$691.00
17245	City	CITY OF MSLA GEN FUND	\$3,506.91	\$3,506.91
17245	County	COMMUNITY & PLANNING SVC	\$56.89	\$56.89
17245	County	COMMUNITY ASSISTANCE FUND	\$33.73	\$33.73
17245	County	COUNTY COMMUNITY DAYCARE	\$2.75	\$2.75
17245	County	DETENTION CENTER	\$418.39	\$418.38
17245	County	DISTRICT COURT	\$27.36	\$27.36
17245	County	ELECTIONS CENTER	\$22.00	\$22.00
17245	County	COUNTY EXTENSION SERVICE	\$21.14	\$21.14
17245	County	COUNTY FAIR	\$27.36	\$27.36
17245	County	COUNTY GENERAL FUND	\$643.79	\$643.79
17245	County	GRANTS AND COMMUNITY SERVICES	\$31.13	\$31.13
17245	County	JUDGEMENT LEVY 2019	\$10.57	\$10.57
17245	County	JUDGEMENT LEVY 2022	\$32.14	\$32.14
17245	County	COUNTY LIBRARY	\$129.28	\$129.28
17245	County	LIBRARY GO BONDS	\$83.10	\$83.10
17245	County	LTGO 2017 BONDS	\$8.54	\$8.54
17245	County	COUNTY MENTAL HEALTH TREAT.	\$4.49	\$4.49
17245	County	FT MSLA PARKS OPEN SPACE	\$108.87	\$108.86
17245	County	ROSP COUNTY OPEN SPACE	\$15.64	\$15.63
17245	County	CO. SUBSTANCE ABUSE PREVENT	\$14.91	\$14.91
17245	County	COUNTY TECH FUND	\$61.67	\$61.67
17245	County	COUNTY HISTORICAL MUSEUM	\$28.95	\$28.95
17245	County	COUNTY PARKS & REC	\$46.18	\$46.18
17245	County	CO.PERMISIVE MEDICAL LEVY	\$161.13	\$161.13
17245	County	CO PERMISSIVE SRS RETIREMENT	\$73.98	\$73.98
17245	County	COUNTY/CITY PLANNING	\$27.80	\$27.80

17245	County	COUNTY PROP & LIAB. INS.	\$50.09	\$50.09
17245	County	COUNTY PUBLIC SAFETY FUND	\$322.69	\$322.69
17245	County	RELATIONSHIP VIOLENCE SERVICES	\$29.53	\$29.53
17245	County	CO. AGING SERVICES	\$72.38	\$72.38
17245	County	COUNTY PUBLIC WORKS BRIDGES	\$38.80	\$38.80
17245	County	CAPITAL IMPROVEMENTS	\$60.37	\$60.37
17245	County	COUNTY SEARCH & RESCUE	\$3.19	\$3.19
17245	County	CO. WEED CONTROL	\$28.95	\$28.95
17245	Local School	RETIREMENT-ELEMENTARY	\$212.81	\$212.81
17245	Local School	RETIREMENT-HIGH SCHOOL	\$105.68	\$105.68
17245	Local School	TRANSPORTATION-HS/ELEMENTARY	\$32.43	\$32.43
17245	Local School	101 MSLA ELEM GEN	\$1,044.95	\$1,044.95
17245	Local School	110 MSLA ELEM TRANS	\$474.27	\$474.27
17245	Local School	113 MSLA ELEM TUITION	\$147.09	\$147.09
17245	Local School	117 MSLA ELEM ADULT ED	\$13.46	\$13.46
17245	Local School	128 MSLA ELEM TECH	\$68.33	\$68.33
17245	Local School	129 MSLA ELEM FLEX FD	\$29.10	\$29.10
17245	Local School	150 MSLA ELEM DEBT	\$439.23	\$439.23
17245	Local School	161 MSLA ELEM BUILD RES	\$202.97	\$202.97
17245	Local School	201 MCHS GEN FUND	\$500.18	\$500.18
17245	Local School	210 MCHS TRANSPORTATION	\$99.31	\$99.31
17245	Local School	213 MCHS TUITION	\$46.62	\$46.62
17245	Local School	217 MCHS ADULT ED	\$27.65	\$27.65
17245	Local School	228 MCHS TECHNOLOGY	\$32.72	\$32.72
17245	Local School	250 MCHS DEBT SERVICE	\$188.35	\$188.35
17245	Local School	261 MCHS BUILDING RESERVE	\$42.85	\$42.85
17245	Special Districts	WQD WATER QUAL DIST.	\$35.94	\$0.00
17245	Special Districts	MSLA URBAN TRANS DIST	\$798.70	\$798.70
17245	State School	STATE HS EQUALIZATION	\$318.49	\$318.49
17245	State School	STATE ELEM EQUALIZATION	\$477.74	\$477.74
17245	State School	STATE UNIVERSITY MILLAGE	\$86.86	\$86.86
17245	State School	STATE VO-TECH MILLAGE	\$21.72	\$21.72
17245	State School	STATE SCHOOL FOUNDATION EQUAL.	\$579.08	\$579.08

1st Half Total: \$13,601.73

2nd Half Total: \$13,565.76

**Total Tax: \$27,167.49**

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# Missoula COUNTY

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**Parcel Number:** 209808

**Status:** Current

**Type:** RE

**Owner:** TWIN CRANES DENTAL ARTS LLC

**History:**

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
<a href="#">2024</a>	<a href="#">17245</a>	10/12/2024	\$27,167.49	11/26/2024	\$13,601.73 \$0.00	
<a href="#">2023</a>	<a href="#">17722</a>	10/29/2023	\$25,116.91	11/17/2023 5/13/2024	\$12,576.44 \$12,540.47	
<a href="#">2023</a>	<a href="#">67418</a>	03/16/2024	\$500.90	5/13/2024	\$0.00 \$500.90	
<a href="#">2022</a>	<a href="#">16739</a>	10/15/2022	\$28,300.69	11/7/2022 5/8/2023	\$14,168.32 \$14,132.37	
<a href="#">2021</a>	<a href="#">18311</a>	10/09/2021	\$26,858.47	11/16/2021 5/9/2022	\$13,441.23 \$13,417.24	
<a href="#">2020</a>	<a href="#">18316</a>	10/15/2020	\$20,283.88	11/9/2020 5/7/2021	\$10,153.92 \$10,129.96	
<a href="#">2019</a>	<a href="#">18750</a>	10/14/2019	\$20,217.58	11/22/2019 5/8/2020	\$10,120.77 \$10,096.81	

**\*\* Paid Amount may include penalty & interest**

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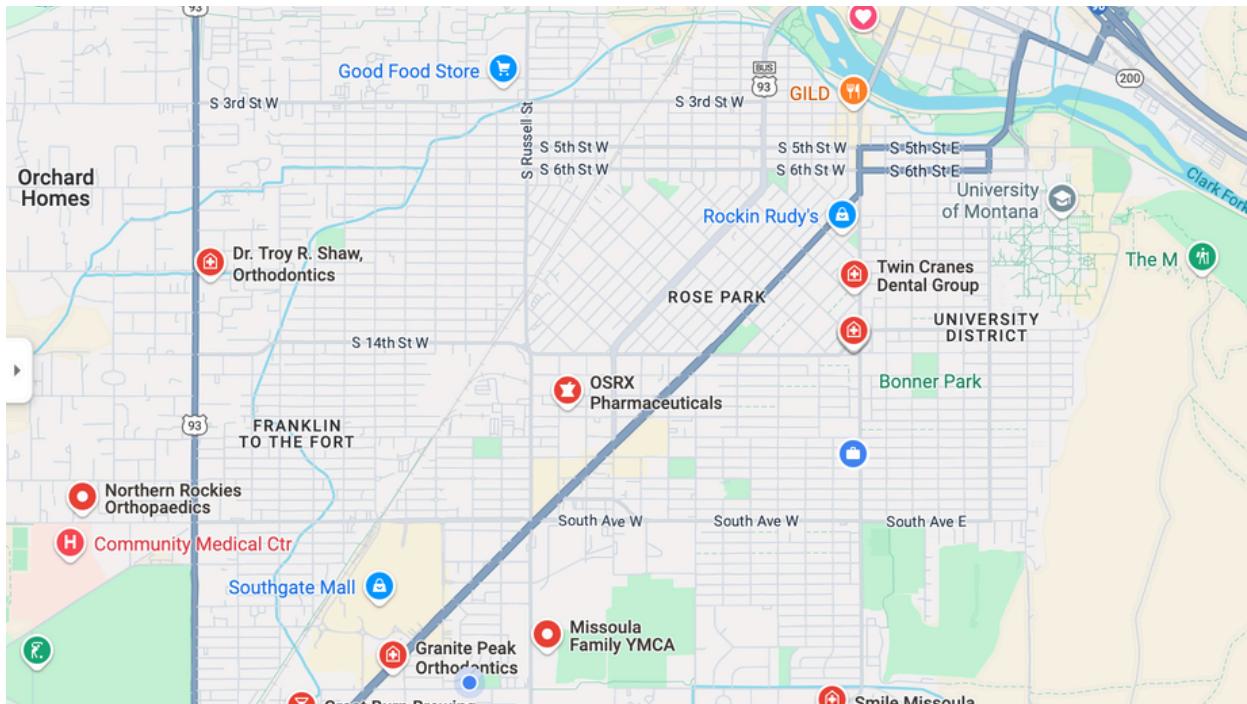
1221 S. HIGGINS AVE  
MISSOULA. MT 59801

