

SECTION 2.3.H LIVE/MAKE (LM)

1. PURPOSE

The purpose of this district is to provide places for entrepreneurs and artisans to live on the same property where they work to create a variety of products in a manner that respects the residential character of the street and neighborhood as well as the natural environment present. This district supports a mix of residential land uses and small-scale, non-residential uses that may include light manufacturing and fabrication as well as commercial kitchens and artist studios. The intent is for non-residential uses to be designed and operated as secondary and incidental to the primary residence in a way that limits impacts to adjacent residents and the neighborhood as a whole. The district is served by public water and sewer service as well as a Complete Street network including transit and non-motorized facilities (both on- and off-street) connected by protected or buffered bike lanes, sidewalks, and improved crossings for higher-density development in areas where increased traffic speeds are present.

COMMENT: Please consult with the Missoula County Building Division to determine whether a proposed commercial activity will comply with building code requirements.

2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Live/Make Neighborhood (LM) district are found in Section 3.2.

3. PERMITTED USES

Uses permitted in the Live/Make Neighborhood (LM) district are found in Table 5, Section 2.4.

Multiple principle uses are permitted per lot in this district.

Accessory uses shall meet the requirements of Section 5.3. Authorized commercial and industrial uses, indicated as permitted or special exceptions in Section 2.4, Table 5, may be allowed in this district only as an accessory use to a residential use. Only a property resident may operate an accessory commercial use.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

