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can't because two of those children have native blood and so, therefore, they can't be adopted, but whatever the step just below that is. In other words, they will be their parents forever. They both have some issues because of fetal alcohol syndrome, and what have you. Brian and Joanna have to work very hard to take care of the children. It takes a lot more concentration than it does just to take care of our own kids. Anyone who has kids knows it takes a lot to take care of any child. Then when you have one with special needs.

Brian does not want to be a landlord. She stated she is a contractor and built houses in Laurel many years ago. What we would like to do is fix the place up, make it look nice and function nice and sell it. They would like to sell it because sellers and buyers take better care of the property than renters do. She stated she has rentals; she knows this. Once we have a family or whatever you call a group of people that live together these days. They would probably take better care than could ever be maintained as far as having as a rental. Anyone in here that has rentals knows that it takes a special personality to be able to deal with rentals. It comes back to the point that having owners live in the property over having a rental. That is basically what I am asking to have done is have it split off. She stated she has talked to the surveyor; as soon as we have the blessing of the City Council, she can get the surveyor there and get what needs to be done, done.

Mayor Nelson asked three (3) times if there were any opponents. There were none.

Council Member Klose stated that at Workshop, he had asked if each property had separate utilities or if some of those were joint. The applicant clarified the utilities are separate.

Mayor Nelson stated that he would not have Staff respond to questions as there were none.

Mayor Nelson closed the public hearing.

- **Public Hearing On A Resolution Approving Zone Changes For Block 7, Lots 3-11 Iron Horse Station Subdivision, Phase II, An Addition To The City Of Laurel.**

Mayor Nelson stated this is the time and place set for the public hearing on the City of Laurel's Resolution Approving Zone Changes For Block 7, Lots 3-11 Iron Horse Station Subdivision, Phase II, An Addition To The City Of Laurel.

Mayor Nelson opened the public hearing and asked Staff to present the item.

Nick Altonaga, Planning Director, reviewed the attached Staff report.

Mayor Nelson opened the floor for public comment and stated that copies of the rules governing the public hearing were posted in the council chambers.

Mayor Nelson asked three (3) times if there were any proponents. There were none.

Mayor Nelson asked three (3) times if there were any opponents.

Zena Payton, 1131 Colorado Avenue, stated that she is opposed to this zone changes, specifically the apartment complex. We, as owners close to that zone change, are worried about more crime and theft. We have about a five-acre lot out there. We have not had a problem with theft in the past. It is her understanding that they are wanting to build two to three apartment complexes. With that brings increased crime, increased theft. She stated that she is not sure about the rental proponents that go with that. Not that she is opposed to low-level rentals; however, with the City of Billings and the City of Laurel and their growth, we do have increased crime levels. She stated she is concerned with that. She stated that would be her opposition to this zone change.

Nick Altonaga, Planning Director, stated these lots are not big enough for large multi-unit apartment complexes. It will be more like a four-plex.

Mayor Nelson stated that he would not have Staff respond to questions as there were none.

Mayor Nelson closed the public hearing.

#### **CONSENT ITEMS:**

- **Claims entered through March 5, 2021.**

A complete listing of the claims and their amounts is on file in the Clerk/Treasurer's Office.

- **Approval of Payroll Register for PPE 2/21/2021 totaling \$192,321.38.**
- **Workshop Minutes of November 19, 2019.**
- **Workshop Minutes of July 7, 2020.**
- **Workshop Minutes of July 21, 2020.**

The Mayor asked if there was any separation of consent items. There was none.

Motion by Council Member Eaton to approve the consent items as presented, seconded by Council Member McGee. There was no public comment or council discussion. A vote was taken on the motion. All seven council members present voted aye. Motion carried 7-0.

**CEREMONIAL CALENDAR:** None.

**REPORTS OF BOARDS AND COMMISSIONS:**

- Planning Board Minutes of February 17, 2021.

