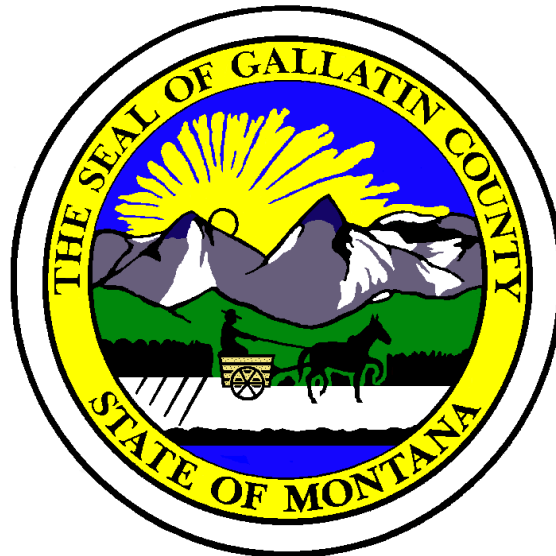


ZONING DISTRICT NO.6 ZONING REGULATION

GALLATIN COUNTY, MONTANA



AUGUST 25, 2020

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SECTION 1 ADMINISTRATION

- 1.1 Title. This Regulation shall be known as the Zoning District No. 6 Zoning Regulation (Zoning Regulation) and is adopted specifically for the Zoning District No. 6 (Zoning District). The Zoning District was created by Resolution of the Board of County Commissioners (County Commission), Gallatin County, Montana, on April 8, 1979.
- 1.2 Planning and Zoning Commission. Pursuant to [Section 76-2-101](#), MCA, there has been created a Planning and Zoning Commission for the Zoning District which consists of the three County Commissioners, the County Surveyor, a county official appointed by the County Commission, and two citizen members appointed by the County Commissioner. The Planning and Zoning Commission shall have all the powers given to it by Montana statutes.
- 1.3 Development Pattern. Pursuant to [Section 76-2-101 through 76-2-117](#), MCA, there is hereby adopted a development pattern for the Zoning District consisting of the Zoning Regulation and Zoning Map.
- 1.4 Zones. The jurisdiction of the Zoning District is hereby divided into zones or "districts", as shown on the Official Zoning Map, which together with all explanatory matter thereon, the Official Zoning Map is hereby adopted by reference and declared to be a part of this Regulation.
- 1.5 Zoning Map. Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map kept in the office of the County Clerk and Recorder shall be the final authority as to the current zoning designation of property in the Zoning District.
 - a. Zoning Map Certificate. The Official Zoning Map shall be available in the County Clerk and Recorder's Office and shall bear a certificate with the signature of the Chairman of the County Commissioners attested by the County Clerk, including the Resolution of Adoption number and the date of adoption.
 - b. Zoning Map Changes. If any changes to the Official Zoning Map are made by amendment to this Zoning Regulation in Accordance with Section 14 of the Administrative Regulation, such changes shall be made to the Official Zoning Map and signed, dated, and certified upon the Map.
 - c. Zoning Map Replacement. In the event the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret due to changes or additions thereto, the County Commission may adopt and certify a new Official Zoning Map which shall supersede the prior Official Zoning Map.

1.6 Administrative Regulation. Pursuant to County Commission Resolution No. 2019-047 adopted May 21, 2019, there is hereby adopted the Gallatin County “Part 1” Zoning Administrative Regulation (Administrative Regulation). The Administrative Regulation supplements these Regulations. In the case of a conflict between the Administrative Regulation and these Regulations, the Administrative Regulation shall control. The Administrative Regulation includes the following administrative rules and procedures:

- Title, Adoption, and Applicability
- Definitions
- Application of Zoning Regulations
- Administration
- Non-Conforming Parcels, Uses, and Structures
- Land Use Permits
- Change of Use Permits
- Certificate of Completion
- Zoning Improvements Agreement
- Conditional Uses
- Variances
- Complaints and Enforcement
- Appeals
- Amendments

SECTION 2 PURPOSE

The purpose for this Regulation is to:

- 2.1 Promote the health, safety, morals and general welfare of county residents.
- 2.2 Lessen congestion in the streets.
- 2.3 Secure safety from fire, panic and other dangers.
- 2.4 Provide adequate light and air.
- 2.5 Prevent overcrowding of land.
- 2.6 Avoid undue concentration of population,
- 2.7 Facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements.
- 2.8 Protect agriculture lands from urban encroachment.
- 2.9 Promote the preservation of wildlife and fish habitat.

