

Article 4.2

RESIDENTIAL DISTRICTS

Division 4.2.01 General

Section 4.2.01-A. Purpose

The purpose of the Residential districts is to implement the Rural, Limited Urban, and Urban Residential Place Types identified in the *Land Use Plan* and support the City’s long-term vision for equitable, sustainable, connected, and well-integrated neighborhood development.

Section 4.2.01-B. Description

The districts provide a variety of housing opportunities ranging from low-density rural areas to compact, urban neighborhoods. While the zoning districts primarily accommodate residential uses, some nonresidential uses that enhance neighborhood vitality, walkability, and access to services are allowed. Section 4.2.02 Contexts provides general guidance and intent for the Residential district categories and includes graphics for illustrative purposes only.

Section 4.2.01-C. Standards Overview

The Residential district standards are calibrated to provide flexibility in housing types and site design within clearly defined ranges. The standards support the desired scale and physical patterns of existing and developing neighborhoods assigned in the Place Types Map and help implement the goals of the Land Use Plan by promoting housing choice, neighborhood stability, and responsible land use patterns consistent with the City’s values and future growth strategy.

Section 4.2.01-D. Districts Established

The City’s residential districts are listed below.

Higher numeric indicators indicate a wider range of development opportunity.

Table 4.2.01-1 Residential Zoning Districts

Map Symbol	District Name
R-R1	Rural Residential
LU-R1	Limited Urban Residential 1
LU-R2	Limited Urban Residential 2
U-R1	Urban Residential 1
U-R2	Urban Residential 2
U-R3	Urban Residential 3
U-R4	Urban Residential 4

Division 4.2.02 Contexts

Section 4.2.02-A. Rural Residential District

Rural Residential District

- **R-R1** Rural Residential

1. Purpose

The Rural Residential district supports the City’s goals for land stewardship, environmental constraints, and limited infrastructure expansion in rural fringe areas. Limited residential development is allowed to preserve the natural, pastoral character and open landscapes of Missoula’s rural edges and prioritize agricultural uses and safety of residents against environmental hazards.

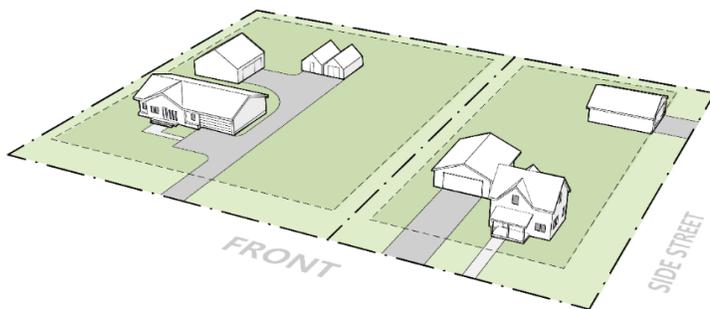
2. Description

Development patterns are predominantly car-dependent along roads with rural cross sections with minimal access to public transit and limited walkability. While some existing dedicated trails and commuter routes support biking and walking to key amenities or connections to urbanized areas, travel is mostly accommodated on roadways. Parcels often have multiple structures that typically have large setbacks from public roads.

3. Standards Overview

The Rural Residential standards support, maintain, and promote a variety of low intensity housing opportunities that emphasize the preservation of open space, natural resources, and rural character.

Figure 4.2.02-1 Rural Residential Context Diagram and Pictures



Section 4.2.02-B. Limited Urban Residential Districts

Limited Urban Residential Districts

- **LU-R1** Limited Urban Residential 1
- **LU-R2** Limited Urban Residential 2

1. Purpose

The Limited Urban Residential districts support the City’s goals for housing diversity, incremental growth, and context-sensitive development at the edges of urban neighborhoods. Moderate intensity residential development is allowed to provide a range of housing options while responding to environmental or topographical constraints.

