

AN ORDINANCE REPEALING SECTION 11-4-6 sub(7) and amending Section 11-5-6, Section 11-6-6, and Section 11-7-2 of Ordinance No. 290, revised Code of Polson, 1965, by eliminating the use of residential property for Mobile Homes or Trailers and allowing Mobile Homes and Trailers in "B" Residential and "C" Commercial And "D" Industrial only within qualified trailer Parks.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POLSON, MONTANA.

Section 1: That Section 11-4-6 (sub 7) is hereby repealed.

Section 2: That Section 11-5-6 be amended to read as follows:

Use: No building, structure or premises shall be used, and no building or structure shall be erected, structurally altered or maintained, unless otherwise provided in this Article, except for one or more of the following uses:

1. Any use permitted in the "A" Residential District.
2. Multiple Dwellings.
3. Motels.
4. Private Clubs.
5. Boarding and Lodging Houses.
6. Bath Houses.
7. Hospitals and Clinics.
8. Mobile Homes within designated Trailer Parks in accordance with Title II, Chapter 8, Ordinance 290.

9. Nurseries and Greenhouses.

10. Institutions of a philanthropic nature.

11. Undertaking parlors.

12. Accessory buildings incidental to the above uses, and located on the same lot, and not involving the conduct of a retail business. A private or community garage not having an entrance within sixty feet of the front street line, and in no case directly off from any street and which shall provide for not more than one vehicle for each seven hundred square feet of the total lot area, not more than on of which is a commercial vehicle, and where no repair facilities, service station, or other business is maintained, may be deemed an accessory use.

13. Either a public garage or filling station, may be established or erected in this district if, when the permit is issued, there is on file with the Building Inspector, the written consent of the owners of not less than seventy-five per cent of all the property within a distance of two hundred feet of the lot upon which the proposed establishment is to be erected, provided, that the real estate occupied by the garage or filling station within the two hundred feet distance, shall not count either for or against, such consent.

Section 3. That Section 11-6-6 be amended to read as follows:

Use: No building, structure or premises shall be used, and no building or structure shall be erected, structurally altered or maintained, unless otherwise provided in this Article, except for one or more of the following uses;

1. Any use permitted in "B" Residential District.
2. Business and/or professional office.
3. Retail stores.
4. Retail trades.
5. Wholesale business.
6. Amusement where wholly within the building.
7. Assembly hall.
8. Automobile repair shops, garages.
9. Automobile storage.
10. Bakery.
11. Bank.
12. Barber shop.
13. Beauty parlor.
14. Billboard.
15. Chicken hatchery.
16. Dry cleaning and dyeing.
17. Gasoline or oil retail station, including filling station.
18. Feed store.
19. Food products or preparation, except such uses as are involved in handling live animals or fowls to finished products.
20. Ice plant or ice storage for less than five tons.
21. Laundry.
22. Public or rental library.
23. Machine shop for small tools, provided total power used is less than seven and one-half horse powers.
24. General sheet metal working.
25. Printing and bookbinding.

17' x 40'

26. Radio broadcasting station.
27. Restaurant.
28. Shoeshining or shoe repairing.
29. Theater.
30. Mobile Homes within designated Trailer Parks in accordance with Title II, Chapter 8, Ordinance 290.
31. Light manufacturing in connection with uses herein permitted, provided that not more than twenty-five per cent of the total floor space of the building or structure in this district is so used. No business, trade, or industry shall be permitted in any "C" Commercial Districts which is noxious or offensive by reasons of the emission of odor, dust, smoke, gas, vibration or noise, or which imposes any extra-ordinary hazard to life or property.

Section 4: That Section 11-7-2 be amended to read as follows:

Use: Building and premises may be used for any purpose whatsoever provided that the provisions of the present, or hereafter adopted ordinances of the City of Polson regulation and location or maintenance of nuisances are complied with; and provided further, that no building or occupancy permit shall be issued for any of the following uses:

1. Acid manufacture.
2. Distillation of bones, coal or wood.
3. Explosive manufacture or storage.
4. Fat rendering.
5. Fertilizer manufacture.
6. Garage offel or dead animal reduction.
7. Glue Manufacture.
8. Petroleum refining.
9. Smelting of tin, copper, zinc or iron ores.
10. Stock yards or slaughter of animals, until, and unless the location of such uses shall have been approved by the City Council.
11. No "A" or "B" residential permitted EXCEPT mobile Homes within designated Trailer Parks in accordance with Title II, Chapter 8, Ordinance 290.

PASSED AND APPROVED THIS 23 day of August, 1965

signed Don Corrigan.
Mayor

ATTEST:

Walter E. Maddy.
City Clerk.