**AUDIENCE PARTICIPATION (THREE-MINUTE LIMIT):** None.

**SCHEDULED MATTERS:**

- **Appointment of Josh Anderson to the Laurel Police Reserves.**

Chief Langve gave a brief overview of Mr. Anderson's qualifications. He is expected to graduate from the Reserves class on May 15<sup>th</sup>. Council is invited to attend.

Motion by Council Member McGee to approve the Mayor's appointment of Josh Anderson to the Laurel Police Reserves, seconded by Council Member Eaton. There was no council discussion. A vote was taken on the motion. All seven council members present voted aye. Motion carried 7-0.

- **Resolution No. R21-14: A Resolution Declaring Certain City Property "Surplus" Available For Sale Or Trade To The Public Or Other Governmental Entities Or Vendors.**

Motion by Council Member Sparks to approve Resolution No. R21-14, seconded by Council Member Eaton. There was no public comment or council discussion. A vote was taken on the motion. All seven council members present voted aye. Motion carried 7-0.

- **Resolution No. R21-15: A Resolution Granting A Variance To The Minimum Lot Size Requirement For Property Located Within The City Of Laurel's Community Commercial Zoning District For Property Located At 503 Fir Avenue/1313 E. Main Street, Within The City Of Laurel.**

Motion by Council Member Herr to approve Resolution No. R21-15, seconded by Council Member Wilke. There was no public comment or council discussion. A vote was taken on the motion. All seven council members present voted aye. Motion carried 7-0.

- **Resolution No. R21-16: A Resolution Approving Zone Changes For Block 7, Lots 3-11 Iron Horse Station Subdivision, Phase II, An Addition To The City Of Laurel.**

Motion by Council Member Wilke to approve Resolution No. R21-16, seconded by Council Member McGee. There was no public comment or council discussion. A vote was taken on the motion. All seven council members present voted aye. Motion carried 7-0.

- **Resolution No. R21-17: A Resolution Of The City Council Approving A Task Order For KLJ Engineering Inc. To Authorize Work On The Water Storage Tank Roof Recoat Project For The City Of Laurel.**

Motion by Council Member Klose to approve Resolution No. R21-17, seconded by Council Member Wilke. There was no public comment or council discussion. A vote was taken on the motion. All seven council members present voted aye. Motion carried 7-0.

**ITEMS REMOVED FROM THE CONSENT AGENDA:** None.

**COMMUNITY ANNOUNCEMENTS (ONE-MINUTE LIMIT):** None.

**COUNCIL DISCUSSION:**

A Council Member noted that there seems to be a lot of helicopter activity today. They questioned if the Mayor knew what was going on at the Laurel Airport. Mayor Nelson stated he did not know, but most likely fire season preparations.

**MAYOR UPDATE:**

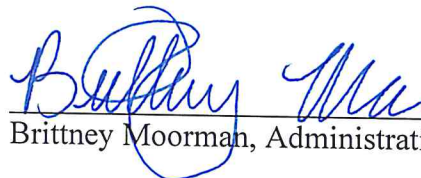
Mayor Nelson reminded Council that March is a 5 Tuesday month. There is no meeting on March 30, 2021.

**UNSCHEDULED MATTERS:** None.

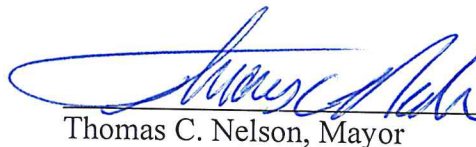
**ADJOURNMENT:**

Motion by Council Member Eaton to adjourn the council meeting, seconded by Council Member McGee. There was no public comment or council discussion. A vote was taken on the motion. All seven council members present voted aye. Motion carried 7-0.

There being no further business to come before the council at this time, the meeting was adjourned at 7:09 p.m.

  
Brittney Moorman, Administrative Assistant

Approved by the Mayor and passed by the City Council of the City of Laurel, Montana, this 23<sup>rd</sup> day of March 2021.