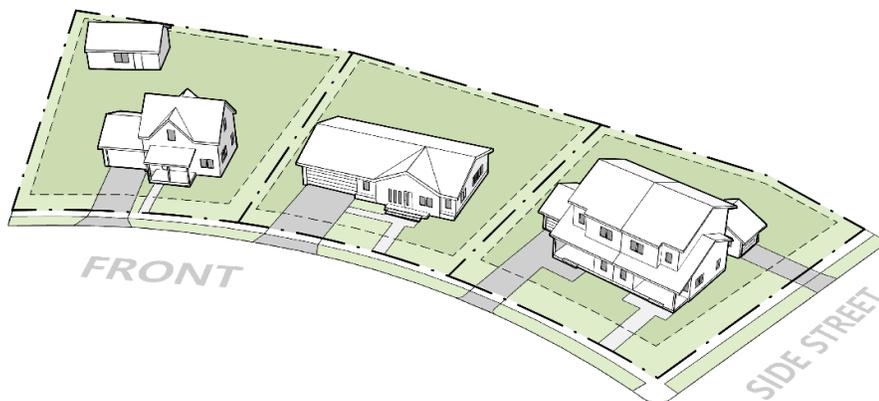
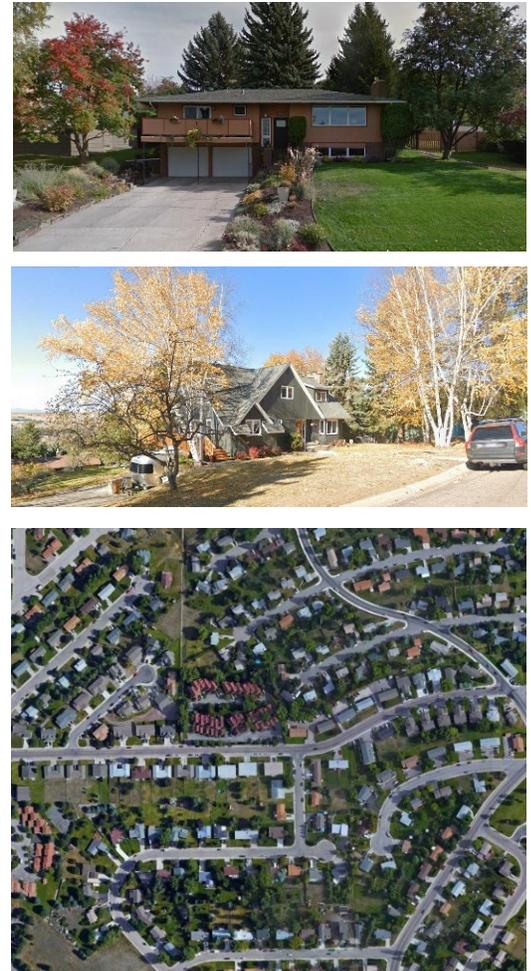
2. Description

Development patterns in Limited Urban Residential areas are likely car-dependent, with limited transit access and moderate walkability. Existing street and block patterns provide limited connectivity and often include large blocks, curvilinear roads, cul-de-sacs, and irregular-shaped parcels. Some blocks do not have existing sidewalks or alleys, and it is not uncommon for driveways and garages to be accessed directly from the street. Buildings typically have medium-to-large street setbacks with driveways that provide on-site parking.

3. Standards Overview

The Limited Urban Residential standards support, maintain, and promote a variety of moderate-intensity housing opportunities—primarily single-family homes, duplexes, and “missing middle” options—while preserving a suburban character.

Figure 4.2.02-2 Limited Urban Residential Context Diagram, Block Pattern, and Pictures



Section 4.2.02-C. Urban Residential Districts

Urban Residential Districts

- **U-R1** Urban Residential 1
- **U-R2** Urban Residential 2
- **U-R3** Urban Residential 3
- **U-R4** Urban Residential 4

1. Purpose

The Urban Residential districts support the City’s goals for housing diversity, sustainable and compact growth, context-sensitive development, and walkable, transit-accessible, and complete neighborhoods within or near the City core. Moderate to high-residential intensities are allowed to provide a full range of housing options in well-connected, service-rich environments that include Missoula’s oldest, and newest, neighborhoods.

2. Description

Development patterns in Urban Residential areas are typically compact and multimodal in ways that are walkable, with development intensity supportive of public transit. Street and block patterns provide high connectivity in rectangular grids of small to medium-sized blocks comprised of small to medium-sized rectangular parcels. Blocks are often tree-lined with sidewalks and include alleys that provide rear access to parking and garages. Buildings typically have small and varied setbacks that shape the public realm.

3. Standards Overview

The Urban Residential standards support, maintain, and promote a wide variety of housing opportunities to encourage affordability, walkability, and neighborhood vibrancy. These districts enable context-sensitive infill and redevelopment. The U-R1 and U-R2 districts support smaller scale infill and development while the U-R3 and U-R4 districts allow larger, yet still context-sensitive buildings.



Figure 4.2.02-3

Urban Residential Context Diagram, Block Pattern, and Pictures



Division 4.2.03 Development Standards

Section 4.2.03-A. General Applicability

The standards provided in the tables below apply to all development in residential zoning districts. For more information on related Building Standards, see Article 4.7 Building Standards.

Section 4.2.03-B. Allowed Building Types

1. **Applicability**

- (a) The standards for allowed building types provided below apply to all development in residential zoning districts.
- (b) For the purpose of this UDC, building types are classified into "residential" and "other." These are described and defined in Article 4.7 Building Standards.

Table 4.2.03-1 Allowed Building Types

Allowed Building Types	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Residential							
One-unit House	■	■	■	■	■	■	■
Duplex	■	■	■	■	■	■	■
Cottage Court	□	■	■	■	■	■	■
Rowhouse	□	■	■	■	■	■	■
Apartment Building	□	■	■	■	■	■	■
Other							
Accessory Structure	■	■	■	■	■	■	■
Neighborhood Commercial	■	■	■	■	■	■	■
General Building	■	□	□	□	□	□	□
Civic Building	■	■	■	■	■	■	■

■ Allowed □ Not Allowed

Section 4.2.03-C. Number of Dwelling Units per Building

1. Purpose

The purpose of prescribing a maximum number of dwelling units per building type is meant to support the Land Use Plan’s goals of providing compatible development, housing diversity, and missing middle housing. Specifically:

- (a) To add buildings to existing neighborhoods that fit within the established context in terms of building size, shape, and location;
- (b) To promote a range of housing types that meet various, diverse needs; and
- (c) To support a range of multi-unit or clustered housing types compatible in scale with single-unit homes, that help meet the growing demand for walkable urban living, respond to shifting household demographics, and meet the need for more housing choices at different price points.