## MAPS

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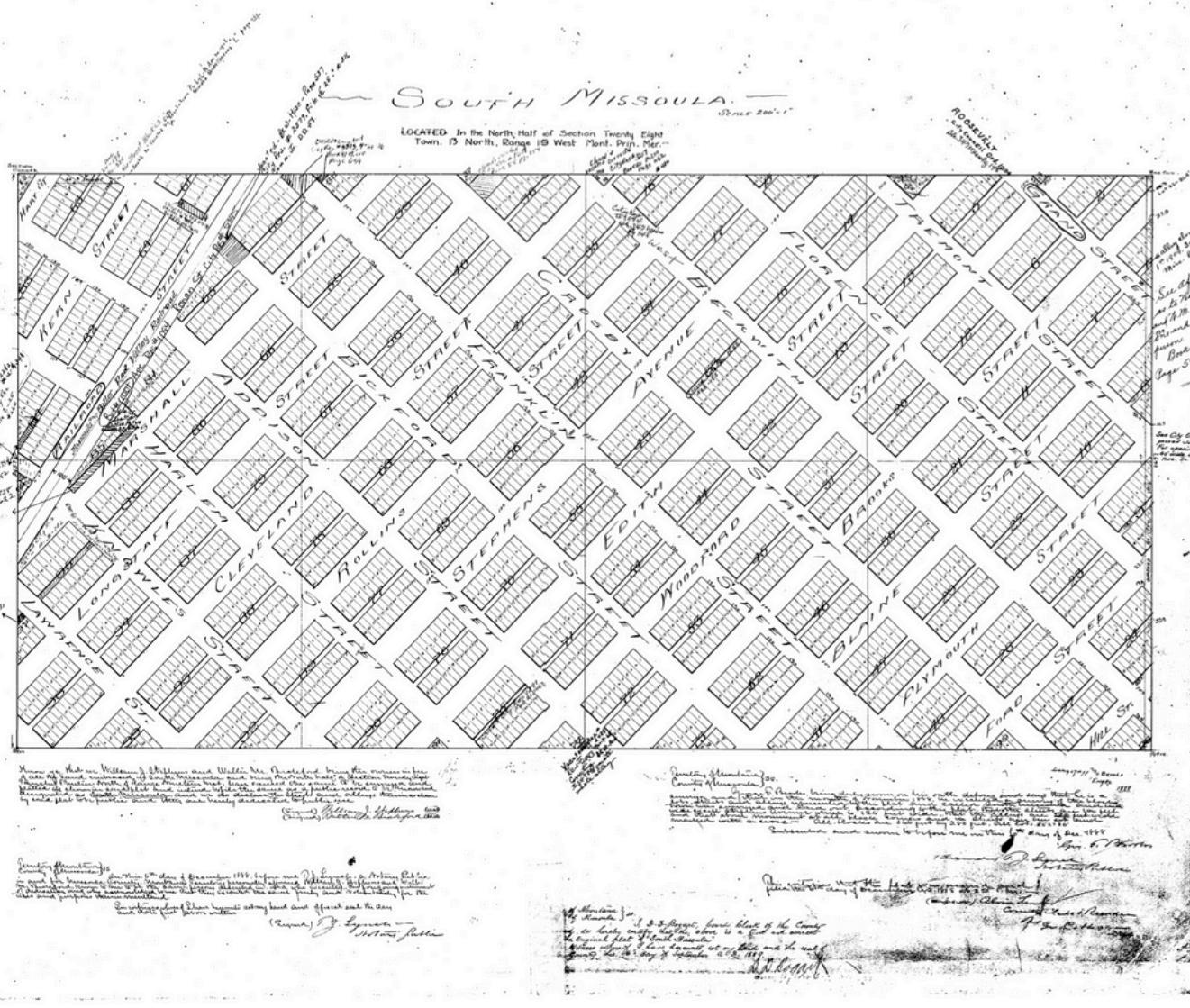
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# MAPS



# MAPS

19  
Book



1221 S. HIGGINS AVE  
MISSOULA. MT 59801

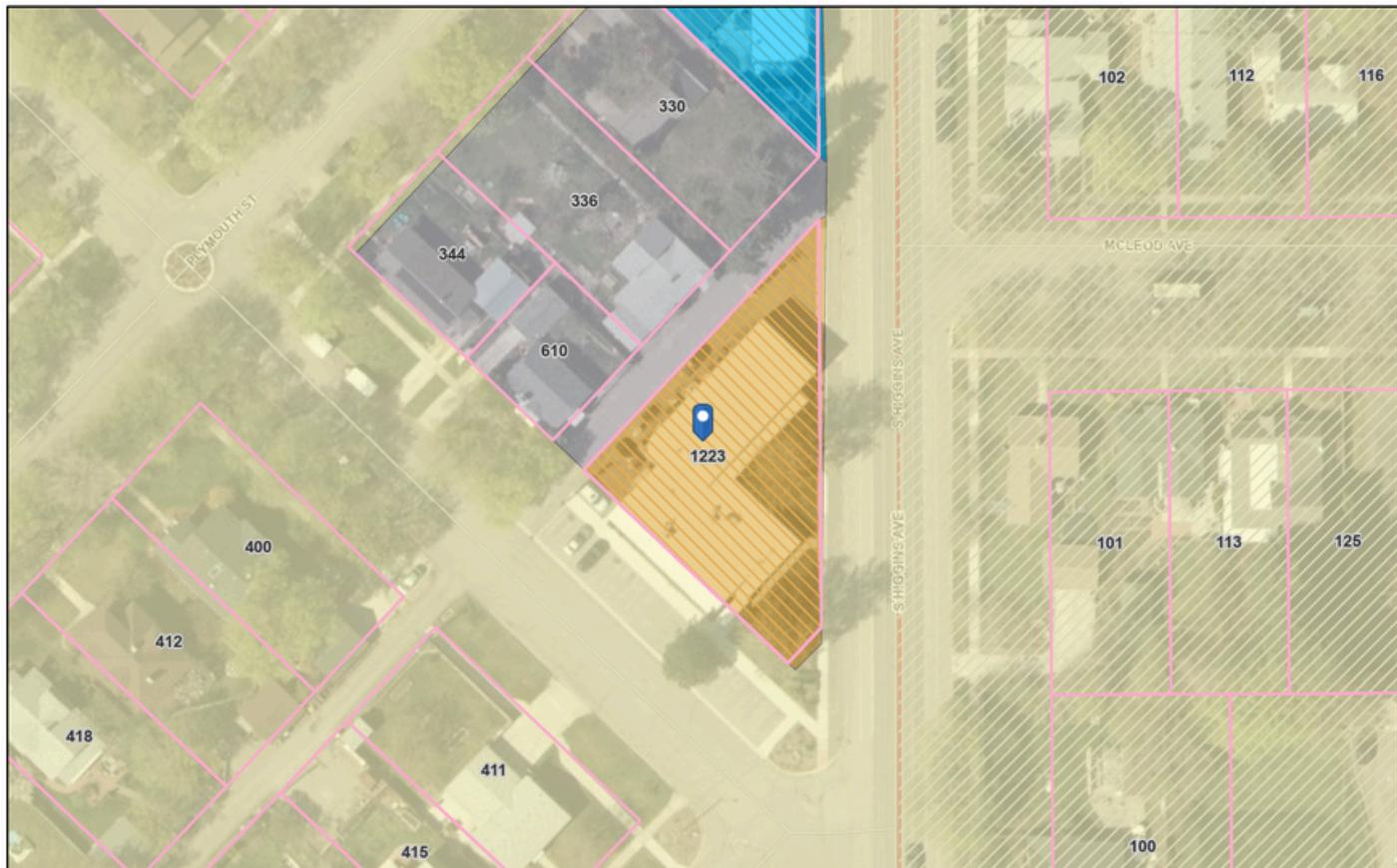
## ZONING

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# ZONING

## City of Missoula: What's My Zoning



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

City of Missoula  
Community Planning, Development & Innovation

**Subject:** RE: Zoning - 1221 S Higgins Ave.  
**From:** Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>  
**Date:** 1/29/25, 3:31 PM  
**To:** Julie Gardner <juliegardnerproperties@gmail.com>