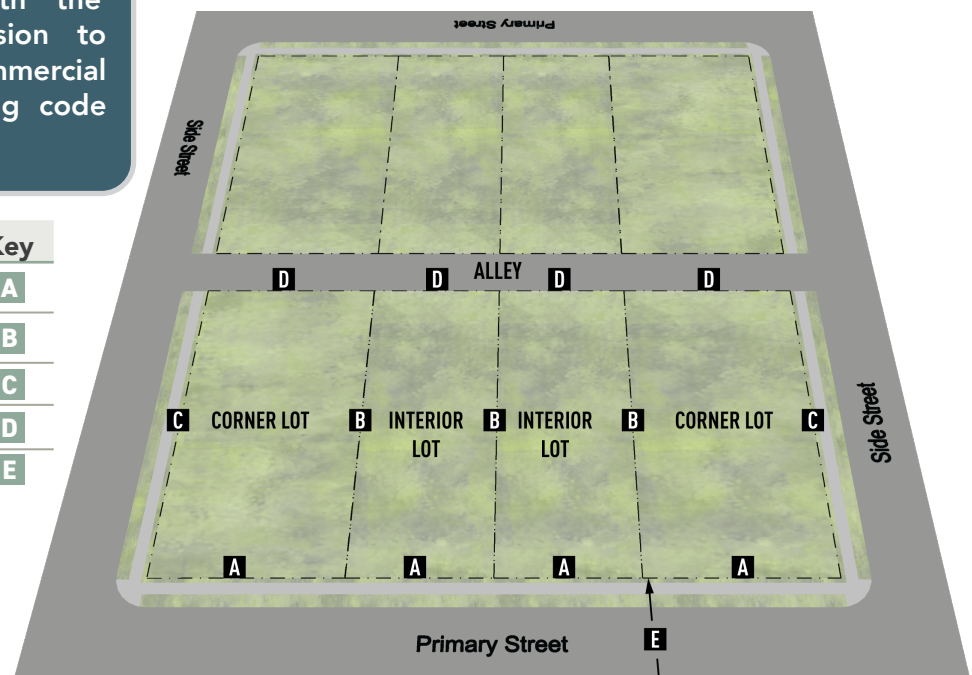


Fig. H-1 General Lot Components

4. SITE DESIGN STANDARDS

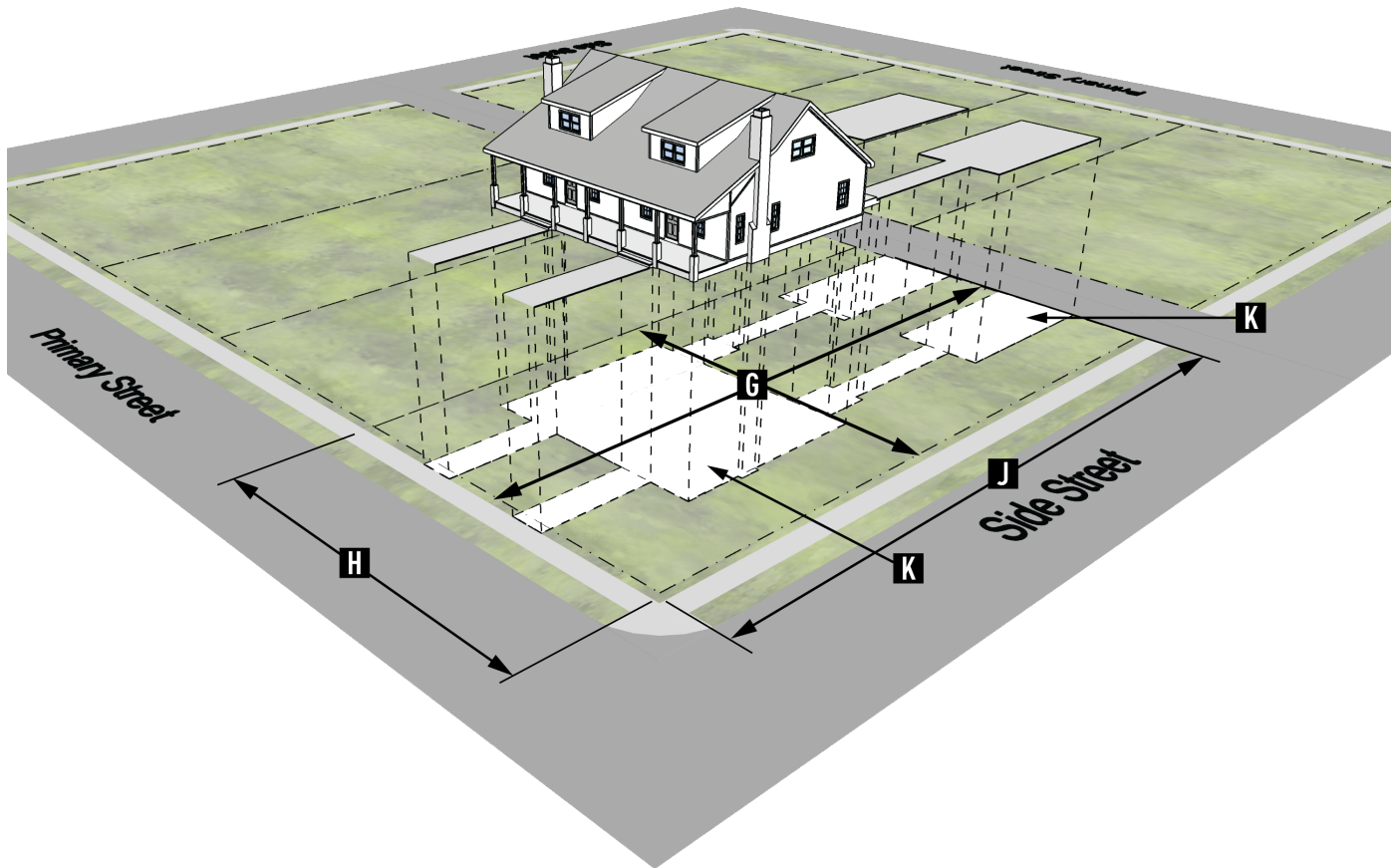


Fig. H-2 Lot Dimensions

a. Lot Dimensions and Net Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex, multi-plex small*	5,000	65'	75'	60%	n/a	11 homes/ac
Neighborhood shopfront	5,000	65'	75'	70%	n/a	n/a
All other types as permitted	2,500	50'	50'	60%	n/a	11 homes/ac
Diagram Key	G	H	J	K		

*Requires permanent affordable housing.