2. Applicability

The standards for number of dwelling units per building provided below apply to all residential and nonresidential development allowed in residential zoning districts. For more information, see Article 4.7 Building Standards.

Table 4.2.03-2 Number of Dwelling Units per Building

Maximum Number of Dwelling Units Per Building	RURAL			LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4		
Residential									
One-unit House	1	1	1	1	1	1	1		
Duplex	2	2	2	2	2	2	2		
Cottage Court	-	4	4	4	6	8	8		
Rowhouse	-	3	4	4	6	8	8		
Apartment Building	-	3	4	4	6	12	No Max		
Other									
Accessory Structure	-	-	-	-	-	-	-		
Neighborhood Commercial	2	3	4	4	6	8	No Max		
General Building	-	-	-	-	-	-	-		
Civic Building	-	-	-	-	-	-	-		

‘-’ Indicates Dwelling Unit ‘Not Permitted’

Section 4.2.03-D. Floor Area Ratio (FAR) and Density

1. Purpose

(a) Floor Area Ratio (FAR)

The purpose of the Floor Area Ratio requirement is to incentivize the construction of more dwelling units and to regulate building intensity by controlling a building's gross floor area relative to the parcel on which it is built in urban and limited urban residential zoning districts.

(b) Maximum Density

The purpose of maximum density is to limit the number of dwelling units in areas that have environmental or other constraints, such as limited road connectivity and flood hazards. Maximum density controls the number of units constructed on parcels in rural and limited urban residential zoning districts while allowing for construction of missing middle housing.

2. Applicability

The floor area ratio and density standards provided below apply to all development in residential zoning districts as indicated in Table 4.2.03-3.

- (a) Exception: One-unit house and duplex building types are exempt from FAR requirements on lots with an area of 3,000 square feet or less.

3. Method

(a) Floor Area Ratio

Floor Area Ratio is calculated by dividing the total gross floor area of all buildings on a parcel by the total area of that parcel. The maximum FAR allowed on a parcel is based on the number of dwelling units included in development of the parcel, as indicated in Table 4.2.03-3.

Gross Floor Area is defined as the gross horizontal area of the subject space, measured from the interior faces of any exterior walls. The maximum gross floor area allowed on a parcel can be calculated by multiplying the FAR in Table 4.2.03-3 by the area of the parcel. The resulting gross floor area is the maximum buildable area permitted on a parcel, inclusive of all structures included in development, and allowing for exceptions as detailed in 4.2.03-D.4.

Commentary: Example Calculation

A property owner intends to construct six dwelling units on a 6,000 square foot parcel in the U-R2 zoning district. Per Table 4.2.03-3, the maximum FAR for 6 dwelling units in U-R2 is 0.9. To find the allowable gross floor area, the maximum FAR is multiplied by the parcel area:

$0.9 \text{ FAR} \times 6,000 \text{ square feet of parcel area} = 5,400 \text{ square feet of gross floor area.}$

The property owner can distribute the maximum gross floor area of 5,400 square feet between the six dwelling units at their discretion. If all units were planned to be the same size, each of the six dwelling units would be 900 square feet: 5,400 square feet divided by 6 dwelling units = 900 square feet.

(b) Maximum Density

Maximum density is calculated as minimum required parcel area per dwelling unit.

4. Exceptions to FAR

The following are exempt from maximum allowed gross floor area when calculating Floor Area Ratio:

- (a) Accessory structures;
- (b) Basements;
- (c) Vertical circulation including stairwells and elevators;
- (d) Garages and parking structures;
- (e) Indoor activity area within principal buildings (See Article 4.9);

- (f) Storage units intended to serve individual dwelling units. In order to be exempt from Floor Area Ratio, the storage unit cannot be accessed from within the dwelling unit; and
- (g) Floor area containing non-residential use(s) in a Neighborhood Commercial building.

Table 4.2.03-3 FAR and Density

FAR & Density	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Maximum FAR	Number of Dwelling Units						
.5	-	1-2	1-2	1	1	1	1
.6	-	3+	3	2	2	2	2
.8	-	-	4+	3	3-5	3	3
.9	-	-	-	4+	6+	4-6	-
1.0	-	-	-	-	-	7+	4-6
2.0	-	-	-	-	-	-	7+
Density							
Maximum Density (Any parcel is permitted two dwelling units by right, regardless of parcel area)	1 du / 15,000 sf	1 du / 3,500 sf	1 du / 2,600 sf	-	-	-	-

'+' indicates 'or more'.

Section 4.2.03-E. Lot Standards

1. Purpose

The purpose of prescribing minimum lot width standards is to support the Land Use Plan’s goals of providing compatible development by adding buildings to existing neighborhoods that fit within the established context in terms of lot and block structure. Minimum widths also ensure lots are platted to accommodate the densities and building types permitted in each district.