Hi Shawn,

1221 S Higgins Ave is zoned RM1-35 with a Design Excellence Overlay, Corridor – Typology 2.

Section 20.05.010 – Residential

Section 20.25.082 – Design Excellence Overlay

Thank you,

**Zoe Walters** | Zoning Desk  
Community Planning, Development & Innovation

**Contact Information:**

(406) 552-6625 | [zoningdesk@ci.missoula.mt.us](mailto:zoningdesk@ci.missoula.mt.us)

435 Ryman St. Missoula, MT 59802

**Office Hours: 10am - 2pm, Monday - Friday**

**Websites & Resources:**

<a href="#">Missoula Title 20</a>	Visit our Zoning Code
<a href="#">City "What's My Zoning"</a>	Visit our map of Zoning, Land Use, Overlays, & Floodplain
<a href="#">County Property Information</a>	Visit the County's map of Zoning & Tax Data
<a href="#">Accela Citizen Access</a>	Visit our search portal for Records, Permits, and Licenses
<a href="#">Our Missoula</a>	Visit our City Growth Policy, a Long-Range Land Use Plan
<a href="#">Fees, Forms &amp; Applications</a>	Visit the City's cache of Zoning and Land Use Permit Applications

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**From:** Julie Gardner <juliegardnerproperties@gmail.com>

**Sent:** Wednesday, January 29, 2025 1:46 PM

**To:** Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>

**Subject:** Zoning – 1221 S Higgins Ave.

Hi Zoner,

Can you please tell me what the zoning is for 1221 S Higgins Ave, Missoula, MT 59801? Would you also mind providing me with a pdf attachment that contains the appropriate zoning pages, please?

Thank you so much for your help!

-Shawn

--

**Shawn Capps**

Realtor/Licensed Assistant to  
**Julie Gardner**

## 20.25.082 - /DE-C, Design Excellence - Corridor Overlay

[Click here to view a PDF of Section 20.25.082.](#)

#### A. General

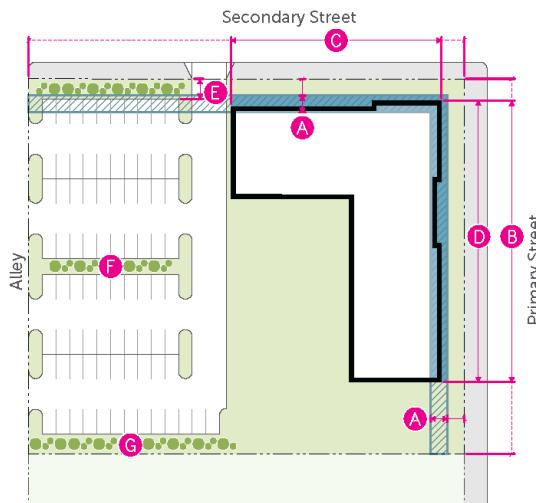
1. The design standards in this Section apply to development within the /DE-C Design Excellence - Corridor Overlay. The City maintains a map of specific parcels subject to each of the subdistricts in this Section.
2. Additional general design standards that apply to all Design Excellence Overlay subdistricts are included in 20.25.080.C.2. This Section also contains definitions, rules for measurement, and guidance for interpretation of these standards.
3. These Design Excellence - Corridor Standards apply to projects that require Zoning Compliance Review (see 20.25.080.B.1.b.) as well as those that require Design Excellence Review (see 20.25.080.B.1.a.).
4. Those portions of the various Corridors that are designated as Nodes in Corridor Typologies 2, 3 and 4 are required to meet the Site Design standards and Floor to Ceiling Height for Typology 1 (20.25.082.B.).

#### B. Corridor Typology 1

Typology 1 Corridors have been identified to be redeveloped as mixed-use, pedestrian-oriented streets that support transit and prioritize placemaking. Walkability in these areas should be heavily emphasized. Mid-rise development is encouraged. Buildings are located to tightly frame the street with a consistent street wall, but some minor fluctuation in front setback is encouraged. Parking should be shared among multiple buildings wherever possible. High levels of transparency and detailing are promoted at the street level.

##### 1. Site Design

(See 20.25.080.C.3.)



**BUILDING**

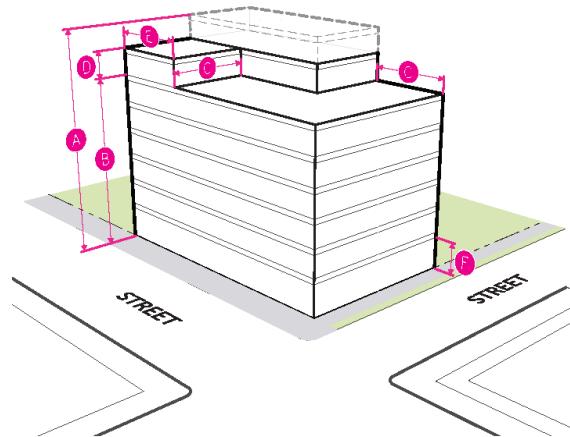
A	Build-to zone (min./max.)	5'10'
B	Build-to width: primary street (min.)	75%
C	Build-to width: secondary street (min.)	55%
D	Building width (max.)	300'

**PARKING**

	Parking between <u>building</u> and street	Prohibited
E	Parking <u>setback</u> from street (min.)	15'
F	Interior <u>landscaping</u>	Required
G	Parking lot perimeter screening	Required

**2. Vertical Scale**

(See 20.25.080.C.4.)

**BUILDING HEIGHT**

A	Building height (max.)	See underlying zoning
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**UPPER STORY STEPBACK**

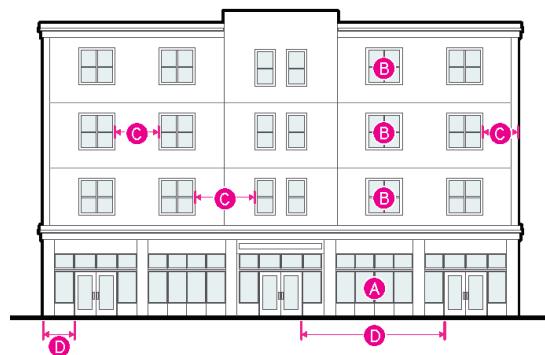
B	Street wall height (max.)	85' 6 stories
C	Stepback depth (min.)	15'
D	Stepback exception: height (max.)	15' 1 story
E	Stepback exception: width (max.)	30%

**FLOOR TO CEILING HEIGHT**

	Residential (min.)	10'
F	Non-residential (min.)	13'

**3. Facade Design**

(See 20.25.080.C.5.)



		Primary Street	Secondary Street
<b>GROUND FLOOR</b>			
A	<u>Glazed area:</u> commercial (min.)	60%	40%

	<u>Glazed area:</u> residential (min.)	30%	30%
<b>UPPER FLOOR</b>			
<b>B</b>	<u>Glazed area</u> (min.)	20%	20%
<b>C</b>	Blank wall width (max.)	8'	12'
<b>ENTRANCES</b>			
	Street-facing entrance	Required	n/a
<b>D</b>	Distance between entries: (max.)	60'	60'

#### 4. Articulation

(See 20.25.080.C.6.)