  
Thomas C. Nelson, Mayor

Attest:

  
Bethany Langve, Clerk/Treasurer



## LAUREL CITY-COUNTY PLANNING DEPARTMENT

### STAFF REPORT

TO: Laurel City-County Planning Board  
FROM: Nicholas Altonaga, Planning Director  
RE: Johnson Variance Request for 503 Fir Ave  
DATE: February 12, 2021

#### DESCRIPTION OF REQUEST

A variance to the Laurel Municipal Code was requested by Zene Johnson on behalf of Brian Johnson for 503 Fir Avenue/ 1313 E. Main Street. The variance application form and justification letter were submitted on January 22, 2021. The variance requested pertains to the minimum lot size requirement for a single dwelling unit on an individual lot. 503 Fir Avenue/ 1313 E. Main Street contains two detached single-family dwellings. The Applicant would like to split the lot and sell one of the parcels, due to a lack of time and ability to maintain the second unit as a rental.

The property is located within the Community Commercial (CC) zoning district. Single and two-family residences in the Community Commercial district follow the requirements of the Residential Limited Multi-Family district. A variance is required because the lots would not conform to the requirements of RLMF zoning. The district requires a minimum of 6,000sqft for a single dwelling unit. The lot is currently 10,593sqft, which is not enough area to accommodate two legal lots.

Owner: Brian R. Johnson  
Legal Description: NUTTING SUBD, S10, T02 S, R24 E, BLOCK 14, Lot 10 - 12, LESS 198' FOR TURN LANE (07)  
Address: 503 Fir Ave/1313 E. Main Street  
Parcel Size: 10,593 sqft  
Existing Land Use: Two Single Family Dwellings  
Proposed Land Use: Two Single Family Dwellings (separation of parcels)  
Existing Zoning: Community Commercial

#### BACKGROUND AND PROCEDURAL HISTORY

- The Planning Director met with the Applicant in the Summer and Autumn of 2020 to discuss the situation and available options.
- Variance Application submitted on January 22, 2021.
- A Public Hearing is scheduled at the February 17, 2021 Planning Board meeting to receive public comment and vote on recommendations to be provided to City Council.
- A Public Hearing is scheduled at the City Council meeting on March 9, 2021 to receive public comment and approve, approve with conditions, or deny the variance requests.

#### STAFF FINDINGS

The Applicant is requesting a variance to Table LMC 17.16.020 which presents the zoning requirements for Residential districts. The RLMF zoning jurisdiction (which the CC district uses as the requirements for one and two-family dwellings) requires a minimum of 6,000sqft for a single dwelling unit. The Applicant seeks to split the property, creating two lots each with a single-family home.

- ❖ The Applicant has provided a justification letter regarding the Variance request.
- ❖ Parcel contains two single-family dwellings on a 10,593sqft lot.
- ❖ The current owner would like to split the lots and sell 503 Fir Avenue to someone who can provide proper attention and care to the property.
- ❖ The current owner of the parcel does not have the time and ability to maintain both dwelling units due to family obligations.
- ❖ Dividing the lot would create two lots that are approximately 5,296sqft in size.
- ❖ This lot size is roughly equivalent to many lots in the neighboring area.
- ❖ The property deeded approximately 200sqft of the lot to the Montana Department of Transportation in 2006 for additional right-of-way.
- ❖ The public noticing requirements have been met.

#### PLANNING BOARD AND GOVERNING BODY REVIEW CRITERIA

The City-County Planning Board shall act as a zoning commission in order to recommend the boundaries of the various districts and appropriate regulations to be enforced.