2. Applicability

The minimum lot width standards provided in Table 4.2.03-4 apply to all new or amended lots in residential zoning districts created through subdivision or subdivision exemption. Minimum lot widths are not applicable to TED Ownership Units (TOU) or condominium ownership units. These standards are illustrated in Figures 4.2.03-1 and 2. Lot width is measured along the street frontage. The minimum lot width requirement is not applicable to lots that do not have frontage on a street.

3. **Exception for Lots Intended for Duplex/Rowhouse Development**

Duplexes and rowhouses may be sited with all dwelling units under common ownership or sited with each dwelling unit on a separate lot. When lots are created with the intent of constructing a duplex or rowhouse with each dwelling unit on a separate lot, the following exceptions to minimum lot width apply:

- (a) Duplex;
 - 1. Lots must be platted as a series of two abutting lots.
 - 2. Lots are permitted a minimum lot width of 23 feet.
- (b) Rowhouse;
 - 1. Lots must be platted as a series of three or more abutting lots.
 - 2. Lots intended to contain rowhouse dwelling units attached to other units on both sides are permitted a minimum lot width of 18 feet.
 - 3. Lots intended to contain rowhouse dwelling units at the ends of the building (i.e. attached to another unit on one side) are permitted a minimum lot width of 23 feet.

Table 4.2.03-4 Lot Standards

Lot Standards	RURAL	LIMITED URBAN		URBAN			
		R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3
Minimum Lot Width A	80 ft	60 ft	50 ft	40 ft			
When lot is adjacent to an alley	80 ft	60 ft	50 ft	30 ft			

Figure 4.2.03-1 Lot Standards Diagram (With Alley)

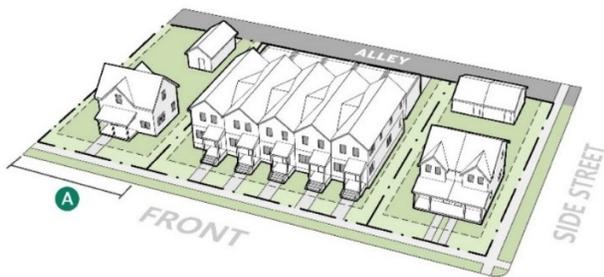
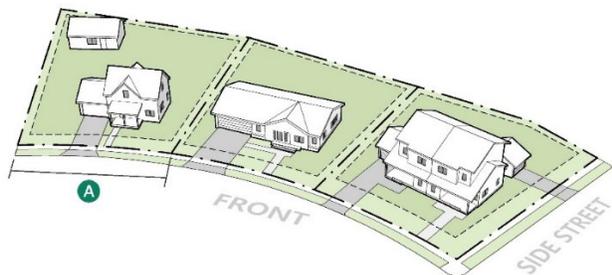


Figure 4.2.03-2 Lot Standards Diagram (No Alley)



Section 4.2.03-F. Building Placement

1. Applicability

The building placement standards provided below apply to all development in residential zoning districts. See Article 4.10 for setback measurement rules and exceptions.

Table 4.2.03-5 Building Placement

MINIMUM SETBACK	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Front A	15 ft	15 ft	15 ft	15 ft	10 ft	10 ft	10 ft
Side Street B	12.5 ft	12.5 ft	10 ft	10 ft	10 ft	10 ft	7.5 ft
Side Interior C	10 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Rear D	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft

Figure 4.2.03-3 Building Placement Diagrams (*Urban*)

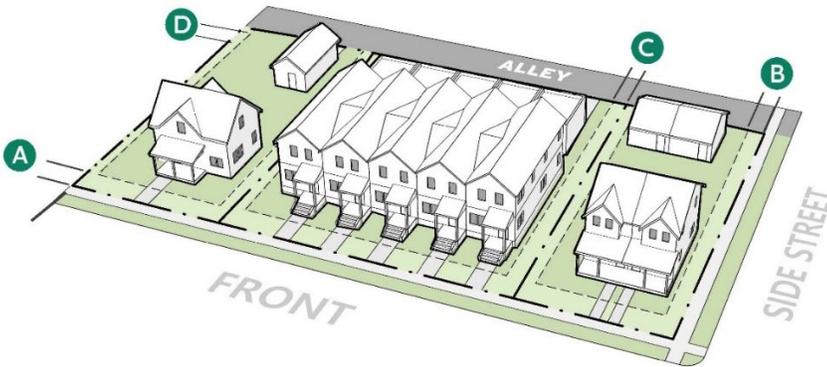


Figure 4.2.03-4 Building Placement Diagrams (*Limited Urban*)



Section 4.2.03-G. Building Form and Components

1. Applicability

The standards for building form and components provided below apply to all development in residential zoning districts. For more information, see Article 4.7 Building Standards.

Commentary: Measurement rules for height are located in Article 4.10. Additionally, see "Building Width" in Chapter 8 Definitions.