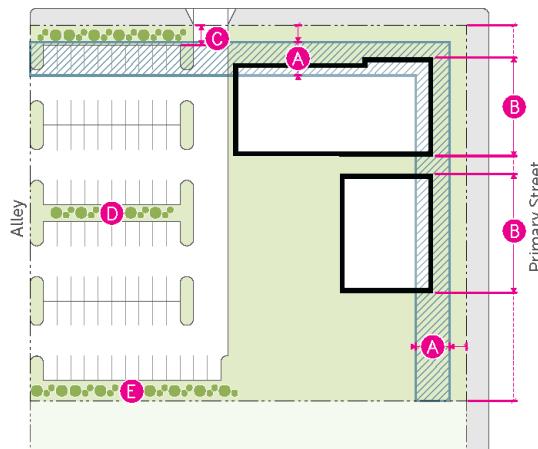
		Street-facing	Non-street-facing
<b>MATERIAL COVERAGE</b>			
<b>A</b>	Natural material (min.)	35%	15%
<b>B</b>	Synthetic Stucco: <u>ground floor</u> (max.)	20%	70%

C	Synthetic Stucco: upper floor (max.)	40%	70%
<b>MASS VARIATION</b>			
	Building width: 50'—120'	n/a	n/a
	Building width: 120' +	Required	n/a
<b>FACADE ARTICULATION</b>			
	Building width: 50'—120'	Required	n/a
	Building width: 120' +	Required	n/a

### C. Corridor Typology 2

Typology 2 Corridors are closely knitted with the residential neighborhoods that surround them. Where residentially-zoned properties front a Corridor, adjacent commercial development should be designed to respond sensitively to them; designed with smaller scale elements and lower scale at the street edge to help them fit in. The visual impact of parking should be minimized to provide a highly walkable street edge. Buildings are oriented to the street, but building placement flexibility is promoted. Sets of buildings that cluster around courtyards or other amenities are encouraged.

## 1. Site Design



## BUILDING

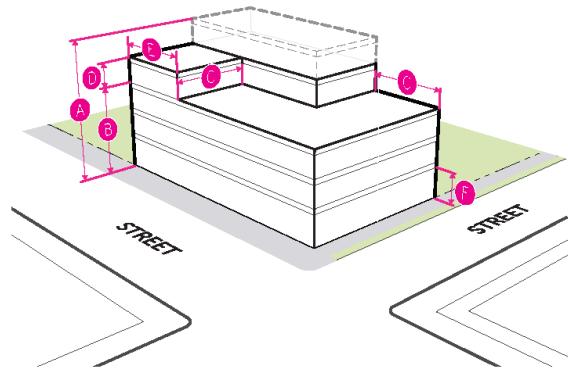
A	Build-to zone (min./max.)	5'15'
B	Build-to width: primary street (min.)	50%
C	Build-to width: secondary street (min.)	45%
B	Building width (max.)	175'

## PARKING

	Parking between <u>building</u> and street	Prohibited
C	Parking <u>setback</u> from street (min.)	10'
D	Interior <u>landscaping</u>	Required
E	Parking lot perimeter screening	Required

## 2. Vertical Scale

(See 20.25.080.C.4.)



## BUILDING HEIGHT

A	Building height (max.)	See underlying zoning
---	------------------------	-----------------------

## UPPER STORY STEPBACK

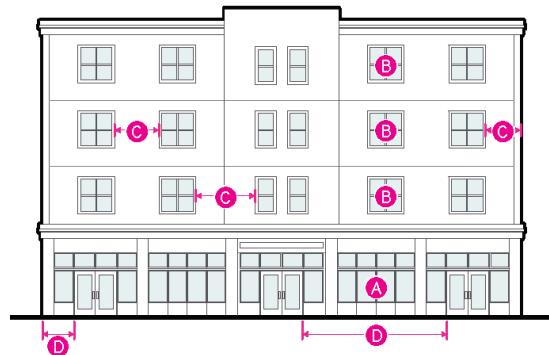
B	Street wall height (max.)	45' 3 stories
C	Stepback depth (min.)	15'
D	Stepback exception: height (max.)	15' 1 story
E	Stepback exception: width (max.)	30%

### FLOOR TO CEILING HEIGHT

	Residential (min.)	10'
F	Non-residential (min.)	10'

### 3. Facade Design

(See 20.25.080.C.5.)



		Primary Street	Secondary Street
<b>GROUND FLOOR</b>			
A	<u>Glazed area:</u> commercial (min.)	50%	35%

	<u>Glazed area:</u> residential (min.)	30%	30%
<b>UPPER FLOOR</b>			
<b>B</b>	<u>Glazed area (min.)</u>	20%	20%
<b>C</b>	Blank wall width (max.)	12'	16'
<b>ENTRANCES</b>			
	Street-facing entrance	Required	n/a
<b>D</b>	Distance between entries: Non-residential (max.)	80'	80'
	Distance between entries: Residential (max.)	100'	100'

#### 4. Articulation

(See 20.25.080.C.6.)



	Street-facing	Non-street-facing	
<b>MATERIAL COVERAGE</b>			
<b>A</b>	Natural material (min.)	20%	10%

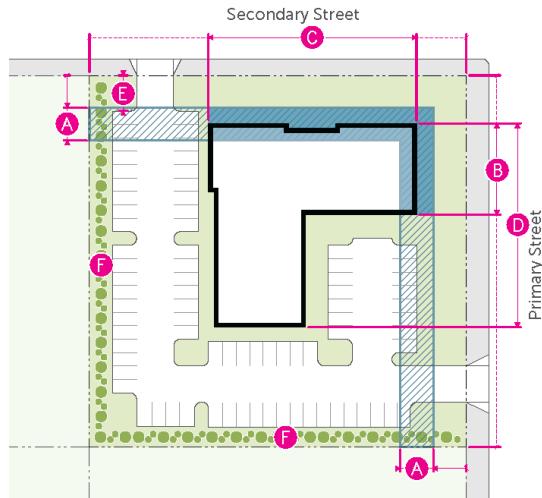
B	Synthetic Stucco: <u>ground floor</u> (max.)	40%	70%
C	Synthetic Stucco: upper floor (max.)	60%	70%
<b>MASS VARIATION</b>			
	Building width: 50'—80'	n/a	n/a
	Building width: 80' +	Required	n/a
<b>FACADE ARTICULATION</b>			
	Building width: 50'—80'	Required	n/a
	Building width: 80' +	Required	n/a

#### D. Corridor Typology 3

Typology 3 Corridors should be designed to promote an enhanced entry experience for those coming into the City or Downtown, and establish a strong emphasis on walkability and visual interest. Development along Typology 3 Corridors should provide a moderately-strong building presence along the street to frame the roadway and pedestrian space. Parking adjacent to the street should be limited, with the majority of surface parking located to the side or rear of a building.

##### 1. Site Design

(See 20.25.080.C.3.)



## BUILDING

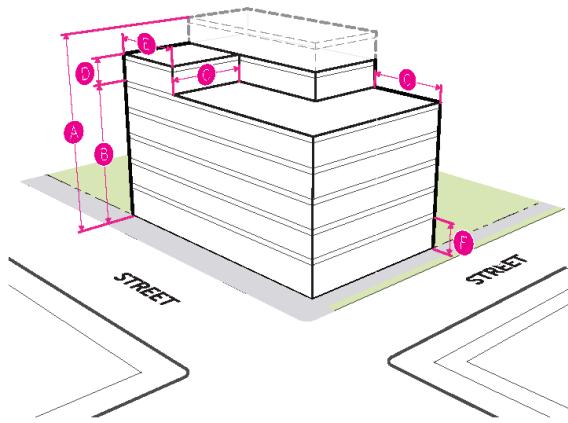
Ⓐ	Build-to zone (min./max.)	10'/20'
Ⓑ	Build-to width: primary street (min.)	40%
Ⓒ	Build-to width: secondary street (min.)	35%
Ⓓ	Building width (max.)	300'

## PARKING

	Parking between <u>building</u> and street	Limited
Ⓔ	Parking <u>setback</u> from street (min.)	10'
	Interior <u>landscaping</u>	Required
Ⓕ	Parking lot perimeter screening	Required

## 2. Vertical Scale

(See 20.25.080.C.4.)



## BUILDING HEIGHT

Ⓐ	Building height (max.)	See underlying zoning
---	------------------------	-----------------------

## UPPER STORY STEPBACK

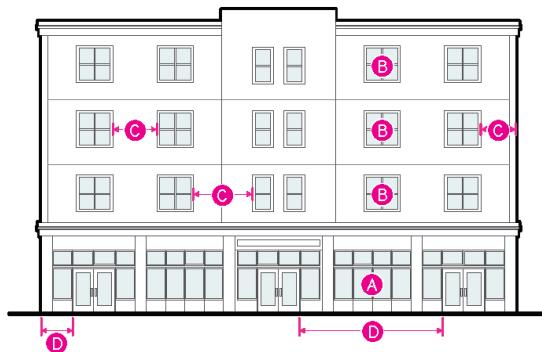
Ⓑ	Street wall height (max.)	70' 5 stories
Ⓒ	Stepback depth (min.)	20'
Ⓓ	Stepback exception: height (max.)	15' 1 story
Ⓔ	Stepback exception: width (max.)	30%

## FLOOR TO CEILING HEIGHT

	Residential (min.)	10'
Ⓕ	Non-residential (min.)	10'

### 3. Facade Design

(See 20.25.080.C.5.)