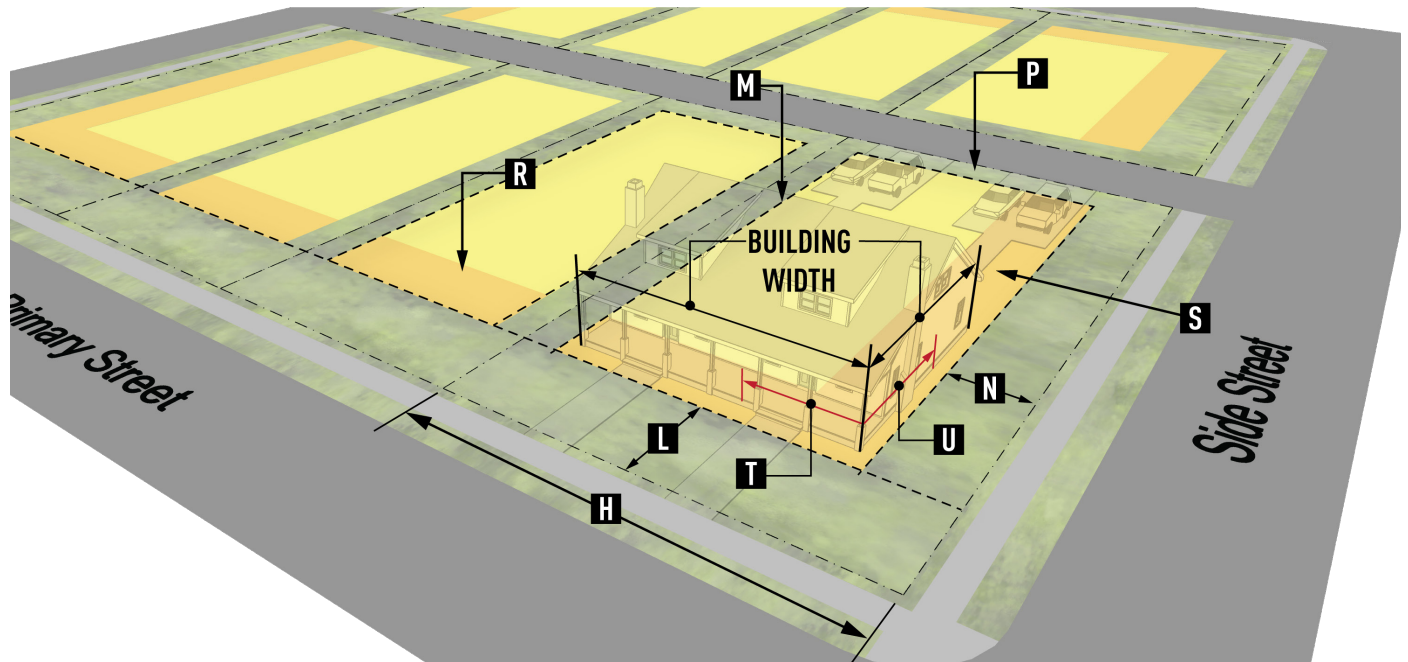


Fig. H-3 Building Placement

b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	15'	10'	L	
Side (interior)	5'	3'	M	
Side (street)	5'	5'	N	
Rear	5'	3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements*	Min. (%) Transparency	Diagram Key		
First Story	n/a	R, S		
Upper Story	n/a	R, S		
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	50%	R		
Side (street)	30%	S		