Table 4.2.03-7 Building Form and Components

Building Form & Components	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Building Massing							
Maximum Height A	35 ft	35 ft	40 ft	35 ft	35 ft	35 ft	45 ft
Maximum Width							
Rowhouse Building B	-	80 ft	80 ft	80 ft	160 ft	200 ft	200 ft
Apartment Building	-	50 ft	50 ft	50 ft	80 ft	120 ft	200 ft
Building Components							
Allowed Encroachments into Setbacks	Refer to Article 4.10 Measurements and Exceptions						

Figure 4.2.03-6 Building Form Diagram



Table 4.8.02-1 Allowed Uses

■ Permitted - Prohibited

ZONE	Motor Vehicle Parking	Short-Term Bicycle Storage	Long-Term Bicycle Storage	Residential Zoning Districts								Mixed-Use Zoning Districts						Special Zoning Districts								
				R-1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU	T-MU	I-1	I-2	OP1	OP2	CD-1	CD-2	A	
RESIDENTIAL																										
Household Living	none	none	1 space per DU, unless garage provided	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-	
Group Living	see below	see below	see below																							
Group Living, Other	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-	
Community Res. Facility (8 or fewer)	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-	
Community Res. Facility (9+)	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-	
Fraternity/Sorority	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	-	-	-	-	-	■	■	■	■	■	■	■	■	-	■	-	-	-	-	-	■	-	
Convent/Monastery	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	-	-	-	-	-	■	-	
Single-Room Occupancy Developments	none	1 space per 8 DU, minimum is 2 spaces	1 space for studio or first bedroom, 0.5 spaces per additional bedroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■	-	
Day Care: Residential Day Care	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-	
Home Digital Asset Mining	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■	-	
PUBLIC / CIVIC																										
College/University	1 space per 1,000 sf	1 space for each 10 students of planned capacity, 2 spaces minimum	1.5 spaces per 10 employees plus 1 space for each 10 students of planned capacity, or 1 space for each 20,000 sf of floor area, whichever is greater	-	-	-	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-	
Day Care: Day Care Center	none	1 space for each 10 children of planned capacity, 2 spaces minimum	1.5 spaces per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	■	-	
Detention and Correctional Facilities	none	1 space per 20,000 sf, 2 spaces minimum	1 space per 10 employees, 2 spaces minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	-	-	-		
Fraternal Organization	1 space per 5,000 sf	Spaces for 10% of maximum expected attendance	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	-	-	-	
Health Care Facility	1 per 500 sf	1 space per 20,000 sf, 2 spaces minimum	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-	
Hospital	none	1 space per 20,000 sf, 2 spaces minimum	1 space per 10 employees, 2 spaces minimum	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-	
Library/ Cultural exhibit	1 space per 720 sf	1 space per 5,000 sf, 2 spaces minimum	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	■	
Meal Center	none	1 space per 4 seats	1 space per 10 employees, 2 spaces minimum	-	-	-	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-
Park/Recreation	none	Spaces for 5% of maximum expected attendance	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	■	■	■	
Preschool (1-12)	none	1 space for each 10 children of planned capacity, 2 spaces minimum	1.5 spaces per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-	
Preschool Center (13+)	1 space per 1,000 sf	1 space for each 10 children of planned capacity, 2 spaces minimum	1.5 spaces per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-	
Religious Assembly	none	spaces for 5% of maximum expected attendance	1 space per 10 employees, 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	-	-	

ZONE	Motor Vehicle Parking	Short-Term Bicycle Storage	Long-Term Bicycle Storage	Residential Zoning Districts						Mixed-Use Zoning Districts						Special Zoning Districts										
				R-1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU	T-MU	I-1	I-2	OP1	OP2	CD-1	CD-2	A	
Safety Services	none	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	■	■	■	
School	see below	see below	see below																							
School, General	1 space per 1,000 sf	1 space per 10 students of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-	
Commercial Trade School	1 space per 1,000 sf	1 space per 10 students of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Industrial Trade School	1 space per 1,000 sf	1 space per 10 students of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees. 2 spaces minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	■	-	-	-	-	■	
Shelter	see below	see below	see below																							
Emergency Shelter	None	1 space per 4 beds	1 space per 10 employees. 1 space per 2 beds. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Houseless Shelter: Small	1 space per 1,000 sf	1 space per 4 beds	1 space per 10 employees. 1 space per 2 beds. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	■	■	-
Houseless Shelter: Medium	1 space per 1,000 sf	1 space per 4 beds	1 space per 10 employees. 1 space per 2 beds. 2 spaces minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	■	■	■	-
Houseless Shelter: Large	1 space per 1,000 sf	1 space per 4 beds	1 space per 10 employees. 1 space per 2 beds. 2 spaces minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	■	■	■	-
Solar Energy Conversion System	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Utility Services, Minor	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Utility Services, Major	none	none	none	-	-	-	-	-	-	-	-	-	-	-	■	-	-	■	■	■	■	-	-	-	■	
Wind Energy Conversion System	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
COMMERCIAL																										
Animal Services	see below	see below	see below																							
Animal Sales	1 space per 1,200 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 spaces minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	
Grooming and Veterinary	1 space per 1,200 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 spaces minimum	■	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	
Animal Shelter or Boarding Kennel	1 space per 1,200 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 spaces minimum	■	-	-	-	-	-	-	■	■	-	-	■	■	■	■	■	■	-	-	-	-	-	
Stable	1 space per 1,200 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 spaces minimum	■	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	-	-	
Artist Work or Sales Space	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 10 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	-	-	-	
Building Maintenance Service	1 space per 2,400 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	
Business Equipment Sales and Service	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 10 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	-	-	■	
Cannabis Dispensary	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	
Construction Sales and Service	1 space per 2,400 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	-	-	■	■	■	■	-	-	-	-	-	
Eating and Drinking Establishments	see below	see below	see below																							
Restaurant	1 space per 4,000 sf in urban districts 1 space per 1,500 sf in all other districts	1 space per 4 seats. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	
Tavern or Nightclub	1 space per 4,000 sf	1 space per 4 seats. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■	
Mobile Food Vending	none	none	none	-	-	-	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	■	
Food Truck Park	none	1 space per food truck. 2 spaces minimum	none	-	-	-	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	-		