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SECTION 3 DEFINITIONS

For the purpose of this Regulation, certain terms and words are defined as follows: Words used in the present tense shall also include the future; words or phrases used in the singular shall also include the plural, and words used in the plural shall also include the singular; the word “building” includes structure and “structure” includes building; the words “used” or “occupied” shall include within their meaning “intended, arranged, or designed to be used or occupied”. The word “person” shall include corporation, partnership, or other legal entity. Where other definitions are necessary and are not defined herein, the County Commission may define such terms.

- 3.1 Accessory Use or Building. The use of land or a subordinate building or a portion of a main building such use being secondary to or incidental to the principal use or structure.
- 3.2 Agriculture. The tilling of soil, the raising of crops, horticulture and gardening, dairying or animal husbandry including all uses customarily incidental thereto, but not including any agriculture industry or business such as fruit packing plants, fur farms, animal hospitals, commercial feed lots or similar uses.
- 3.3 Apartments. A building or portion thereof designed with more than four individual dwelling units.
- 3.4 Automobile Wrecking. Dismantling or wrecking of used motor vehicles or trailers or the storage, sale or dumping of dismantled, or partially dismantled, obsolete or wrecked vehicles or other parts.
- 3.5 Building. Any structure built for support, shelter, or enclosure of persons, animals, chattels, or property of any kind.
- 3.6 Building Height. The vertical distance from the average elevation of the proposed finished grade at the front of a building to the highest point of a flat roof, the deck line of a mansard roof, and the mean height between eaves and ridge for gable, hip and gambrel roofs.
- 3.7 Building Perimeter. The foundation walls of a building and/or supports for appendages thereto.
- 3.8 Church. A building designed for public worship by any religious body.
- 3.9 Conditional Use. See definition of Use, Conditional.
- 3.10 Density. The total number of dwelling units allowed per gross acre.

- 3.11 Dwelling. A building or portion thereof designed with living quarters for occupancy by one or more families.
- 3.12 Dwelling, one-family. A building designed with accommodations for and occupied by one family only.
- 3.13 Dwelling, multi-family. A building designed with two to four dwelling units.
- 3.14 Dwelling unit. A building or portion thereof providing separate cooking, eating, sleeping and living facilities for one family and its resident domestic employees.
- 3.15 Family. Any individual or two or more persons related by blood or marriage, or a group of not more than four persons (excluding servants) who need not be related by blood or marriage, living together as a single non-profit housekeeping unit.
- 3.16 Floor Area. The total number of square feet of floor space within the exterior walls of a building (except for one finished room in the basement, floor areas of basements shall not apply as part of the required minimum floor area of buildings).
- 3.17 Home Occupation. The use of a portion of a dwelling as an office, studio, or work room for occupations at home by one or more persons residing in the dwelling unit. No home occupation shall occupy more than 20 percent of the gross floor area nor more than 400 square feet of gross floor area. The activity must be clearly incidental to the use of the dwelling for dwelling purposes and shall not change the character or appearance thereof.
- 3.18 Junk Yard. Primary or accessory use of a parcel of land for the storage, dismantling or selling of cast-off or salvage material of any sort in any other than the original form in which it was manufactured and/or assembled, thus, not including reconditioned second-hand furniture, fixtures, or antiques sold from within a walled building.
- 3.19 Landscaping. The placement of ornamental fixtures such as fountains, ornamental walls, fences, benches, along with vegetative plantings of trees, shrubs, grass, flowers, etc. This definition shall also include the designing of the placement of such materials.
- 3.20 Lot. A parcel or plot of land shown as an individual unit of ownership on the most recent plat or other record of subdivision.
- 3.21 Lot, corner. A lot situated at the junction of and abutting on two or more streets.
- 3.22 Lot, coverage. The total area of a lot covered by the principal and accessory buildings.