		Primary Street	Secondary Street
<b><u>GROUND FLOOR</u></b>			
Ⓐ	<u>Glazed area:</u> commercial (min.)	50%	35%
	<u>Glazed area:</u> residential (min.)	30%	30%
<b>UPPER FLOOR</b>			
Ⓑ	<u>Glazed area</u> (min.)	20%	20%
Ⓒ	Blank wall width (max.)	14'	14'
<b>ENTRANCES</b>			
Ⓓ	Street-facing entrance	Required	n/a
Ⓓ	Distance between entries: Non-residential (max.)	120'	120'
	Distance between entries: Residential (max.)	150'	150'

#### 4. Articulation

(See 20.25.080.C.6.)



		Street-facing	Non-street-facing
<b>MATERIAL COVERAGE</b>			
Ⓐ	Natural material (min.)	20%	10%
Ⓑ	Synthetic Stucco: <u>ground floor</u> (max.)	40%	70%
Ⓒ	Synthetic Stucco: upper floor (max.)	60%	70%
<b>MASS VARIATION</b>			
	Building width: 50'—80'	n/a	n/a
	Building width: 80' +	Required	n/a
<b>FACADE ARTICULATION</b>			
	Building width: 50'—80'	Required	n/a
	Building width: 80' +	Required	n/a

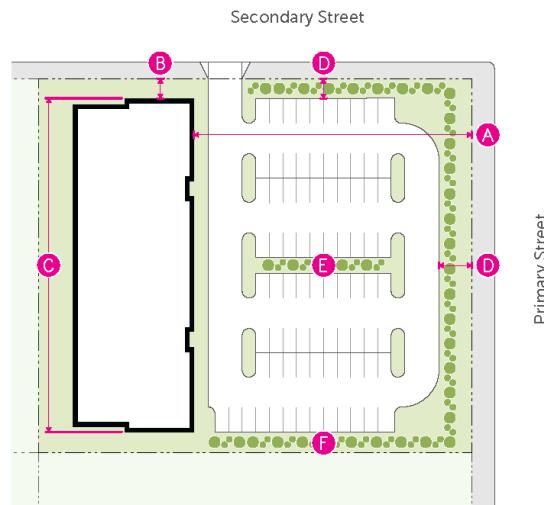
E.

## Corridor Typology 4

Typology 4 Corridors continue to facilitate larger-format commercial development that caters to the needs of drivers, but provide an attractive edge environment that softens the visual impact of parking and buffers the pedestrian. Flexibility in parking siting and variety in building placement relative to the street is supported. Development should not be a barrier to connectivity, and opportunities to enhance pedestrian and multi-modal mobility should be promoted.

### 1. Site Design

(See 20.25.080.C.3.)

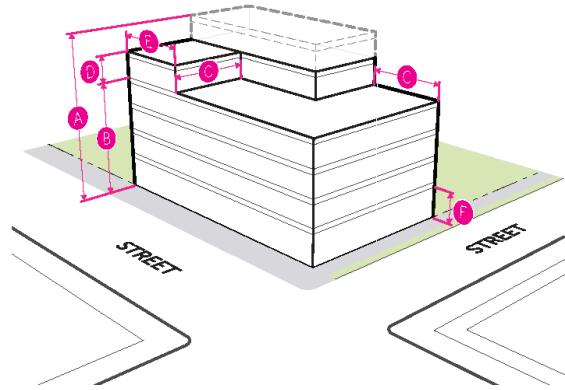


BUILDING		
Ⓐ	Street <u>setback</u> : primary street (min.)	15' *
Ⓑ	Street <u>setback</u> : secondary street (min.)	10'
	Build-to zone (min./max.)	n/a
	Build-to width	n/a
Ⓒ	Building width (max.)	600'
PARKING		
	Parking between <u>building</u> and <u>street</u>	Allowed
Ⓓ	Parking <u>setback</u> from <u>street</u> (min.)	10'

E	Interior parking lot <u>landscaping</u>	Required
F	Parking lot perimeter screening	Required
* See 20.25.082.E.5 for special <u>setback</u> .		

## 2. Vertical Scale

(See 20.25.080.C.4.)



### BUILDING HEIGHT

A	Building height (max.)	See underlying zoning
---	------------------------	-----------------------

### UPPER STORY STEPBACK

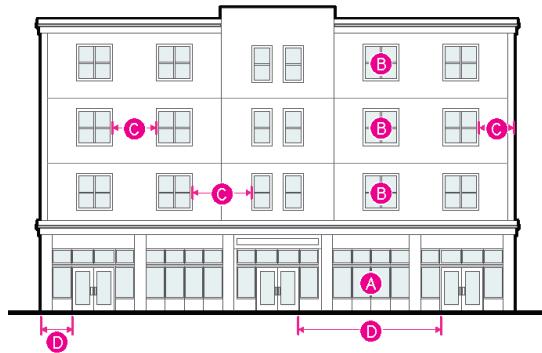
B	Street wall height (max.)	60' 4 stories
C	Stepback depth (min.)	15'
D	Stepback exception: height (max.)	15' 1 story
E	Stepback exception: width (max.)	30%

### FLOOR TO CEILING HEIGHT

	Residential (min.)	10'
F	Non-residential (min.)	10'

### 3. Facade Design

(See 20.25.080.C.5.)



		Primary Street	Secondary Street
<b>GROUND FLOOR</b>			
A	<u>Glazed area:</u> commercial (min.)	35%	25%
	<u>Glazed area:</u> residential (min.)	20%	20%
<b>UPPER FLOOR</b>			
B	<u>Glazed area</u> (min.)	20%	20%
C	Blank wall width (max.)	16'	16'
<b>ENTRANCES</b>			
D	Street-facing entrance	Visible from the Corridor	n/a

E	Distance between entries: (max.)	160'	160'
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#### 4. Articulation

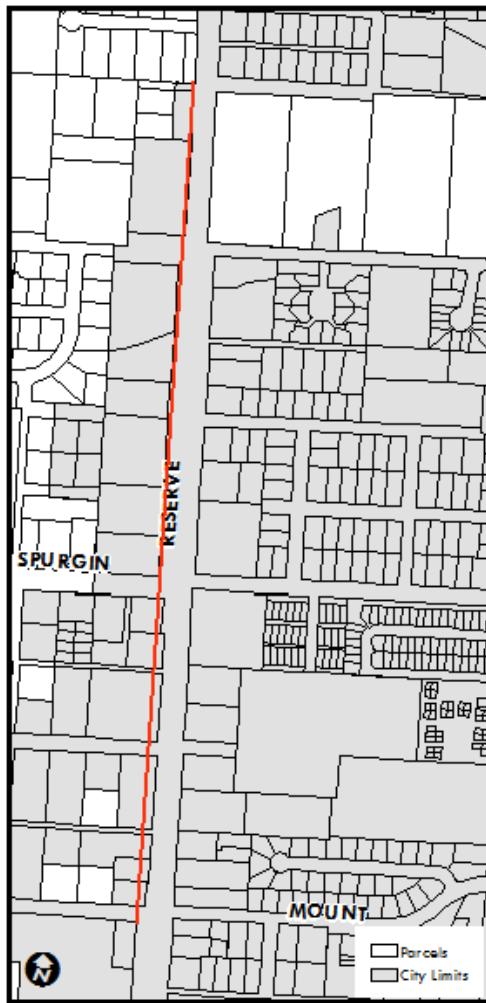
(See 20.25.080.C.6.)