ZONE	Motor Vehicle Parking	Short-Term Bicycle Storage	Long-Term Bicycle Storage	Residential Zoning Districts								Mixed-Use Zoning Districts						Special Zoning Districts								
				R-1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU	T-MU	I-1	I-2	OP1	OP2	CD-1	CD-2	A	
Entertainment and Spectator Sports	see below	see below	see below																							
Small Venue	1 space per 1,000 sf	spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	-		
Medium - Large Venue	1 space per 1,000 sf	spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	■	■	-	
Financial Services	see below	see below	see below																							
Bank	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	■	■	■	
Check-Cashing/Loan Service	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	■	■	■	
Pawn Shop	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	-	■	
Food and Beverage Retail Sales	1 space per 500 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	■	
Funeral and Internment Services	see below	see below	see below																							
Cemetery/ Columbarium/ Mausoleum	1 space per 1,000 sf	Spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	-	■	■	-	
Cremating	1 space per 1,000 sf	Spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	-	-	■	■	-	
Undertaking	1 space per 1,000 sf	Spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	■	■	■	■	-	-	■	■	■	-	-	■	■	-	
Gasoline and Fuel Sales	1 space per 500 sf retail area	1 space per 2,000 sf. retail area. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	■	-	-	-	-	-	
EV Charging Hub	1 space per 500 sf retail area	1 space per 2,000 sf. retail area. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	-	-	
Truck Stop/Travel Plaza	1 space per 500 sf retail area	1 space per 2,000 sf. retail area. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	-	-	-	-	-	
Lodging	see below	see below	see below																							
Bed and Breakfast	1 space per room	1 space per guest room	1 space for primary DU + 1 space for every 2 guest rooms. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■	-
Hostel	1 space per room	1 space per every 4 guests	1 space per 5 employees + 1 space for every 4 guests	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	-	-	-	-	-	■	-
Hotel/ Motel	1 space per room	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■
Recreational Vehicle Park	1 space per room	1 space per 5 RV/camping site, 2 spaces minimum	1 space per 5 employees	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	■	-	-	■	■	-	
Tourist Home	1 space per room	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-
Office	1 space per 500 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	■	■
Parking, Non-accessory	none	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 motor vehicle spaces. 1 space minimum	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	■	■	■
Personal Improvement Service	1 space per 1,000 sf	1 space per 2,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	-	
Retail Sales	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	■	
Sports and Recreation, Participant	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	-	-	
Casino	1 spaces per 4,000 sf	1 space per 2,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	■	■	■	■	■	■	-	-	-	-	-	-	
Vehicle Sales and Service	see below	see below	see below																							
Car Wash/Cleaning Service	1 space per 2,000 sf	2 space minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	■	-	-	-	-	-	

Section 1.1.04-F. Accessory Dwelling Unit (ADU)

1. The zoning regulations in effect prior to this UDC allowed for accessory dwelling units (ADU). "Accessory dwelling unit" was defined in the previous zoning regulations as "a separate dwelling unit within a detached house or a separate dwelling unit that occupies an accessory building that shares a parcel with a detached house". In other words, accessory dwelling units were either attached to the primary house or detached from the primary house under the previous zoning regulations.
2. Detached accessory dwelling units established prior to the effective date of this UDC shall be considered a one-unit house, as defined in Article 4.7 Building Standards. Structures containing a primary dwelling unit attached to an accessory dwelling unit that were established prior to the effective date of this UDC shall be considered a duplex, as defined in Article 4.7 Building Standards.
3. Accessory dwelling units are not included as a building type or use in this UDC. All parcels that allow for residential use are permitted a minimum of two dwelling units by right per Articles 4.2 Residential Districts, 4.3 Mixed-Use Districts, and 4.4 Special Use Districts. Additionally, all zoning districts that allow for residential use permit one-unit house and duplex building types, replacing the accessory dwelling unit designation.

Article 4.2 Residential Districts

3. Exempt Building Conversions from Number of Units per Building and FAR

Motion: Adopt package of Staff Proposed Amendments as presented on 1/14/26.