- 3.23 Lot lines. The lines bounding a lot as defined herein.
- 3.24 Lot width. The width of a lot along a line parallel to the frontage thereof and lying a distance equal to the required front yard setback on such lot.
- 3.25 Master Plan. Master plan shall include any document or portion of any document duly adopted by the County Commission which is intended to guide the growth and development of the area.
- 3.26 Mobile home. A transportable structure built on a chassis and designated to be used without a permanent foundation as a dwelling unit when connected to sanitary facilities, (the phrase “without permanent foundation” indicates that the support system is constructed with the intent that the mobile home placed thereon will be moved from time to time at the convenience of the owner.)
- 3.27 Mobile home park. A parcel of land that has been planned and improved for the placement of mobile homes for residential use.
- 3.28 Screened. Concealed or cut off from direct visual contact.
- 3.29 Setback. The horizontal distance required between any structure and a lot line. This distance to be measured at right angles.
- 3.30 Sign. Any face of any lettered or pictorial device and/or structure designed to inform or attract attention.
- 3.31 Structure. That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.
- 3.32 Travel trailer. A vehicular portable structure designed as a temporary dwelling for travel, recreation, and vacation uses which is not more than eight feet in body width nor thirty-two feet in body length.
- 3.33 Travel trailer park. Any area or tract of land rented or held out for rent to one or more persons or users for parking or placement of temporary recreational or vacation housing.
- 3.34 Use. Any purpose for which a building or other structure or a tract of land may be designed, arranged, intended, maintained, or occupied or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land.

- 3.35 Uses, conditional. Uses, other than permitted uses, that may be allowed in a specific district but requiring additional safeguards to maintain and assure the health, safety, morals, and general welfare of the community and to maintain the character of the district.
- 3.36 Yard, front. An open space extending across the full width of the lot between the front building line and the front lot line.
- 3.37 Yard, rear. An open space extending from the side building line to a side lot line running from the front to the rear of the lot.
- 3.38 Yard, side. An open space extending from the side building line to a side lot line running from the front to the rear of the lot.
- 3.39 Zero lot line. The relaxation of the strict application of side yard requirements where two adjoining lot owners agree to the side yard reduction. (Two single-family dwellings may be constructed on the lot line with a common wall.)
- 3.40 Zoning Enforcement Agent. The duly authorized agent appointed by the Planning and Zoning Commission for the purpose of administering and enforcing this Regulation.

SECTION 4 AGRICULTURE EXCLUSIVE (AE)

- 4.1 Intent. The intent of the agricultural District is to protect and encourage those uses which are customarily associated with agricultural production.
- 4.2 Permitted Uses.
- a. Accessory uses and buildings including single family dwellings and multi-family dwellings to house employees working on the farm or ranch.
 - b. Agriculture.
 - c. Home occupations.
 - d. Single family dwelling.
 - e. The sale, on the premises, of products produced thereon.
- 4.3 Conditional Uses.
- a. Public and private parks and playgrounds.
 - b. Golf courses and county clubs.
 - c. Hunting and fishing clubs.
 - d. Schools.
 - e. Churches.
- 4.4 Lot Area and Width. Minimum lot area shall be 40 acres with a lot width of not less than 660 feet. Lot area and width shall not apply to lands used for agriculture production.
- 4.5 Lot Coverage. No more than two percent of the lot area shall be covered by the principal and accessory buildings.
- 4.6 Yards. Every lot shall have the following minimum yards:
- | | |
|------------|-------------------|
| Front yard | 35 feet |
| Rear yard | 25 feet |
| Side yard | 25 feet each side |
- 4.7 Building Height. Maximum building height for buildings designed and constructed for human occupancy shall be 24 feet. All other structures may exceed this height.
- 4.8 Off-Street Parking. Two off-street parking spaces shall be provided for each dwelling unit.
- 4.9 Animal Enclosure Setback. Except for pastures, any stable, barn, hutch, pen, shed or other such structure built to enclose or house animals or fowl shall be not less than 50 feet from any structure used for human occupancy.

