

## ORDINANCE NO. 296.

AN ORDINANCE AMENDING SECTION 11-5-6, SECTION 11-6-6 SECTION 11-7-2- OF ORDINANCE NO. 290, REVISED CODE OF POLSON, 1965. BY ALLOWING CERTAIN PREFABRICATED MOBILE HOMES IN "B" RESIDENTIAL, "C" COMMERCIAL AND "D" INDUSTRIAL ZONES.

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

Section 1. 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 for 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. Hospital and Clinics.
8. Mobile Homes within designated Trailer Parks in accordance with Title II, Chapter 8, Ordinance 290, and prefabricated mobile homes placed on a permanent cement or concrete foundation with the wheels and axle removed and having minimum outside dimensions of 17X40X17X4 feet, This shall not include mobile homes wherein only a part of the mobile home is extended to an overall width of 17 feet.
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 one 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 2. 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 the "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 supply 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 finish 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 power.

24. General sheet metal working.
25. Printing and bookbinding.
26. Radio Broadcasting station.
27. Restaurant.
28. Shoeshining or shoe repair.
29. Theater.

30. Mobile homes within designated Trailer Parks in accordance with Title II, Chapter 8, Ordinance 290, and prefabricated mobile homes placed on a permanent cement or concrete foundation with the wheels and axle removed and having minimum outside dimensions of 17X40X17X40 feet. This shall not include mobile homes wherein only one part of the mobile home is extended to an overall width of 17 feet.

31. Light manufacturing in connection with uses herein permitted, provided, that no more than twenty-five per cent of the total ~~floor space of the building or structure~~ ~~in this district~~ ~~is so used.~~ floorspace of the building or structure in this district is so used.

No business, trade, or industry shall be permitted in any of the "C" Commercial Districts which is noxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration or noise, or which imposes any extra-ordinary hazard to life or property.

Section 3. That Section 11-7-2 be amended to read as follows:

Uses: Buildings 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 woods.
3. Explosive manufacture or storage.
4. Fat rendering.
5. Fertilizer Manufacture.
6. Garage offel or dead animal reductions.
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: od "B" residences permitted EXCEPT Mobile Homes within designated Trailer Parks in accordance with Title II, Chapter 8, Ordinance 290, and prefabricated mobile homes placed on a permanent cemenr or concrete foundation with the wheels and axle removed and having a minimum outside dimension of 17X40X17X40 feet. This shall not ~~include~~ include mobile homes wherein only a part of the mobile home is extended to an overall width of 17 feet.

PASSED AND APPROVED this 15th day of November, 1965.

ATTEST: :

/s/ Don Corrigan.  
Mayor.

/s/ Walter E. Maddy.  
City Clerk.