Code Section: Section 4.2.03-C Number of Dwelling Units Per Building and Section 4.2.03-D Floor Area Ratio (FAR) and Density

Revised Code:

Section 4.2.03-C

3. Exceptions

(a) Building Conversions

1. Legally established existing buildings containing non-residential use(s) may be wholly or partially converted to residential use.
2. Buildings converted from non-residential use to residential use may exceed the maximum number of dwelling units per building specified in Table 4.2.03-2. Building conversions where floor area is added may not exceed the maximum number of units per building specified in Table 4.2.03-2.

Section 4.2.03-D:

(b) Building Conversions

1. Legally established existing buildings containing non-residential use(s) may be wholly or partially converted to residential use.
2. Buildings converted from non-residential use to residential use are exempt from floor area ratio requirements if no additional floor area is added. Building conversions where floor area is added must meet the floor area ratio requirements in Table 4.2.03-3.

4. Remove Maximum Units per Building for Apartments in UR-1, UR-2, and UR-3

Motion: Table 4.02.03-2 (units per building): Move to amend table, to set maximum number of units per building, for apartment buildings, to “No Max” for UR1, UR2, and UR3.

Primary Code Section: Table 4.02.03-1

Revised Code:

Table 4.2.03-2 Number of Dwelling Units per Building

Maximum Number of Dwelling Units Per Building	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Residential							
One-unit House	1	1	1	1	1	1	1
Duplex	2	2	2	2	2	2	2
Cottage Court	-	4	4	4	6	8	8
Rowhouse	-	3	4	4	6	8	8
Apartment Building	-	3	4	4 No Max	6 No Max	±2 No Max	No Max
Other							
Accessory Structure	-	-	-	-	-	-	-
Neighborhood Commercial	2	3	4	4	6	8	No Max
General Building	-	-	-	-	-	-	-
Civic Building	-	-	-	-	-	-	-

^{1,2} Indicates Dwelling Unit 'Not Permitted'

5. Small Lot Exception to Floor Area Ratio – Increase Qualifying Lot Area

Motions: Move that the City Council amend Section 4.2.03-D.4 (Floor Area Ratio FAR and Density, Exceptions) of the Unified Development Code to increase the lot-size threshold for the FAR exemption for one-unit houses and duplexes, as follows:

- a. In Section 4.2.03-D.4, revise the exception for one-unit houses and duplexes to read: “One-unit house and duplex building types are exempt from floor area ratio (FAR) requirements on parcels with an area of 4,000 square feet or less.”
- b. Replace any previous numeric reference to 3,250 square feet for this exception with 4,000 square feet for consistency.

*A previous motion “adopt package of Staff Proposed Amendments as presented on 1/14/26” moved this code section from Section 4.2.03-D.2.a to Section 4.2.03-D.4 and replaced the word “lots” with “parcels”. The intent of both motions is reflected in the language below, incorporating the larger 4,000 square foot qualifying lot area.

Code Section: Section 4.2.03-D.4 Floor Area Ratio (FAR) and Density, Exceptions

Revised Code:

4. **Exceptions ~~to FAR~~**

- (a) One-unit house and duplex building types are exempt from ~~floor area ratio (FAR)~~ requirements on ~~parcels~~ ~~lots~~ with an area of ~~4,000~~~~3,000~~ square feet or less.

6. Exempt Indoor Bike Storage from Floor Area Ratio

Motion: Adopt package of Staff Proposed Amendments as presented on 1/14/26.

Code Section: Section 4.2.03-D.4 Floor Area Ratio (FAR) and Density, Exceptions

Revised Code:

~~(b)~~(c) _____ The following are exempt from maximum allowed gross floor area when calculating Floor Area Ratio:

- ~~(e)~~1. _____ Accessory structures;
- ~~(d)~~2. _____ Basements;
- ~~(e)~~3. _____ Vertical circulation including stairwells and elevators;
- ~~(f)~~4. _____ Garages and parking structures;
- 5. _____ Indoor activity area within principal buildings (See Article 4.9);
- ~~(g)~~6. _____ Indoor bicycle storage areas (See Article 4.9);
- ~~(h)~~7. _____ Storage units intended to serve individual dwelling units. In order to be exempt from

7. Exempt Residential Over Neighborhood Commercial from FAR

Motion: FAR Exemption for Residential Over Neighborhood Commercial (with approval for staff to further refine language to clarify intent)

Move that the City Council amend Section 4.2.03-D (Floor Area Ratio FAR and Density) of the Unified Development Code to encourage residential units over Neighborhood Commercial in Limited Urban and Urban Residential districts, as follows: Section 4.2.03-D.4 - Exceptions to FAR (add new subsection):

- a. In the LU-R1, LU-R2, U-R1, U-R2, U-R3, and U-R4 zoning districts, gross floor area devoted to residential dwelling units located above a ground-floor Neighborhood Commercial use on the same building footprint is exempt from maximum allowed gross floor area when calculating Floor Area Ratio (FAR).
- b. To qualify for this exemption, the ground-floor Neighborhood Commercial use must meet the Neighborhood Commercial building type standards in Article 4.7, and the exempt residential floor area must be located on stories above that Neighborhood Commercial space.
- c. This exemption does not alter other applicable heights, setback, or building width standards.