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SECTION 5 AGRICULTURE SUBURBAN (AS)

- 5.1 Intent. The intent of this District is to discourage small tract development in areas of agricultural importance and in areas of environmental concern. It is intended that: through the use of this district, agricultural pursuits will be encouraged and environmental concerns, such as high water table and flood plains, will be protected.
- 5.2 Permitted Uses.
- a. Agriculture.
 - b. Home occupations.
 - c. Single family dwelling.
 - d. The sale, on the premises, of products produced thereon.
 - e. Veterinary Clinics.
- 5.3 Conditional Uses.
- a. Public and private parks and playgrounds.
 - b. Golf courses and county clubs.
 - c. Hunting and fishing clubs.
 - d. Schools.
 - e. Churches.
 - f. Travel trailer parks.
- 5.4 Lot Area and Width. Minimum lot area in this District shall be ten acres with a lot width not less than 330 feet.
- 5.5 Lot Coverage. Not more than five percent of the lot area shall be covered by the principal and accessory buildings.
- 5.6 Yards. Every lot shall have the following minimum yards:
- | | |
|------------|-------------------|
| Front yard | 35 feet |
| Rear yard | 25 feet |
| Side yard | 25 feet each side |
- 5.7 Building Height. Maximum building height for buildings designed and constructed for human occupancy shall be 24 feet. All other structures may exceed this height.
- 5.8 Off-Street Parking. Two off-street parking spaces shall be provided for each dwelling unit.

5.9 Animal Enclosure Setback. Except for pastures, any stable, barn, hutch, pen, shed or other such structure built to enclose or house animals or fowl shall be not less than 50 feet from any structure used for human occupancy.

SECTION 6 RESIDENTIAL SUBURBAN (RS)

6.1 Intent. The intent of this District is to provide for reasonable single-family development in areas with severe physical limitation and where central water and sewer systems are not available.

6.2 Permitted Uses.

- a. Accessory uses.
- b. Agriculture.
- c. Barns and animal shelters.
- d. Home occupations.
- e. Temporary buildings for and during construction only.
- f. Newly constructed one family dwelling.
- g. The keeping of animals and fowl for family food production and the keeping of horses for private use, together with their dependent young as hereinafter set for per 2½ acres:
 - i. One horse, or one cow, or two sheep, or two goats, or ten rabbits, or 36 fowl (chickens, pheasants, pigeons, etc.) or six larger fowl (ducks, geese, turkey, etc.)

6.3 Conditional Uses.

- a. Churches.
- b. Schools (non-boarding, nursery, elementary, junior and senior high).
- c. Golf courses and country clubs.
- d. Other recreational uses.

6.4 Lot Area and Width. Lot area for this District shall be determined by existing soils conditions and groundwater, and other limitations for urban development. Under no circumstances shall the lot area be less than one acre with a lot width not less than 150 feet.

Minimum lot areas for each Residential Suburban District shall be indicated by a numerical value following the district initials, i.e., RS-1 will indicate one-acre minimum, RS-2 will indicate two-acre minimum.

6.5 Lot Coverage. Not more than 15 percent of the lot area shall be occupied by the principal and accessory buildings. And, each dwelling unit shall have a minimum of 1,000 square feet of floor area.

6.6 Yards.

a. Every lot shall have the following minimum yards:

Front yard 35 feet
Rear yard 25 feet
Side yard 25 feet each side

b. All pens, coops, barns, stables, or permanent corrals shall be set back not less than 100 feet from any residence or public road and not less than 50 feet from any property line.

6.7 Building Height. Maximum building height in this district shall be 24 feet.

6.8 Off-Street Parking. Two off-street parking spaces shall be provided for each dwelling unit. Off-street parking for non-residential uses shall be provided as specified in [Section 12](#) of this Regulation.

SECTION 7 FORESTRY (F1)

7.1 Intent. The intent of this District is to provide protection for forested areas or areas of mountainous terrain but yet providing for limited use.

