



City of Hamilton Annex

920 New York Avenue
Hamilton, MT 59840

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MAY 15 2014

Ravalli County Commissioners

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NOTICE OF PUBLIC MEETING

File # C2014-012

The City of Hamilton Zoning Board of Adjustment will conduct a public meeting on Thursday, May 29, 2014 at 5:30 p.m. at City Hall, 223 South 2nd Street, to consider an application for Conditional Use Permit #CUP2014-01.

Legal Description: Hamilton Original Townsites Block 047, Lots 1 and 2
Block 47, Hamilton Special Improvement District #12, Ravalli
County, Montana

Address of Property: 501 Bedford Street
Hamilton, Montana

Current Use: Church

Applicant: James Smith

The applicant has requested a conditional use permit to remodel the church to become a duplex with on-site parking on two city lots within an RS (Single Family Residential) Zone.

If you wish to present any comments concerning this subject, please attend the above named meeting at City Hall or send your written and signed comments to the City of Hamilton, Zoning Administrator at 920 New York Avenue, Hamilton, Montana 59840. You may also e-mail your comments to: bldginsp@cityofhamilton.net.

cc: CUP 2014-01
Correspondence file

Chapter 17.24

**SINGLE-FAMILY RESIDENTIAL
DISTRICT (RS)**

Sections:

17.24.010 Intent.

17.24.020 Uses allowed.

17.24.030 Uses not allowed.

**17.24.040 Conditional uses and
conditional use
structures.**

**17.24.050 Minimum area
regulations.**

**17.24.060 Maximum height
regulations.**

17.24.010 Intent.

The single-family residential district (RS) establishes zoning for single-family dwellings on urban lots. (Ord. 225 (part), 2003)

17.24.020 Uses allowed.

A. Single-family dwellings, accessory buildings and uses incidental to allowed uses.

B. Accessory buildings and uses incidental to the uses allowed in this district.

C. Home occupations. See Chapter 17.108. (Ord. 225 (part), 2003)

17.24.030 Uses not allowed.

A. Commercial buildings.

B. Manufacturing facilities.

C. Mobile homes.

D. Recreational vehicles or camper trailers used on a permanent or continuous occupancy basis.

E. All other uses not described specifically set forth in Section 17.24.020 or 17.24.040 of this chapter. (Ord. 225 (part), 2003)

**17.24.040 Conditional uses and
conditional use
structures.**

The following conditional uses and conditional use structures must comply with

the maximum height regulations of Section 17.24.060 and the regulations set forth in Chapter 17.124. Approval of these conditional uses and conditional use permits must be obtained from the zoning board of adjustment prior to the building permit being issued.

A. Within the original town site of Hamilton and later additions that were platted before 1957 as small urban lots of thirty by one hundred forty (30x140) feet and had densities of ten dwelling units per net acre the following uses may be allowed subject to the following conditions:

1. Single-family dwellings, accessory buildings and uses incidental thereto on existing lots with the area dimensions of:

a. Minimum lot area: Four thousand two hundred (4,200) square feet.

b. Minimum lot frontage: Thirty (30) feet as measured at the front property line.

c. Minimum yard setbacks:

(1) Front yard: Twenty (20) feet measured from the front property line, exclusive of un-enclosed front porches used as such.

(2) Rear yard: Twenty (20) feet measured from the rear property line for a main building; five feet measured from the rear property line for an accessory buildings; ten feet measured from the rear property line for detached garages with opening to alley.

(3) Side yard: Three feet measured from property line on each side.

d. Corner lots. Corner lots to be used for single-family dwellings on a lot with a minimum area of four thousand two hundred (4,200) square feet and with a minimum thirty (30) foot frontage or duplex dwellings on a lot with a minimum area of eight thousand four hundred (8,400) square feet and with a minimum sixty (60) foot frontage are required to satisfy the fifty (50) foot by twenty (20) foot clear view triangle requirements of First Street for both the primary and secondary street directions.

2. Duplex dwellings, accessory buildings and uses incidental thereto on those existing lots with the area of and dimensions as follows:

a. Minimum lot area: Eight thousand four hundred (8,400) square feet.

b. Minimum lot frontage: Sixty (60) feet as measured at the front property line.

c. Minimum yard setbacks:

(1) Front yard: Twenty (20) feet measured from the front property line, exclusive of unenclosed front porches used as such.

(2) Rear yard: Five feet measured from the rear property line for a main building; five feet measured from the rear property line for an accessory buildings; ten feet measured from the rear property line for detached garages with opening to alley.

(3) Side yard: Five feet measured from property line on each side.

B. Churches;

C. Community centers;

D. Day care centers, preschool and nursery schools;

E. Foster care and licensed family day care homes with six or less full time children;

F. Community residential facilities and licensed group day care homes with twelve (12) or less full time children;

G. Libraries, schools (public and private); and

H. Parks, playgrounds and recreational facilities not for profit but ancillary to residential uses. (Ord. 225 (part), 2003)

17.24.050 Minimum area regulations.

A. Minimum lot area: Seven thousand (7,000) square feet.

B. Minimum lot frontage: Fifty (50) feet as measured at the front property line.

C. Minimum yard setbacks:

1. Front yard: Twenty (20) feet measured from the front property line.

2. Rear yard: Twenty (20) feet measured from the rear property line for a

main building; five feet measured from the rear property line for an accessory building; ten feet measured from the rear property line for detached garages opening to alley.

3. Side yards: Five feet measured from the property line on each side.

4. Corner lots side yard: Ten feet measured from the property line adjacent to the non-primary street. (Ord. 225 (part), 2003)

17.24.060 Maximum height regulations.

A. Main building: Two and one-half stories or thirty-five (35) feet, whichever is less, excluding chimneys, which may extend five feet above the roofline.

B. Accessory buildings: One and one-half stories or eighteen (18) feet, whichever is less.

C. Churches, when allowed by a conditional use permit: Forty-five (45) feet. (Ord. 225 (part), 2003)