

ORDINANCE NO. 785

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING SECTION 18.344 CI-2 HEAVY INDUSTRIAL AND SECTION 18.608 DEFINITIONS IN TITLE 18 OF THE COLUMBIA FALLS MUNICIPAL ZONING CODE

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

WHEREAS, the City Council believes that certain text amendments to the Columbia Falls Area Zoning Ordinance 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 and Zoning Commission at its regularly scheduled meeting on November 13, 2018, and the Board recommended approval of said zoning text amendments;

WHEREAS, a hearing on said zoning text amendment was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Monday, November 19, 2018 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 and Zoning Commission, together with any and all comments filed or voiced with respect to said changes; and

WHEREAS, the City Council has determined that the zoning text 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 Columbia Falls Planning Office's Staff Report, CZTA-18-03, dated as amended by the Planning Board on November 13, 2018 is hereby adopted by the Council as findings of fact with respect to said zoning text amendments.

Section Two. Sections Amended: That Title 18 of the Columbia Falls Municipal Code is 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 Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 3rd DAY OF DECEMBER, 2018, THE COUNCIL VOTING AS
FOLLOWS:

AYES: Robinson, Shepard, Fisher, Karper, Lovering, Piper and Barnhart

NOES: None

ABSENT: None

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 3rd DAY
OF DECEMBER, 2018.

Mayor

ATTEST:

City Clerk

Exhibit "A"

Chapter 18.344 CI-2 HEAVY INDUSTRIAL

18.344.010 Definition.

An industrial district to provide for uses to accommodate heavy manufacturing, processing, fabrication, and assembly of parts or material. It is also intended that the encroachment of non-industrial uses within the district be prevented.

(Ord. 523 § 1(part), 1989)

18.344.020 Permitted uses.

The permitted uses in the CI-2 district are as follows:

- A. Accessory building or use;
- B. Contractors yards;
- C. Manufacturing, fabricating, processing, repairing, packing, or storage facilities;
- D. Parcel delivery services;
- E. Parks;
- F. Petroleum products, wholesale and retail;
- G. Railroad yards.

(Ord. 523 § 1(part), 1989)

18.344.030 Conditional uses.

The conditional uses in the CI-2 district are as follows:

- 1. Automobile wrecking yards, junk yards, salvage yards;
- 2. Cryptocurrency facilities, data centers, server farms, server centers
- 3. Outdoor recreational facilities;
- 4. Sewage treatment plant;
- 5. Watchman/caretakers facility (see Special Provisions).

(Ord. 635 § 2(part), 2002; Ord. 523 § 1(part), 1989)

18.344.40 Bulk and dimensional requirements.

The bulk and dimensional requirements for the CI-2 district are as follows:

- A. Minimum lot area: NA;
- B. Minimum lot width: NA;
- C. Minimum yard requirements:
 - A. Front: forty (40) feet;
 - B. Side: twenty feet (20) each;
 - C. Side corner: twenty (20) feet;
 - D. Rear: forty (40) feet;
- D. Maximum height: sixty (60) feet; (Radio and television towers-five hundred feet);
- E. Permitted lot coverage: NA;
- F. Maximum fence height:

- A. Front: ten (10) feet;
- B. Side: ten (10) feet;
- C. Rear: ten (10) feet;
- G. Off-street parking: See Chapters Parking and Loading 18.500.
(Ord. 523 § 1(part), 1989)

18.344.050 Special Provisions

When abutting a residential or commercial district a buffer shall be installed along the shared property line or right-of-way in compliance with Section 18.427.
(Ord. 701 § 2(part), 2008)

Chapter 18.608 DEFINITIONS -C:

18.608.170 Cryptocurrency facility.

“Cryptocurrency facility” means any digital mining facility, server farm or data center whose purpose is to support digital mining of bitcoin and other cryptocurrencies (digital value currencies or derivatives). These facilities are typically comprised of high-powered computers running 24 hours per day, 365 days per year; may or may not have on site staffing.