

ORDINANCE NO. 459

AN ORDINANCE AMENDING POLSON ZONING ORDINANCE NO. 321 TO INCLUDE AN A-1 AIRPORT ZONE AND A T-3 TOURIST SERVICE CLASSIFICATION.

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

City of Polson Zoning Ordinance 321 be amended to include A-1 Airport and T-3 Tourist Service classifications as described in attached exhibit "A."

REPEALING CLAUSE: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND APPROVED this 21st day of September, 1987.

Patricia A. Davies  
MAYOR

ATTEST:

Kerdy L. Cox  
City Clerk

First reading passed September 8, 1987  
Second reading passed September 21, 1987

EXHIBIT "A"

T - 3 - TOURIST SERVICE - Westshore

- A. Intent: This district is intended to be a commercial district permitting those uses compatible with tourist services and the existing character of the area. It is also the intent of this district to avoid strip development and problems with traffic safety and congestion on the highway.
- B. Uses by Right: Some commercial uses which are related to the servicing of tourists which include: motels; hotels; convention facilities; supermarkets; retail stores; restaurants; bars if in combination with a motel, restaurant, or convention facility; marinas; campgrounds and parks.
- C. Special exceptions: After public notice and hearing and appropriate conditions and safeguards, the City Council may permit, as special exceptions:
  - 1. Automobile service stations provided that:  
The design and use of the business conforms to the intent of the district and traffic safety is assured.
  - 2. Drive-in restaurants with indoor seating provided that:
    - a. The design and use of the business conforms to the intent of the district and traffic safety is assured;
    - b. The number of stalls designed for take-out and consumption of food or beverage in an automobile shall not exceed 25 percent of the seating capacity inside the establishment.
  - 3. Planned developments provided that the same criteria are met as outlined for planned developments in the R-1 District (see Section .05.01.02.03.04 under R-1).
  - 4. Condominiums or townhouses provided that:
    - a. The design and use conforms to the intent of the district and traffic safety is assured.
    - b. The development is reviewed as a subdivision and approved by the City Council.
- D. Prohibited uses and structures: Any use permitted in any other district and not specifically permitted in this district. Examples of uses not allowed include lumber yards, motor vehicle dealers, vehicle repair, mobile home sales and rental, car washes, and body shops.
- E. Minimum lot size requirements: No restrictions.
- F. Minimum yard requirements:
  - 1. From the front property line the minimum setback shall be 25 feet.
  - 2. From all other property lines the minimum setback shall be 10 feet.
- G. Minimum floor area to lot area ratio: No restrictions.
- H. Maximum height of structures: 4 stories or 45 feet, whichever is less.
- I. Minimum off-street parking and loading requirements:
  - 1. All uses shall provide adequate off-street parking and loading space scaled to the anticipated customer occupancy and delivery vehicles expected to be used.

- 2. Motels and hotels: 1 space per rental unit.
- 3. Restaurants and bars: 1 space per table.

J. Access approach: Individual access approaches onto Highway 93 are discouraged and approaches shall be combined to the extent possible. Any new approach onto the highway shall be approved by the City Council.

K. Limitations on Signs:

- 1. The sign shall direct attention to the service or commodity sold or offered the same premises on which the sign is located;
- 2. The sign may be a wall, ground or pole sign and may be single or double faced;
- 3. There may be two signs, but any one sign may not exceed 150 square feet in size, measuring all faces;
- 4. The signs may be illuminated but not flashing nor animated;
- 5. There shall be a minimum setback of 10 feet from all property lines;
- 6. The sign shall not be greater in height than 30 feet or the allowed height of the building or structure, whichever is less.

A - 1 - AIRPORT ZONE

A. Intent: This district is intended for airport service permitting those uses compatible with such service. The entirety of this district is located on City property.

B. Uses by Right: None

C. Special Exceptions: Upon application and review by the Joint Airport Board and the City Council, the council may permit such uses that cater to air service and provide facilities for aircraft maintenance and storage, or provide facilities for passenger and freight service.

- 1. The Council may prescribe appropriate conditions and safeguards on permitted uses in order to protect the public health, safety, and welfare.