		Street-facing	Non-street-facing
<b>MATERIAL COVERAGE</b>			
A	Natural material (min.)	10%	n/a
B	Synthetic Stucco: <u>ground floor</u> (max.)	75%	n/a
C	Synthetic Stucco: upper floor (max.)	85%	n/a
<b>MASS VARIATION</b>			
	Building width: 50'—200'	n/a	n/a
	Building width: 200' +	Required	n/a
<b>FACADE ARTICULATION</b>			
	Building width: 50'—200'	Required	n/a
	Building width: 200' +	Required	n/a

## 5. Special Setback

In Corridor Typology 4, due to irregular right-of-way, the setback along the west side of Reserve Street generally from Mount Street and South 5th Street West, as more specifically depicted on the map below, will be measured from the back edge of a 30-foot "no build" line that begins at the back of the existing curb and approximates the right-of-way line for the blocks to the north and south of the designated area.



(Ord. 3733, 2024; Ord. 3723, 2023; Ord. 3624, 2018)

**Note**— Interim provision of Ord. 3733 expire March 25, 2025.

**A. Districts****1. List**

The city's residential zoning districts are listed below. When this zoning ordinance refers to "residential" zoning districts or "R" districts, it is referring to these districts.

Map Symbol	District Name
R215	Residential 215
R80	Residential 80
R40	Residential 40
R20	Residential 20
RT10	Residential 10 (two-unit/ <u>townhouse</u> )
R8	Residential 8
R5.4	Residential 5.4
RT5.4	Residential 5.4 (two-unit/ <u>townhouse</u> )
R3	Residential 3
RT2.7	Residential 2.7 (two-unit/ <u>townhouse</u> )
RM2.7	Residential 2.7 (multi-dwelling)
RM2	Residential 2 (multi-dwelling)
RM1.5	Residential 1.5 (multi-dwelling)
RM1[1]	Residential 1 (multi-dwelling)
RM0.5	Residential 0.5 (multi-dwelling)
RMH	Residential Manufactured Housing Park

[1] There are two versions of the RM1 district: RM1-35 and RM1-45. Whenever this ordinance refers to the "RM1" district, the reference is referring to both the RM1-35 and RM1-45 districts.

**2. Deciphering the District Names and Map Symbols**

The "R" district names and map symbols are intended to provide a general indication of what is allowed in the district. The first letter, "R," denotes the residential orientation of the district. When a second letter following the "R" is present, that is an indication of a residential district that allows building types in addition to detached houses. "RT" districts allow two-unit and townhouse buildings, while "RM" districts allow multi-dwelling buildings in addition to other building types. The numeral following the "R," "RT," or "RM" is a shorthand reference to the allowed density, expressed in terms of the required minimum land area per dwelling unit (in thousands of square feet). The R5.4 district, for example, refers to a residential (detached house) zoning district that generally allows one dwelling unit per 5,400 square feet of parcel area.

**B. Purposes**

Missoula's residential (R) zoning districts are primarily intended to create, maintain and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily

accommodate residential use types, some nonresidential uses are also allowed. The R district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.

(Ord. [3586](#), 2016; Ord. [3439](#), 2010; Ord. [3410](#), 2009)

## 20.05.020 - Allowed Uses

### A. Use Table

Principal uses are allowed in "R" zoning districts in accordance with Table 20.05-1, below. See [Chapter 20.45](#) for regulations governing accessory uses, such as home occupations.

### B. Use Classification System

For the purpose of this zoning ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in [Chapter 20.105](#). Uses are identified in the first column of Table 20.05-1.

### C. Permitted Uses

Uses identified with a "P" in Table 20.05-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

### D. Conditional Uses

Uses identified with a "C" in Table 20.05-1 may be allowed if reviewed and approved in accordance with the conditional use procedures [20.85.070](#).

Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

### E. Prohibited Uses

Uses identified with a "-" are expressly prohibited.

### F. Use Standards

The "use standards" column of Table 20.05-1 identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.

Table 20.05-1 Uses Allowed in Residential Districts

Use Category ↳ specific use type	R215	R8	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1	RM0.5	RMH	Standards
<b>RESIDENTIAL</b>																	
Household Living (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">20.05.030</a>
↳ Manufactured Housing Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	<a href="#">Title 16</a>
Group Living (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">20.40.070</a>
↳ Community Res. Facility (8 or fewer)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Community Residential Facility (9+)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">20.40.070</a>
↳ Fraternity/Sorority	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-		<a href="#">20.40.070</a>
<b>PUBLIC/CIVIC</b>																	
College/University	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	
Day Care																	

↳ Residential Day Care (1—15)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Day Care Center (16+)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Library/Cultural Exhibit	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	
Park/Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Preschool																			
↳ Preschool (1—12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Preschool Center (13+)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities and Services																			
↳ Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
COMMERCIAL																			
Lodging																			
↳ Bed and Breakfast	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	<u>20.40.030</u>
↳ Tourist Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>20.40.135</u>
Office	-	-	-	-	-	-	-	-	-	-	-	P	P	P[2]	-	-	-	-	
Parking, Non-accessory	-	-	-	-	-	-	-	-	-	-	-	C	C	C[1]	-	-	-	-	
Personal Improvement Service	-	-	-	-	-	-	-	-	-	-	-	P	P	P[2]	-	-	-	-	
Residential Support Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	<u>20.40.120</u>	
INDUSTRIAL																			
Residential Storage Warehouse	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	<u>20.40.110</u>	
OTHER																			
Agriculture, Animal	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture, Crop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water Testing Laboratory	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-		
Wireless Communication Facility																		
└ Ground-mounted support <u>structure</u>	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	<u>20.40.160</u>	
└ Roof-mounted and <u>structure</u> mounted support <u>structures</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>20.40.160</u>	

[1] Allowed (as conditional use) in RM1-35 district only.

[2] Permitted in RM1-35 district only.

(Ord. 3736, 2024; Ord. 3733, 2024; Ord. 3723, 2023; Ord. 3705, 2022; Ord. 3586, 2016; Ord. 3583, 2016; Ord. 3549, 2015; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

**Note**— Interim provisions of Ord. 3733 expire March 25, 2025.

#### 20.05.030 - Building Types

##### A. Allowed

Residential uses allowed in R districts must be located in residential or mixed-used buildings. The following building types are allowed in R districts. All buildings are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the building type-specific standards referenced in the final column of Table 20.05-2.

Table 20.05-2 Building Types Allowed in Residential Districts

<u>Building Type</u>	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1	RM0.5	RMH	Additional Standards
Residential																	
<u>Detached house</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Lot line house</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>20.40.080</u>
<u>Townhouse</u>																	
└ 2-unit <u>townhouse</u>	P/C	P/C	P/C	P/C	P	-	-	P	-	P	P	P	P	P	P	P	<u>20.40.140</u>
└ 3+-unit <u>townhouse</u>	P/C	P/C	P/C	P/C	P/C	-	-	-	-	-	P	P	P	P	P	P	<u>20.40.140</u>
<u>Two-unit house</u>	-	-	-	-	P	-	-	P	-	P	P	P	P	P	P	P	
<u>Multi-dwelling house</u>	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	<u>20.40.100</u>
<u>Multi-dwelling building</u>	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	<u>20.40.090</u>
Mixed-use																	
<u>Mixed-use building*</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	

<u>Vertical mixed-use building</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
------------------------------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

P = permitted; P/C = permitted in cluster/conservation development (see 20.05.040.B); and - = prohibited

\* Subject to the permitted residential building types of the zoning districts

#### B. Described

Descriptions of the residential building types and references to applicable regulations follow:

##### 1. Detached House

A detached house is a principal residential building containing one dwelling unit located on a single parcel with private yards on all sides.

Detached houses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3). More than one detached house may be located on a single parcel, subject to compliance with all parcel and building standards, including minimum-parcel-area-per-dwelling-unit and building setback/separation standards.

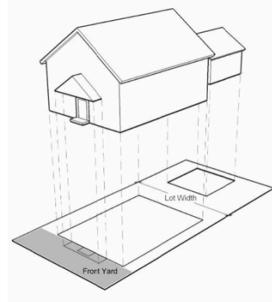


Figure 20.05-1 Detached House

##### 2. Lot Line (Detached) House

A lot line house is a principal residential building containing one dwelling unit located on a single parcel that is not attached to any other dwelling units. The building is shifted to one side of the parcel so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Lot line houses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the lot line house standards of 20.40.080. No more than one lot line house may be located on a single parcel.