7.2 Permitted Uses.

- a. Agriculture.
- b. Accessory uses.
- c. Forestry.
- d. Parks and playgrounds.
- e. Recreational campgrounds and resort areas, excluding living quarters.
- f. Dude ranches.

7.3 Lot Area and Width. There is no prescribed minimum lot area or width. However, the lot should be of sufficient size to accommodate any proposed use.

7.4 Lot Coverage. No prescribed minimum.

7.5 Yards. Every lot shall have the following minimum yards:

Front yard	25 feet
Rear yard	25 feet
Side yard	25 feet each side

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SECTION 8 FOREST RECREATION (FR)

- 8.1 Intent. The intent of the Forest Recreation District is to provide for both forestry and recreational activities in mountainous areas.
- 8.2 Permitted Uses.
- a. Agriculture.
 - b. Accessory uses.
 - c. Dwelling-one family
 - d. Forestry.
 - e. Recreational campgrounds and resort areas.
 - f. Dude ranches.
- 8.3 Lot Area and Width. Lot area for this District shall not be less than one acre and no lot width shall be less than 125 feet.
- 8.4 Lot Coverage. Not more than 15 percent of the lot area shall be occupied by the principal and accessory buildings.
- 8.5 Yards. Every lot shall have the following minimum yards:
- | | |
|------------|-------------------|
| Front yard | 25 feet |
| Rear yard | 25 feet |
| Side yard | 20 feet each side |
- 8.6 Building Height. Maximum building height shall be 32 feet.
- 8.7 Off-Street Parking. Two off-street parking spaces shall be provided for each dwelling unit. Off-street parking for non-residential uses shall be provided as specified in [Section 12](#) of this Regulation.

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SECTION 9 PUBLIC LANDS AND INSTITUTIONS (PLI)

- 9.1 Intent. The intent of this District is to provide for major public and quasi-public uses outside of other districts. Not all public and quasi-public uses need be classified PLI. Some may fit within another district; however, the larger areas should be distinguished PLI.
- 9.2 Permitted Uses.
- a. Accessory uses.
 - b. Agriculture.
 - c. Forestry.
 - d. Museums, zoos, historic and culture exhibits.
 - e. Other public buildings, i.e., fire and police stations, ranger stations, fire look-out stations, and municipal buildings.
- 9.3 Lot Area and Width. No requirement.
- 9.4 Lot Coverage. The entire lot, exclusive of required yards and parking, may be occupied by the principal and accessory buildings.
- 9.5 Yards. No requirement except when lot is adjacent to another district. The yards then shall be the same as the adjacent district.
- 9.6 Off-street parking. Off-street parking for this District shall be provided as specified in [Section 12](#) of this Regulation.

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SECTION 10 SUPPLEMENTARY REGULATIONS

- 10.1 Visibility at Intersections. Notwithstanding other provisions of this Regulation in any residential district, fences, walls, hedges, or other planting may be permitted in any required yard, providing that nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and a half feet and ten feet above centerline grades of the intersecting streets in the area bounded by street lines of such corner lots and a line joining points along said street lines 40 feet from property lines.
- 10.2 Accessory Buildings. No accessory buildings shall be erected in any required front yard, and no separate accessory building shall be erected within five and one-half feet of any principal building.
- An accessory building not to exceed one story or 14 feet in height, including heating and cooling units, may occupy not more than 25 percent of the area of a required rear yard provided that any such accessory building wall shall be at least five and one-half feet from the nearest point of the main building wall excluding eave overhang and eight feet from the rear and side property lines.
- 10.3 Principal Structures. In any district, more than one structure housing a permitted or permissible principal and customary accessory use may be erected on a single lot or tract of land provided that yard and other requirements of this ordinance shall be met for each structure as though it were on an individual lot.
- 10.4 Exceptions to Height Regulations. The height limitation contained in any district regulations do not apply to spires, belfries, cupolas, chimneys, water tanks, ventilators, elevator housing, grain elevators, or other agriculture buildings.
- 10.5 Structures to Have Access. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe convenient access for servicing, fire protection, and required off-street parking.
- 10.6 Zero Lot Line. Where an individual owns two adjoining lots or where the owners of two adjoining lots make legal written agreement a zero lot line may be used for single-family dwellings, but only so as to create a zero lot line on one side of any lot.
- 10.7 Fallout Shelters. Fallout shelters to protect human life during period of danger may be constructed in, or under, any required yard except that if constructed in a front yard or side yard, none of it may protrude above the average grade of the lot.