- A. It shall be the duty of the zoning commission to authorize, upon appeal in specific cases, such land use variances from the terms of the zoning ordinances as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinances or regulations will result in unnecessary hardship, and so that the spirit of the ordinances shall be observed and substantial justice done. The zoning commission shall, after a public hearing, make a recommendation to the mayor and council concerning the land use variance application.
- B. The zoning commission shall not recommend that land use variances be granted:

1. Unless the denial would constitute an unnecessary and unjust invasion of the right of property;
2. Unless the grant relates to a condition or situation special and peculiar to the applicant;
3. Unless the basis is something more than a mere financial loss to the owner;
4. Unless the hardship was created by someone other than the owner;
5. Unless the variance would be within the spirit, intent, purpose and general plan of this title;
6. Unless the variance would not affect adversely or injure or result in injustice to others; and
7. Ordinarily unless the applicant owned the property prior to the enactment of this title or amendment.

#### **RECOMMENDATIONS**

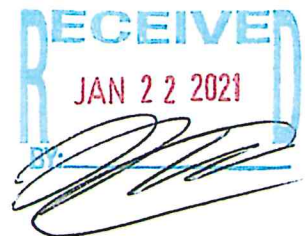
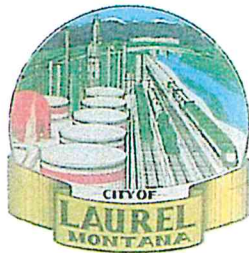
The Planning Director recommends that the Planning Board approve the variance request. The Planning Director has prepared drafted conditions of approval which are presented below.

1. Division of the lots of 503 Fir Ave and 1313 E. Main Street will be filed within six (6) months of variance approval.
2. Lots shall be maintained in good condition.
3. All applicable permits and approvals for construction, driveway accesses, and other ingress and egress points shall be applied for.
4. No residential or commercial uses shall take place on the subject properties that are in violation of Chapter 17 of the Laurel Municipal Code.
5. No commercial kennel or other pet-related enterprise shall be established on the parcel.

#### **ATTACHMENTS**

1. Variance Application
2. Justification Letter
3. Concept Plan for lot division
4. Overhead map with 300ft buffer
5. List of adjacent property owners
6. Public hearing notice
7. Bargain and Sale Deed (MDT)
8. LMC 17.16 – Residential Districts
9. LMC 17.20 – Commercial – Industrial Use Regulations





### Laurel Variance Request Application

This application covers appeals from decisions of the Planning Department (and sometimes other officials) and for requests for variances concerning setbacks, structures, heights, lot coverage, etc.

The undersigned owner or agent of the owner of the following described property requests a variance to the Zoning Ordinances of the City of Laurel as outlined by the laws of the State of Montana.

1. Name of property owner: ERIAN JOHNSON
2. Name of Applicant if different from above: ZENE JOHNSON
3. Phone number of Applicant: 406-591-4774
4. Street address and general location: 503 FIR & 1317 E MAIN
5. Legal description of the property: NUTTING SUBD BLOCK 14 LOT 10
6. Current Zoning: COMMUNITY COMMERCIAL
7. Provide a copy of covenants or deed restrictions on property.

I understand that the filing fee accompanying this application is not refundable, that it pays part of the cost of process, and that the fee does not constitute a payment for a variance. I also understand I or my agent must appear at the hearing of this request before the Planning Board and all of the information presented by me is true and correct to the best of my knowledge.

Signature of Applicant: Zene Johnson

Date of Submittal: 1-15-21



January 15, 2021

TO: City-County Planning

RE: Laurel Municipal Code Chapter 17.60.020

503 Fir – 1313 E. Main- Block 14, Lot 10, Nutting Subd.

I am asking that a variance be granted for this property. My mother Patty Johnson, who was well known in Laurel having lived there for more than 30 years, died May 12, 2020. I subsequently inherited the property, which consists of two houses and a couple of storage sheds. My family now lives in the house at 1313 E. Main. It had been extensively remodeled after a fire 6 or 7 years ago and a car crashing into it 3 or 4 years ago. Therefore, it is a better fit for me, my wife and 3 small children.

The house at 503 Fir has been used as a rental for many years and having a rental is something neither my wife nor I want or have time for. We have two special needs children and would like to split the property and sell the 503 Fir house to people who can devote time, attention and love to it.