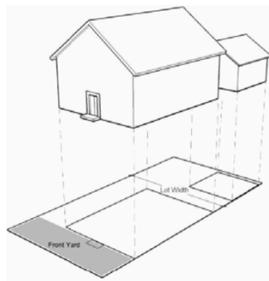


Figure 20.05-2 Lot Line (Detached) House

##### 3. Townhouse

A residential building containing more than one dwelling unit, each located on its own parcel or TED ownership unit with a common or abutting wall along shared parcel lines or TED ownership unit boundaries. Each dwelling unit has its own external entrance. Townhouses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the townhouse standards of 20.40.140. No more than one dwelling unit may be located on a single parcel or TED ownership unit. There are two types of townhouses: two-unit townhouses and three+-unit townhouses.

a. A two-unit townhouse is a townhouse building containing no more than two dwelling units.

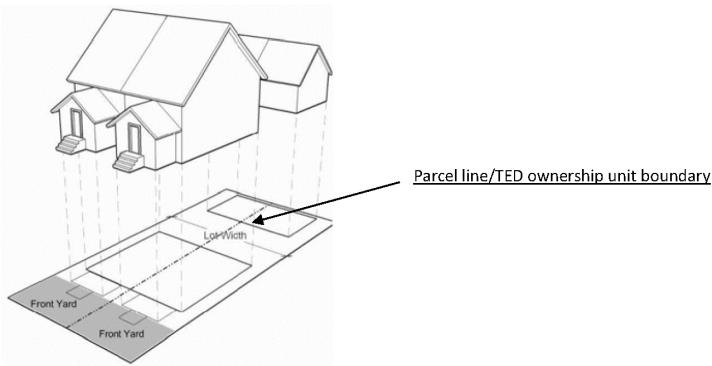


Figure 20.05-3 Two-Unit Townhouse

b. A three+unit townhouse is a townhouse building containing three or more dwelling units.

#### 4. Two-unit House

A two-unit house is a residential building containing two dwelling units, both of which are located on a single parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3). More than one two-unit house may be located on a single parcel, subject to compliance with all parcel and building standards, including minimum-parcel-area-per-dwelling-unit and building setback/separation standards and multi-dwelling building standards, (20.40.090.A.2).

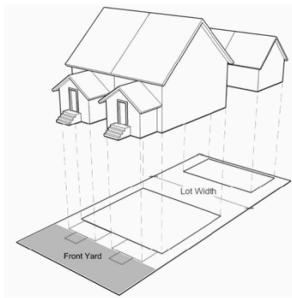


Figure 20.05-4 Two-Unit House

#### 5. Multi-dwelling House

A multi-dwelling house is a residential building containing three to six dwelling units located on a single parcel. Multi-dwelling houses appear as large detached houses and have only one entrance visible from the street. Multi-dwelling houses are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the multi-dwelling house standards of 20.40.100. More than one multi-dwelling house may be located on a single parcel, subject to compliance with all applicable parcel and building standards.

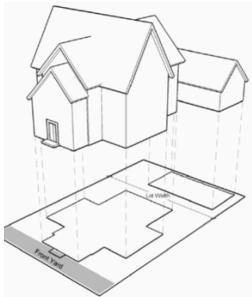


Figure 20.05-5 Multi-dwelling House

#### 6. Multi-dwelling Building

A multi-dwelling building is a residential building containing three or more dwelling units (other than a multi-dwelling house) that share common walls and/or common floors/ceilings. Multi-dwelling buildings are typically served by more than one common building entrance. Multi-dwelling buildings are subject to the parcel and building standards of 20.05.050 (Table 20.05-3) except as modified or supplemented by the multi-dwelling building standards of 20.40.100. More than one multi-dwelling building may be located on a single parcel, subject to compliance with all applicable parcel and building standards.

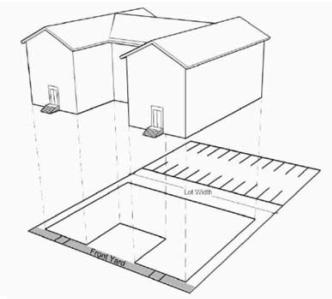


Figure 20.05-6 Multi-dwelling Building

(Ord. [3609](#), 2018; Ord. [3586](#), 2016; Ord. [3483](#), 2012; Ord. [3439](#), 2010; Ord. [3410](#), 2009)

## 20.05.040 - Development Options

Different development options are offered in many of the R districts as a way of promoting a wide variety of community and lifestyle choices and to promote conservation of natural resources, including agricultural lands. Not all development options are allowed in all districts (see Table 20.05-3 to determine which options are allowed in each district). Where allowed, the development options described in this section may be used at the property owner's election.

### A. Conventional Development

"Conventional development" is any development that is not part of an approved cluster development or conservation development. Parcel and building standards for conventional development can be found in 20.05.050 (Table 20.05-3).

### B. Cluster and Conservation Development

#### 1. Intent

The cluster and conservation development options are intended to encourage development designs—whether approved through the subdivision plat, condominium plat or planned unit development review process—that are more efficient and provide more open space and greater natural resource protection than conventional development designs. Cluster development and conservation development designs allow more compact and less costly networks of roads and utilities. They can also help reduce stormwater runoff and non-point source pollutant loading rates and can be used to preserve an area's semi-rural character. Cluster developments and conservation developments are intended to reduce stormwater runoff and flooding, preserve natural resources, protect water quality and encourage the provision of needed open space and recreational amenities for residents.

#### 2. General Description

- a. The cluster development and conservation development standards of this chapter require that a specified portion of each development be set aside and permanently preserved as open space.
- b. The primary difference between "cluster" developments and "conservation" developments is the amount of open space that must be preserved.
- c. Cluster and conservation developments must be reviewed in accordance with the city's subdivision plat, condominium plat or planned unit development review process.
- d. Additional information on cluster and conservation development can be found in [Chapter 20.55](#).

#### 3. Cluster Development

The cluster development option is available in the R215, R80, R40, R20 and RT10 districts. It allows smaller parcels and other flexible parcel and building standards in exchange for the provision of common open space that is not typically provided in a conventional development. Parcel and building standards for cluster development can be found in 20.05.050 (Table 20.05-3). Additional cluster development standards are included in [Chapter 20.55](#).

#### 4. Conservation Development

The conservation development option is available in the R215, R80, R40, and R20 districts. It requires more common open space than the cluster development option. In return, the conservation development option allows the flexibility offered by the cluster development option and a moderate density bonus (approximately 20%). Parcel and building standards for conservation development can be found in 20.05.050 (Table 20.05-3). Additional conservation development standards are included in [Chapter 20.55](#).

### C. Permanently Affordable Development (three or more dwelling unit project)

The permanently affordable development option is available in the RM2.7, RM1.5, RM1-45, RM1-35, RMH, RM0.5, B, C, and M1R districts. It allows smaller parcel size and other modified building standards in exchange for up to 50% (based on an adjusted ratio scale) of the project developed as permanently affordable for residents who income qualify, the permanently affordable development option allows a moderate density bonus based on an adjusted ratio scale, see table below. Parcel and building standards for permanently affordable development can be found in 20.05.050 (Table 20.05-3), 20.10.030 (Table 20.10-2) and 20.15.040 (Table 20.15-2).

## 1. Adjusted ratio scale:

% of PERMANENTLY AFFORDABLE HOUSING:	<u>DENSITY BONUS:</u>
a. 30—9%	10%
b. 40—49%	15%
c. 50+%	20%

D. Townhome Exemption Development (TED)

## 1. Intent

- a. The Townhome Exemption Development Option (TED) is intended to encourage affordable fee simple detached house, two-unit townhouse, and 3+unit townhouse development without subdivision review in accordance with City zoning regulations.
- b. The Townhome Exemption Development tool is intended to encourage residential development in the city's core in concert with the City of Missoula's stated policy goals, including the development of compact and walkable neighborhoods; the effective use of existing infrastructure, and the building of new, affordable housing in a timely manner.
- c. The administrative TED review is not intended for new greenfield development if it is in an area that is lacking in existing infrastructure; or for sites that would jeopardize the City's ability to manage development in an orderly manner or protect and promote the general health, safety and welfare of the community.

## 2. General Description

- a. The only permitted building types that may be included in a TED project are detached houses, two-unit townhouses, and 3+unit townhouses as described in Section 20.05.030 and as allowed within the applicable zoning district. TED is not permitted for development that includes nonresidential uses.
- b. Two-unit townhouse and 3+unit townhouse building types as part of TED projects must also comply with Section 20.40.140, Townhouse standards.
- c. TED projects must comply with Section 20.40.180, Townhome Exemption Development (TED) Standards.
- d. Townhome Exemption Developments must meet all applicable City Municipal regulations (see Figure 20.05-7).