- 10.8 Outdoor Lighting. Outdoor lighting of trees, bushes, fountains, swimming pools, or grounds or residences shall not illuminate or be reflected upon any adjacent property.
- 10.9 Outside Storage, Enclosure Required. All salvage dealers, or other persons accumulating, depositing, or storing salvage material within the Zoning District when the accumulating, depositing, or storing thereof shall be without a building or not within a building, either now stored, deposited or accumulated or hereafter so deposited, stored, or accumulated, shall fence surrounding salvage materials with a solid fence at least eight feet high, sufficient to enclose the salvaged materials from public view from outside the enclosure.
- 10.10 Corner Lots. When a lot faces more than one street and front yard setbacks have been established or in all probability will be established on both streets, corner lot setbacks shall be at least as great as established for each street.
- 10.11 Protection of Street Rights-of-Way. No land use permit shall be issued or use proposed in any street right-of-way or any proposed street right-of-way proposed on any official Master Plan adopted by the County Commission which is still in effect.
- 10.12 Fences, Walls, and Hedges. Fences, walls, and hedges in any district may be located on lot lines provided such fences, walls, and hedges do not exceed eight feet in height. Fences exceeding eight feet in height shall be subject to the minimum yard requirements of the district in which such fences are located. However, no fences, walls, and hedges shall exceed four feet in any front yard as defined in this Regulation. Fences used in an agricultural pursuit to retain stock animals shall be excepted.
- 10.13 Lots in Two Zones. Where a district boundary line as established in this regulation divides a lot which was of single ownership and of record at the time of this regulation, the use thereon and the district requirements applying to the least restricted portion of such lot is entirely within 20 feet of the dividing line, the use so extended shall be deemed to be conforming.
- 10.14 Yard Encroachments. Every part of a required yard or court shall be open and unobstructed by any building or structure from its lowest point upward except as follows:
- a. Cornices, chimneys, canopies, eaves, balconies or other similar features may extend into a required yard space not more than three feet.
 - b. Open, unwall, uncovered steps and entrance landing may extend into a required yard space not more than five feet.

SECTION 11 TRAVEL TRAILER PARKS

11.1 Intent. The intent of this section is to provide for travel trailer park development at appropriate locations and to establish standards for development in order to integrate travel trailer parks into certain areas of the County without adversely affecting surrounding properties.

11.2 Definitions. For the purpose of this section, definitions in [Section 3](#) of this Regulation shall apply except for the following term:

Site. The entire gross area of this travel trailer park.

11.3 Permitted Uses.

- a. Accessory uses related to park management and occupant need and enjoyment and according to the following schedule: management headquarters, recreational facilities, toilets, showers, laundry facilities (coin operated), gift and souvenir shops and other uses and structures customarily incidental to operation of travel trailer parks.
- b. Other uses may be allowed when approved by the Planning and Zoning Commission and in conformity to the following limitations:
 - i. That such uses including parking areas occupy not more than 10 percent of the total park area.
 - ii. That such use shall be restricted to use by occupants of the park or be located such that the use will not interfere with the operation of the park.
 - iii. That the use is a permitted use of the district in which the park is to be located.
- c. Travel trailer parks may be used for: travel trailers, equivalent facilities in or on automotive vehicles, tents, or other short term recreational shelter arrangements on a temporary basis only.

11.4 Conflict with the Law. If there appears to be a conflict between the regulations and standards in this section with any other local, state, or federal regulation for travel trailer parks, the more restrictive regulations shall be followed.