Because the lot is 10,953 sq ft, it would make the lots slightly under the regular 6,000 sq, ft. lots consistent with the area. However, there are several lots in the area smaller so this should be hopefully an acceptable variance. It would certainly make our lives a lot easier.

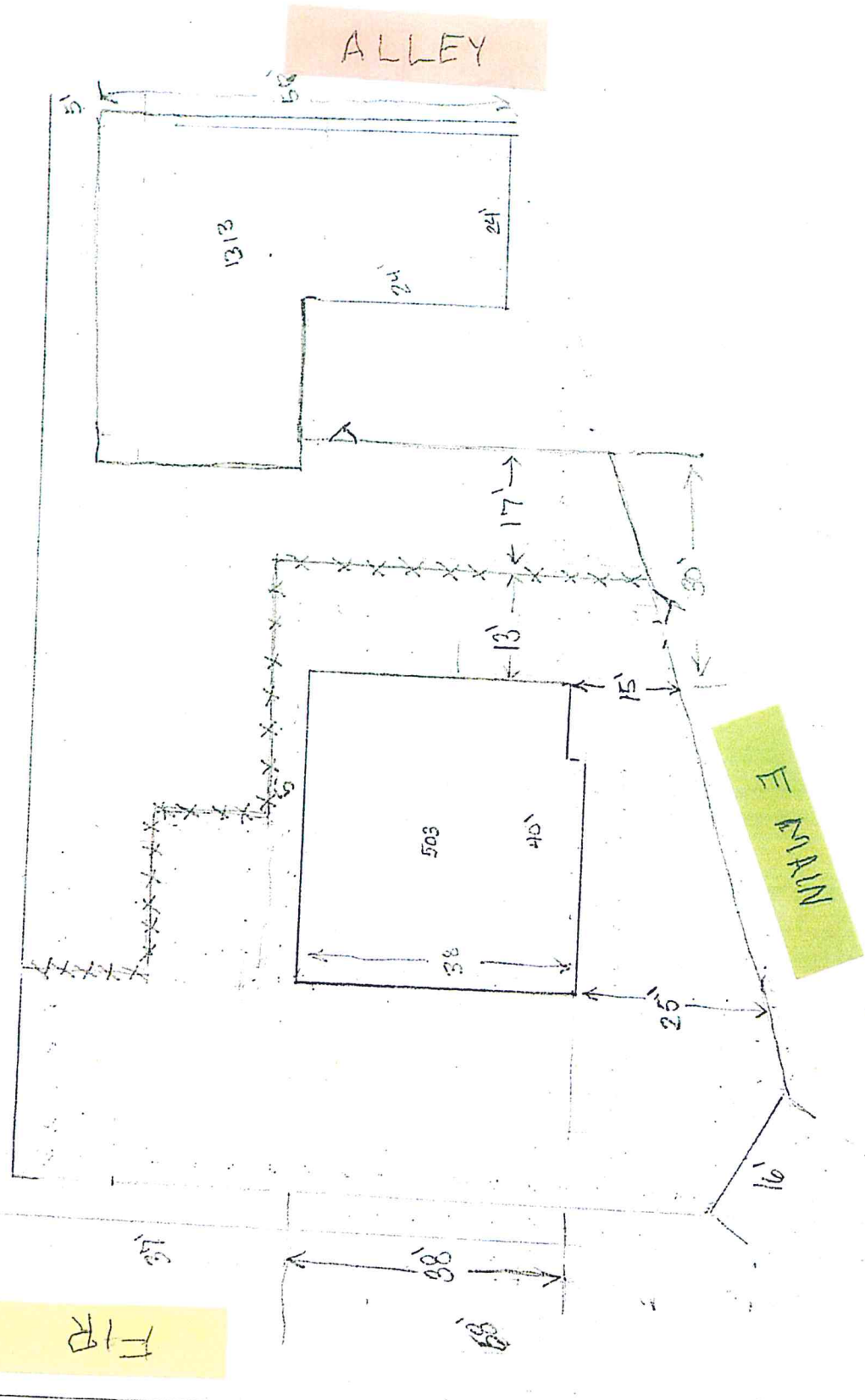
That being the case, we respectfully request that you recommend this variance to the Laurel City Council.