*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

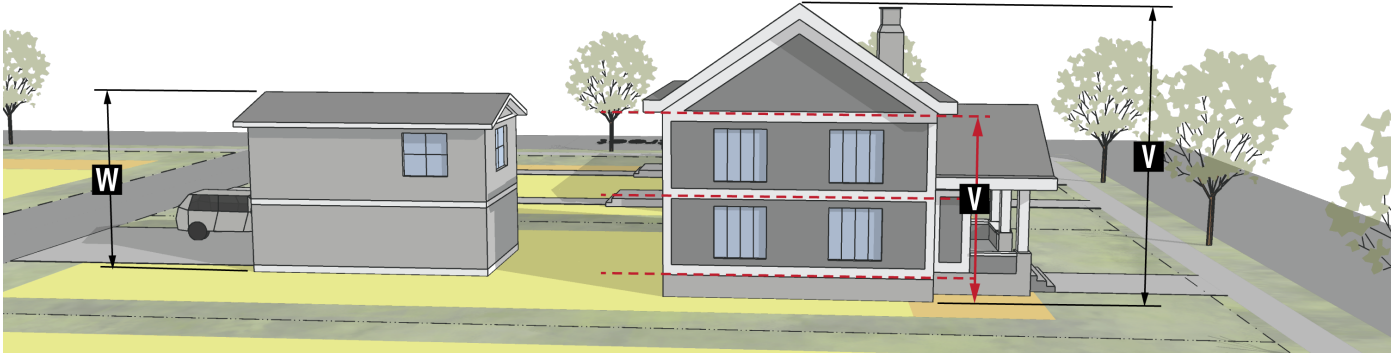


Fig. H-4 Building Height

c. Building Scale

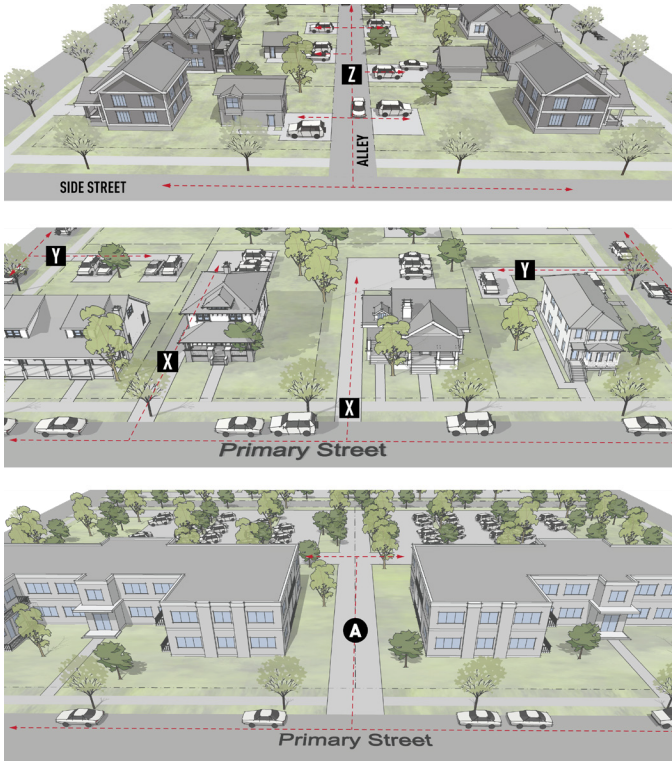
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height	Key	Max. Stories	First Story Min. Height	Key
Principal building	3,000*	36'	V	2	n/a	V
Accessory structure, detached	3,000	30'	W	2	n/a	n/a

*Except for single-household and two-household dwellings, and excluding attached garage.



5. MOBILITY

The following standards apply to all development in the LM district as part of the Zoning Compliance Permit process, in accordance with Section 6.2.



a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	16'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

Fig. H-5 Vehicular Access

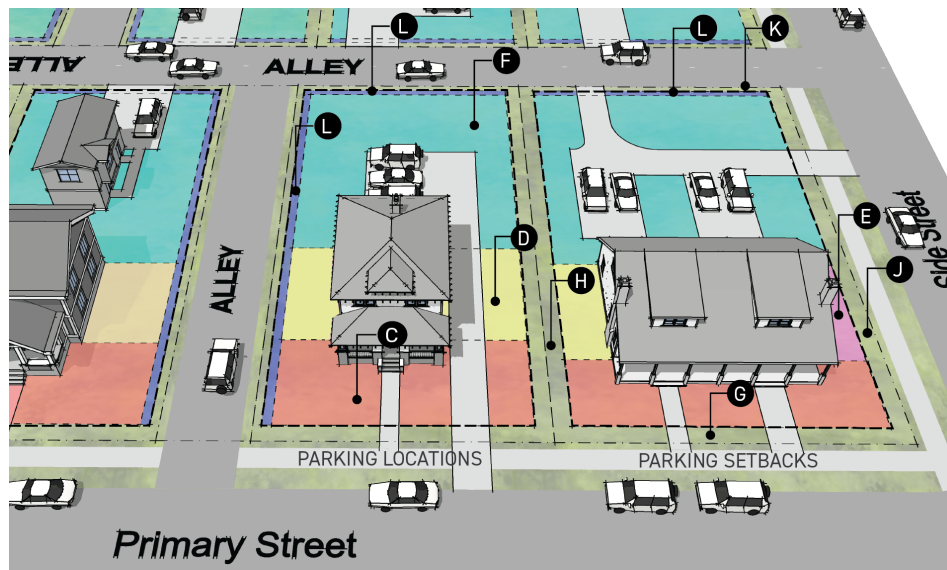


Fig. H-6 Parking Locations and Setbacks

b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	P	C
Side yard (interior)	P	D
Side yard (street)*	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	3'	L

* Excludes driveway access allowed in primary/secondary street setback.

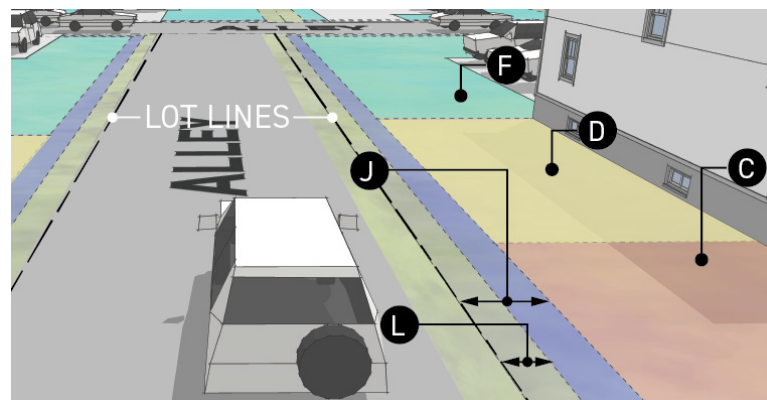


Fig. H-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.