Code Section:

Example Revised Code:

(c) The following are exempt from maximum allowed gross floor area when calculating Floor Area Ratio:

- ~~0.1.~~ Accessory structures;
- ~~0.2.~~ Basements;
- ~~0.3.~~ Vertical circulation including stairwells and elevators;
- ~~0.4.~~ Garages and parking structures;
- ~~5.~~ Indoor activity area within principal buildings (See Article 4.9);
- ~~0.6.~~ Indoor bicycle storage areas (See Article 4.9);
- ~~0.7.~~ Storage units intended to serve individual dwelling units. In order to be exempt from Floor Area Ratio, the storage unit cannot be accessed from within the dwelling unit; **and**
- ~~8.~~ Floor area containing non-residential use(s) in a Neighborhood Commercial building; **and**
- ~~2.9.~~ Residential dwelling unit(s) located above ground floor non-residential use(s) in a Neighborhood Commercial building in limited urban residential and urban residential zoning districts.

8. Amend Floor Area Ratio

Motions: Adopt Staff Proposed Amendment #6 (FAR Table). Move to increase FAR in UR4 from 1.2 to 1.4 and to update the LUP Place Type from 6-8 units on a typical lot, to 6-10 units on a typical lot.

Code Section: Table 4.2.03-3 FAR and Density

Revised Code:

Table 4.2.03-3 FAR and Density

FAR & Density	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Maximum FAR	Number of Dwelling Units						
.5	-	1-2	1-2	1-2	1	1	1
.6	-	3+	3	2-3 +	2-3	2-3	2-3
.8	-	-	4+	-3	3-4-5	4-5	4-5
.9	-	-	-	-4+	6+	4-6	6-
1.0	-	-	-	-	-	7+	-4-6
1.42-0	-	-	-	-	-	-	7+
Density							
Maximum Density (Any parcel is permitted two dwelling units by right, regardless of parcel area)	1 du / 15,000 sf	1 du / 3,500 sf	1 du / 2,600 sf	-	-	-	-

'+' indicates 'or more'.

9. Remove and Reduce Minimum Lot Width

Motions: Adopt package of Staff Proposed Amendments as presented on 1/14/26. Move that the City Council decline the staff recommended amendment creating Section 4.2.03-E.3“Driveway Access Restriction on Narrow Lots” (prohibiting street-accessed driveways on lots with street frontage less than 40 feet), and that this subsection be deleted from the adoption draft in its entirety.

Code Sections: Section 4.2.03-E Lot Standards; specifically amending 4.2.03-E.1 Purpose and Table 4.2.03-4

Revised Code:

Section 4.2.03-E. Lot Standards

1. **Purpose**

The purpose of prescribing minimum lot width standards is to support the Land Use Plan’s goals of providing compatible development by adding buildings to existing neighborhoods that fit within the established context in terms of lot and block structure. ~~Minimum widths also ensure lots are platted to accommodate the densities and building types permitted in each district.~~

Table 4.2.03-4 Lot Standards

Lot Standards	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Minimum Lot Width A	80 ft	6 50 ft	5 40 ft	40-ft No Minimum			
When lot is adjacent to an alley	80-ft	60-ft	50-ft	30-ft			

10. Exception to Minimum Lot Width for Cottage Courts

Motion: Adopt package of Staff Proposed Amendments as presented on 1/14/26.

Code Section: Section 4.2.03-E.3

Revised Code:

3. **Exception for Lots Intended for Duplex, ~~Rowhouse~~, and Cottage Court Development**

Duplexes, ~~and~~ rowhouses, ~~and~~ cottage courts may be sited with all dwelling units under common ownership or sited with each dwelling unit on a separate lot. When lots are created with the intent of constructing a duplex, ~~or~~ rowhouse, ~~or~~ cottage court with each dwelling unit on a separate lot, the following exceptions to minimum lot width apply:

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TICLE 4.2 – RESIDENTIAL DISTRICTS

(a) Duplex;

1. Lots must be platted as a series of two abutting lots.
2. Lots are permitted a minimum lot width of 23 feet.

(b) Rowhouse;

1. Lots must be platted as a series of three or more abutting lots.
2. Lots intended to contain rowhouse dwelling units attached to other units on both sides are permitted a minimum lot width of 18 feet.
3. Lots intended to contain rowhouse dwelling units at the ends of the building (i.e. attached to another unit on one side) are permitted a minimum lot width of 23 feet.

(c) Cottage Court;

1. Minimum lot width does not apply to lots intended for cottage court development.
2. Cottage court lots must be platted as a series of three or more lots.
3. All lots must abut or contain the easement intended to contain the shared walkway (court).

11. Clarify Side Setbacks for Attached Dwelling Units

Motion: Adopt package of Staff Proposed Amendments as presented on 1/14/26.

Code Section: Section 4.2.03-F.1 Building Placement Applicability

Revised Code:

Section 4.2.03-F. Building Placement

1. **Applicability**

The building placement standards provided below apply to all development in residential zoning districts. See Article 4.10 for setback measurement rules and additional exceptions.

- (a) The side interior setback is not applicable to parcel lines coinciding with a shared wall between dwelling units in rowhouse and duplex building types. In other words, side interior setbacks only apply to the exterior walls of the full rowhouse or duplex structure.