<u>TED</u> Project includes the following:	R Districts (except R3), and RT5.4 and RT10 Districts	RT2.7 and R3 Districts All RM Districts All B, C, Districts and M1R
One (1) to ten (10) total <u>dwelling units</u>	Administrative Approval, Comply with Zoning	Administrative Approval, Comply with Zoning
Eleven (11) to Twenty (20) total dwelling Units	Prohibited as <u>TED</u>	Administrative Approval, Comply with Zoning
More Than Twenty (20) total dwelling Units	Prohibited as <u>TED</u>	
Property is not suitable for <u>TED</u> 20.40.180.B	Prohibited as <u>TED</u>	

Figure 20.05-7 Townhome Exemption Development Requirements

## 3. Condominium Conversion to Townhome

Conversion of condominium projects constructed prior to May 18, 2016, to Townhome Exemption Development (TED) are not subject to the provisions of TED regulations unless dwelling units are added.

(Ord. 3735, 2024; Ord. 3733, 2024; Ord. 3723, 2023; Ord. 3669, 2020; Ord. 3648, 2019; Ord. 3609, 2018; Ord. 3570, 2016; Ord. 3442, 2010; Ord. 3439, 2010; Ord. 3410, 2009)

**A. General**

This section establishes basic parcel and building standards for all development in R districts. The standards that apply may vary based on the zoning classification, building type and development type. These standards are not to be interpreted as a guarantee that allowed densities and development yields can be achieved on every parcel. Other factors, such as off-street parking requirements, central water and wastewater service availability, and other factors may work to further limit development potential on some sites.

**B. Basic Standards**

All residential and nonresidential development in R districts must comply with the parcel and building standards of Table 20.05-3, except as otherwise expressly provided. Nonresidential development in R districts must comply with the "conventional" development standards of Table 20.05-3. General exceptions to parcel and building standards and rules for measuring compliance can be found in Chapter 20.110.

Commentary: Existing parcels and buildings are subject to the conventional development standards, below. Only new developments that comply with the cluster/conservation development standards listed below and in Chapter 20.55 are eligible to use the following cluster or conservation standards.

**Table 20.05-3 Parcel and Building Standards (Residential Districts)**

Standards	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1-35	RM1-45	RMH [1]	RM0.5
CONVENTIONAL DEV'T																	
Min. District Area (sq. ft.)	None	None	None	None	None	None	None	None	30,000	None	None	None	None	None	None	None	
Minimum <u>Parcel</u> Size																	
^ Area (square feet) [7]	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
^ Area per unit (sq. ft.) [8]	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	2,700	2,700	2,000	1,500	1,000	1,000	500	
Minimum <u>Setbacks</u> (feet)																	
^ Front	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20	20	
^ Side (interior)	25	25	15	15	7.5	7.5	7.5	7.5	3	5	5	5	5	5	5	7.5	
^ Side (street)	12.5	12.5	12.5	12.5	10	10	10	10	10	10	10	10	10	10	10	10	
^ Rear	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20	20	

<b>Max. Building Height (feet) [4]</b>	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	45	45	35	45	125
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## CLUSTER DEV'T

<b>Overall Site</b>															
<sup>L</sup> Min. open space (% site)	30	30	30	30	30	NA									
<sup>L</sup> Min. area per unit (sq. ft.)	215,000	80,000	40,000	20,000	10,000	NA									
<b>Minimum Parcel Area (sq. ft.)</b>	None	None	None	None	None	NA									
<b>Minimum Setbacks (feet)</b>															
<sup>L</sup> Front [2]	25	25	25	25	20	NA									
<sup>L</sup> Side (interior)	20	15	10	10	7.5	NA									
<sup>L</sup> Side (street)	12.5	12.5	12.5	12.5	10	NA									
<sup>L</sup> Rear	25	25	25	25	20	NA									
<b>Max. Building Height (feet) [4]</b>	30/35	30/35	30/35	30/35	30/35	NA									

## CONSERVATION DEV'T

<b>Overall Site</b>															
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^ Min. area (acres, gross)	100	40	20	10	NA											
^ Min. open space (% site)	60	60	60	60	NA											
^ Min. area per unit (sq. ft.)	177,000	66,000	33,000	16,500	NA											
<b>Minimum Parcel Area (sq. ft.)</b>	None	None	None	None	NA											
<b>Minimum Setbacks (feet)</b>																
^ Front [2]	25	25	25	25	NA											
^ Side (interior)	20	15	10	10	NA											
^ Side (street)	12.5	12.5	12.5	12.5	NA											
^ Rear	25	25	25	25	NA											
<b>Max. Building Height (feet) [4]</b>	30/35	30/35	30/35	30/35	NA											

## PERMANENTLY AFFORDABLE DEV'T [5]

<b>Minimum Parcel Size</b>																
^ Area (sq. ft.)											None	None	None	None	None	None
^ Area per unit (sq. ft.)[6]										2,160	1,600	1,200	800	800	400	

Min. <u>Setbacks</u> (feet)	L Front								20	20	20	20	20	20
Max. Building Height (feet) [4]	L Side (interior)								3	3	3	3	3	3
	L Side (street)								10	10	10	10	10	10
	L Rear								20	20	20	20	20	20

[1] RMH standards do not apply to manufactured housing parks. Manufactured housing parks are subject to Title 16.

[2] In a cluster or conservation development, when a contiguous set of parcels is served by a rear alley and no building line has been established by existing buildings on the subject block face, the minimum front setback requirement is 10 feet.

[3] Combined total front and rear setback depths must equal at least 30 feet (e.g., 10' front and 20' rear or 15' each).

[4] Maximum height limit is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

[5] Only applies per Section 20.05.040.C.

[6] Area per unit calculation may include a density bonus up to 20%, as shown in the table above, when a project meets the criteria in Section 20.05.040.C. Different area per unit calculations apply for lower density bonuses.

[7] The minimum parcel area requirement does not apply to lots created through subdivisions approved under MCA § 76-3, parts 5 and 6 after May 6, 2019. Total unit yield is calculated based upon the gross parcel area divided by the minimum parcel area per unit and any applicable hillside density reductions.

[8] When the area per unit calculation for the subject parcel is at least 95% of what would be required for one more unit than the calculation allows, that additional unit is permitted.

(Ord. 3735, 2024; Ord. 3648, 2019; Ord. 3609, 2018; Ord. 3586, 2016; Ord. 3570, 2016; Ord. 3442, 2010; Ord. 3439, 2010; Ord. 3410, 2009)

## 20.05.060 - Other Regulations

Uses and development in R districts may be subject to other provisions of this zoning ordinance, including the following:

A. Overlay Districts

See Chapter 20.25.

B. Use and Building Specific Standards

See Chapter 20.40.140 for Townhouse Development Standards.

See Chapter 20.40.180 for Townhome Exemption Development (TED) Standards.

C. Accessory Uses and Structures

(e.g., home occupations, detached garages, gazebos, and sheds) See Chapter 20.45.

D. Natural Resource Protection

See Chapter 20.50.

E. Parking and Access

See Chapter 20.60.

F. Landscaping

See Chapter 20.65.

G.

**Signs**

See [Chapter 20.75](#).

**H. Nonconformities**

See [Chapter 20.80](#).

**1. RM2.7 District****a. Expansion of Existing Commercial and Industrial Uses**

Any commercial or industrial use lawfully established in the RM2.7 district before November 4, 2009 may be expanded if the (conventional development) parcel and building standards of 20.05.050, the parking and access standards of [Chapter 20.60](#), and the landscaping standards of [Chapter 20.65](#) are met.

**b. Substitution of Commercial and Industrial Uses**

Any commercial or industrial use lawfully established in the RM2.7 district may be replaced by a use of similar or less intensity. If a less intensive use is established, the use may not later revert back to the previous intensity.

**c. Replacement of Commercial and Industrial Buildings**

Any commercial or industrial building lawfully established in the RM2.7 district before November 4, 2009 may be replaced or expanded if the (conventional development) parcel and building standards of 20.05.050, the parking and access standards of [Chapter 20.60](#), and the landscaping standards of [Chapter 20.65](#) are met.

**d. New Commercial and Industrial Uses**

Except as expressly allowed by this zoning ordinance, no additional parcels may be committed to commercial or industrial use in the RM2.7 district and no more intensive commercial or industrial use may be established after November 4, 2009.

(Ord. [3648](#), 2019; Ord. [3439](#), 2010; Ord. [3410](#), 2009)