Thank you.

Brian Johnson

A handwritten signature in dark ink, appearing to read 'Brian Johnson', is written over a faint, dotted-line signature. The signature is written in a cursive, flowing style.

Approximate



**Yellowstone County**  
Mapping sites

**Basemaps**

- ☐ Fire
- ☐ Emergency
- ☒ Cemetery
- ☐ Imagery

**Legend**

- ☐ Find
- ☐ Draw
- ☐ Measurement
- ☐ Print

**Select or Buffer**

- ☐ Google Street View
- ☐ Select and Buffer

**By Attribute**

**By Shape**

**Select A Layer:**

Buffer: 300 Feet

Display Buffer Only: ☐

Select Features By:

Add To Existing Results: ☒

Enter address here

Go To Coordinates

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MISSOULA, MT 59808-6624

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1328 RIDGE DR  
LAUREL, MT 59044-1816

HINES, MICHAEL J  
B00854  
504 FIR AVE  
LAUREL, MT 59044

ROMEE, MICHAEL P & JUDY ANN  
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619 E 5TH ST  
LAUREL, MT 59044-2710

ATKINSON, RITA R  
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510 FIR AVE  
LAUREL, MT 59044

BUREAU, RONALD W & DARLA J  
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518 FIR AVE  
LAUREL, MT 59044

FRANK, TANCY  
B00850  
8522 DANFORD RD  
LAUREL, MT 59044-8317

SMITH, BRAD M  
B00849  
524 FIR AVE  
LAUREL, MT 59044

MEISNER, GLEN ALAN  
B00862  
523 ELM AVE  
LAUREL, MT 59044

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HOLYCROSS, DAVID A & FLORENCE B00870 801 E 4TH ST LAUREL, MT 59044-2801	HOLYCROSS, DAVID A & FLORENCE B00870 801 E 4TH ST LAUREL, MT 59044-2801	HOLYCROSS, DAVID A & FLORENCE B00870 801 E 4TH ST LAUREL, MT 59044-2801

THURMAN, MITCHELL R B00869 515 FIR AVE LAUREL, MT 59044	THURMAN, MITCHELL R B00869 515 FIR AVE LAUREL, MT 59044	THURMAN, MITCHELL R B00869 515 FIR AVE LAUREL, MT 59044
GORDON, VIRGINIA F B00868 509 FIR AVE LAUREL, MT 59044	GORDON, VIRGINIA F B00868 509 FIR AVE LAUREL, MT 59044	GORDON, VIRGINIA F B00868 509 FIR AVE LAUREL, MT 59044
JOHNSON, BRIAN RICHARD B00867 503 FIR AVE LAUREL, MT 59044	JOHNSON, BRIAN RICHARD B00867 503 FIR AVE LAUREL, MT 59044	JOHNSON, BRIAN RICHARD B00867 503 FIR AVE LAUREL, MT 59044
ARROYO SECO GROUP INC & B00873 7308 EL NIDO LA VERNE, CA 91750-1127	ARROYO SECO GROUP INC & B00873 7308 EL NIDO LA VERNE, CA 91750-1127	ARROYO SECO GROUP INC & B00873 7308 EL NIDO LA VERNE, CA 91750-1127
FRANCO, CAROL B00874 1404 E 6TH ST LAUREL, MT 59044	FRANCO, CAROL B00874 1404 E 6TH ST LAUREL, MT 59044	FRANCO, CAROL B00874 1404 E 6TH ST LAUREL, MT 59044
PROPRIEDAD LLC B00774 PO BOX 20853 BILLINGS, MT 59104-0853	PROPRIEDAD LLC B00774 PO BOX 20853 BILLINGS, MT 59104-0853	PROPRIEDAD LLC B00774 PO BOX 20853 BILLINGS, MT 59104-0853
RATCLIFF, RANDALL C & RANA B00773 1003415 2807 LYNDAL LN BILLINGS, MT 59102-1439	RATCLIFF, RANDALL C & RANA B00773 1003415 2807 LYNDAL LN BILLINGS, MT 59102-1439	RATCLIFF, RANDALL C & RANA B00773 1003415 2807 LYNDAL LN BILLINGS, MT 59102-1439
STOEBE, ROBIN RODNEY 1003055 4206 WATERFORD DR BILLINGS, MT 59106-1723	STOEBE, ROBIN RODNEY 1003055 4206 WATERFORD DR BILLINGS, MT 59106-1723	STOEBE, ROBIN RODNEY 1003055 4206 WATERFORD DR BILLINGS, MT 59106-1723



