

ORDINANCE NO.742

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING PORTIONS OF TITLE 18 OF THE COLUMBIA FALLS MUNICIPAL CODE.

WHEREAS, the City Council believes that certain changes are necessary for the purposes of updating and clarifying portions of Title 18 of the Columbia Falls Municipal Code;

WHEREAS, the City Council believes that certain amendments to Title 18 of the Columbia Falls Municipal Code are necessary to promote the health, general welfare, safety and/or morals of the citizens of Columbia Falls;

WHEREAS, said amendments were considered by the Columbia Falls City-County Planning Board in at its regularly scheduled meeting on October 15, 2013, and the Board recommended approval of said amendments;

WHEREAS, a hearing on said amendments was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Monday, November 4, 2013, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Columbia Falls City-County Planning Board, together with any and all comments filed or voiced with respect to said changes; and

WHEREAS, the City Council has determined that the amendments are in the best interest of the City.

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

Section One. Findings of Fact: That the City of Columbia Falls Planning Department's report is hereby adopted by the Council as findings of fact with respect to said amendments.

Section Two. Sections Amended: That portions of Title 18 of the Columbia Falls Municipal Code are hereby amended as set forth on Exhibit "A" attached hereto.

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 Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Four. 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 Five. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 2nd DAY OF DECEMBER 2013, THE COUNCIL VOTING AS FOLLOWS:

AYES: Karper, Petersen, Plevel, Shepard and Barnhart

NOES: None

ABSENT: Fisher and Bates

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 2nd DAY OF December, 2013.

Mayor

ATTEST:

City Clerk

18.316.030 Structural height standards--Exemptions.

The following types of structures or structural parts are not subject to the building height limitations of this chapter: church spires, steeples and belfries; they will in no case exceed sixty-five feet from the ground with one foot of setback for each foot of height measured from the nearest property line. Amateur radio tower shall not exceed 100-feet above the ground.

18.322.040 Bulk and dimensional requirements.

The bulk and dimensional requirements for the CR-1 district are as follows:

- A. Minimum lot area: one acre;
- B. Minimum lot width: one hundred fifty feet;
- C. Minimum yard requirements:
 - 1. Front: thirty feet,
 - 2. Side: twenty feet each,
 - 3. Side corner: thirty feet,
 - 4. Rear: twenty feet;
- D. Maximum height: thirty feet; licensed amateur radio operators antennae-~~seventy-five feet~~ one hundred feet;
- E. Permitted lot coverage: thirty percent;
- F. Maximum fence height:
 - 1. Front: three feet,
 - 2. Side: six feet,
 - 3. Rear: six feet;
- G. Off-street parking: See Division 18.500 Parking and Loading. (Ord. 687 § 2(part), 2007)

18.324.040 Bulk and dimensional requirements.

The bulk and dimensional requirements of the CR-2 district are as follows:

- A. Minimum lot area: twenty thousand square feet;
- B. Minimum lot width: one hundred feet;
- C. Minimum yard requirements:
 - 1. Front: twenty-five feet,
 - 2. Side: fifteen feet each,
 - 3. Side corner: fifteen feet,
 - 4. Rear: twenty feet;
- D. Maximum height: thirty feet; licensed amateur radio operators antennae-~~seventy-five feet~~ one hundred feet;
- E. Permitted lot coverage: thirty percent;
- F. Maximum fence height:
 - 1. Front: three feet,
 - 2. Side: six feet,
 - 3. Rear: six feet;
- G. Off-street parking: See Division 18.500 Parking and Loading. (Ord. 687 § 2(part), 2007)

18.326.040 Bulk and dimensional requirements.

The bulk and dimensional requirements for the CR-3 district are as follows:

- A. Minimum lot area: nine thousand six hundred square feet;
- B. Minimum lot width: eighty feet;
- C. Minimum yard requirements:
 - 1. Front: twenty-five feet,
 - 2. Side: five feet each,
 - 3. Side corner: fifteen feet,
 - 4. Rear: twenty feet;
- D. Maximum height: thirty feet; licensed amateur radio operators antennae ~~seventy five feet;~~ one hundred feet;
- E. Permitted lot coverage: thirty percent;
- F. Maximum fence height:
 - 1. Front: three feet,
 - 2. Side: six feet,
 - 3. Rear: six feet;
- G. Off-street parking: See Division 18.500 Parking and Loading. (Ord. 687 § 2(part), 2007)

18.328.040 Bulk and dimensional requirements.

The bulk and dimensional requirements for the CR-4 district are as follows:

- A. Minimum lot area: seven thousand two hundred square feet;
- B. Minimum lot width: sixty feet;
- C. Minimum yard requirements:
 - 1. Front: twenty feet,
 - 2. Side: five feet each,
 - 3. Side corner: fifteen feet,
 - 4. Rear: twenty feet;
- D. Maximum height: thirty-five feet; licensed amateur radio operators antennae ~~seventy five feet;~~ one hundred feet;
- E. Permitted lot coverage: thirty-five percent;
- F. Maximum fence height:
 - 1. Front: three feet,
 - 2. Side: six feet,
 - 3. Rear: six feet;
- G. Off-street parking: See Division 18.500 Parking and Loading. (Ord. 687 § 2(part), 2007)

18.330.040 Bulk and dimensional requirements.

The bulk and dimensional requirements for the CR-5 district are as follows:

- A. Minimum lot area: five thousand four hundred square feet;
- B. Minimum lot width: forty-five feet;
- C. Minimum yard requirements:
 - 1. Front: twenty feet,
 - 2. Side: five feet each,
 - 3. Side corner: fifteen feet,
 - 4. Rear: twenty feet;
- D. Maximum height: thirty-five feet; licensed amateur radio

operators antenna-~~seventy five feet; one hundred feet;~~

E. Permitted lot coverage: forty percent;

F. Maximum fence height:

1. Front: three feet,

2. Side: six feet,

3. Rear: six feet;

G. Off-street parking: See Division 18.500 Parking and Loading.
(Ord. 687 § 2(part), 2007)

18.332.040 Bulk and dimensional requirements.

The bulk and dimensional requirements of the CRA-1 district are as follows:

A. Minimum lot area: seven thousand five hundred square feet;

B. Minimum lot width: seventy feet;

C. Minimum yard requirements:

1. Front: fifteen feet,

2. Side: five feet each,

3. Side corner: fifteen feet,

4. Rear: fifteen feet;

D. Maximum height: thirty-five feet; licensed amateur radio operators antennae-~~seventy five feet; one hundred feet;~~

E. Permitted lot coverage: forty-five percent;

F. Maximum fence height:

1. Front: three feet,

2. Side: six feet,

3. Rear: six feet;

G. Off-street parking: See Division 18.500 Parking and Loading.
(Ord. 687 § 2(part), 2007)