

**ORDINANCE NO. 734**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING VARIOUS SECTIONS OF CHAPTER 18 OF THE COLUMBIA FALLS MUNICIPAL CODE ALLOWING FOR INCREASED HEIGHT OF FRONT YARD FENCES.

WHEREAS, the City Council desires to amend various sections of Chapter 18 of the Columbia Falls Municipal Code to allow for increased height of front yards fences;

WHEREAS, said zoning text amendments were considered by the Columbia Falls Planning Office in Report #CZTA-12-03 wherein it was recommended that said request be approved;

WHEREAS, said zoning text amendments were considered by the Columbia Falls City-County Planning Board and Zoning Commission in a public hearing at its regularly scheduled meeting on June 12, 2012, and the Commission recommended approval of said amendments, subject to suggested changes;

WHEREAS, a hearing on said zoning text amendments was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Monday, July 16, 2012, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that said amendments to the Columbia Falls Municipal Code are in the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One. Section Amended: Chapter 18 of the Columbia Falls Municipal Code is hereby amended as shown on Exhibit "A" attached hereto.

Section Two. Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Three. Severability: The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision.

Section Four. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

**000159**

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA  
THIS 20<sup>TH</sup> DAY OF AUGUST, 2012, THE COUNCIL VOTING AS FOLLOWS:

AYES: Fisher, Karper, Petersen, Shepard, Bates, Barnhart

NOES: None

ABSENT: Plevel

\_\_\_\_\_  
City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA, THIS 20th DAY OF  
AUGUST, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT "A"**

All references to front fence height in the following Sections shall be amended from three (3) feet to four (4) feet:

- 18.320.040 F. CSAG-5 Suburban Agriculture
- 18.322.040 F. CR-1 Suburban Residential
- 18.324.040 F. CR-2 One-Family Limited Residential
- 18.326.040 F. CR-3 One Family Residential
- 18.328.040 F. CR-4 Urban Residential
- 18.330.040 F. CR-5 Two-Family Residential
- 18.332.040 F. CRA-1 Residential Apartment
- 18.340.040 G. CB-5 Resort Business
- 18.346.040 F. CP-1 Public

Maximum Fence Height:

1. Front: ~~three (3) feet~~, four (4) feet.
2. Side: six (6) feet
3. Rear: six (6) feet