11.5 Permits. It shall be unlawful for any person to construct, alter, or extend any travel trailer park unless he holds necessary valid permits issued by the Division of Environmental Sanitation, State Department of Health and the Zoning Enforcement Agent.

11.6 Design Standards. Any person desiring to enlarge or establish a travel trailer park shall meet or exceed the following design standards:

- a. Size. Minimum site size for travel trailer parks shall be two acres.
- b. Access. All travel trailer parks shall have access to an arterial or collector street with a right-of-way width of 80 feet or more which is a through route for tourist traffic. Entrances and exits shall be designed for safe traffic. Entrances and exits shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize congestion of free moving traffic on adjacent streets.
- c. Setback. All lots for travel trailers or other temporary shelter apparatus and all accessory buildings shall be set back at least 25 feet from all property lines. The area created by such setback shall be used for landscaping.
- d. Height. Maximum height for any structure within a travel trailer park shall be that of the district in which the park is to be located.
- e. Streets. Interior streets within the park shall provide for safe convenient circulation without interference or hazard to general park activities.
- f. Service Areas. Service areas shall be provided in the following manner:
 - i. Service buildings shall be conveniently located within a radius of approximately 300 feet to all spaces to be served. Laundry facilities shall be required in addition to the following. If commercial laundry facilities are conveniently located to the trailer park, the laundry facility requirement may be considered for waiver by the Planning and Zoning Commission.
 - ii. Facilities for storage and disposal of trash and garbage in a sanitary manner shall be provided in each park.
 - iii. Street and yard lights, attached to standards approved by the County, shall be provided in sufficient number and intensity to permit safe movement of vehicles and pedestrians at night, and shall be effectively related to buildings, trees, walks, steps, and ramps.

No. of Dependent Parking Spaces	Toilets		Urinals	Lavatories		Showers		Other Fixtures
	Men	Women	Men	Men	Women	Men	Women	
1 – 15	1	1	1	1	1	1	1	
16 – 30	1	2	1	2	2	1	1	At least
31 – 45	2	2	1	3	3	1	1	one
46 – 60	2	3	2	3	3	2	2	janitor
61 – 80	3	4	2	4	4	2	2	sink per
81 - 100	3	4	2	4	4	3	3	service building

- g. Parking. Parking for all uses within the travel trailer park shall be provided in accordance with [Section 12](#) of this Regulation.
- 11.7 Approval. Approval of a travel trailer park shall be obtained through conditional use permit procedure as specified in Section 10 of the Administrative Regulations. The Planning and Zoning Commission may require other standards and safeguards as specific locations and circumstances dictate and as provided in Section 10 of the Administrative Regulations.

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SECTION 12 OFF-STREET PARKING

- 12.1 Intent. The intent of this section is to reduce traffic congestion and the need for parking on public streets and hazards caused thereby, and to provide off-street parking adequate for each type of development in terms of both quantity and location.
- 12.2 Design. Off-street parking required for uses herein specified shall be only for vehicles of employees, customers, and residents of the activity served.
- a. Location. Off-street parking as required by this Regulation shall be located as specified herein:
 - i. Single-family dwellings. On the same lot with the dwelling they are required to serve.
 - ii. Multi-family dwellings. On the same lot with the dwellings they are required to serve.
 - iii. Hospitals, sanitariums, apartments, rooming and boarding houses. not more than 100 feet.
 - b. Size. An off-street parking space shall be at least ten feet in width and 20 feet in length (except 30-degree angle parking may be nine feet in width), exclusive of access drives, yards, or ramps. Such spaces shall have a vertical clearance of at least seven feet.
- 12.3 Space Required. The following number of off-street parking spaces per use are required in all districts:
- a. Single and multi-family. two spaces per unit*
 - b. Apartments. one and a half spaces per unit.
 - c. Rooming and Boarding houses. two per dwelling unit plus one per rooming unit.

*One space as required may be within the driveway area.

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SECTION 13 ADOPTION

Gallatin County Planning and Zoning District No. 6 was created on the 8th of April 1979, by the Gallatin County Commission. This regulation was adopted on the 13th of June 1979, by the Planning and Zoning Commission, and amended thereafter.