## **PUBLIC HEARING NOTICE**

The Laurel City-County Planning Board and Zoning Commission will conduct a public hearing on a variance application submitted by Zene Johnson regarding the property at 503 Fir Ave for lot coverage requirements. The Zoning Commission hearing is scheduled for **5:35 P.M., in the City Council Chambers at City Hall, 115 West 1st Street, Laurel, Montana, on Wednesday, February 17<sup>th</sup>, 2021.**

Additionally, the City Council has scheduled a public hearing for the consideration of the variance request. The City Council hearing is scheduled for **6:30 P.M., in the City Council Chambers at City Hall, 115 West 1st Street, Laurel, Montana, on Tuesday, March 9<sup>th</sup>, 2021.**

The applicant seeks to split the parcel at 503 Fir Avenue into two parcels. The lot is 10,953 square feet in size. This property is zoned Community Commercial (CC). The Community Commercial zoning district requires a minimum lot size of 6,000 square feet. The splitting of the lot into two parcels would create a nonconforming lot and is not allowable. The applicant requires a variance approval by the Laurel City Council to have a lot which conforms to Laurel City Code.

It is the duty of the zoning commission to authorize, upon appeal in specific cases, such land use variances from the terms of the zoning ordinances as will not be contrary to the public interest where a literal enforcement of the provisions of the ordinances or regulations will result in unnecessary hardship.

**Public comment is encouraged and can be provided in person at the public hearings on February 17<sup>th</sup> and March 9<sup>th</sup>.** Public comment can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1<sup>st</sup> Street Laurel, MT 59044. A copy of the variance application and supporting documentation is available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 628.4796 ext. 5302, or via email at [cityplanner@laurel.mt.gov](mailto:cityplanner@laurel.mt.gov).

Montana Department of Transportation  
Right-of-Way Bureau  
PO Box 201001  
Helena, MT 59620-1001

B-80865



3429593

Page: 1 of 3  
07/10/2007 09:52A

Yellowstone County BSD 33.00

ROWForms\Pin\521

Revised 9/29/06

**State of Montana**  
**Department of Transportation**  
Right-of-Way Bureau  
2701 Prospect Avenue  
PO Box 201001  
Helena, MT 59620-1001

Project ID: HSIP 4-2(32)55 Parcel No.: 13 County: Yellowstone  
Designation: 2002 - TURN LANE - LAUREL  
Project No.: 5304-032

**Bargain and Sale Deed**

This Deed, made this 7<sup>th</sup> day of JUNE, 2007, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, witnesses that,

Patricia A. Johnson  
~~503 Fir Ave~~ 1313 EAST MAIN ST.  
Laurel, MT 59044-2828

*[Handwritten signature]*

does hereby grant, bargain, sell and convey to the City of Laurel, Montana, the following-described real property:

Parcel No. 13 on Montana Department of Transportation Project HSIP 4-2(32)55, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana. Said parcel is also described as a tract of land in Lot 10, in Block 14, of Nutting Subdivision, in the City of Laurel, Yellowstone County, Montana, according to the official plat thereof, on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 198 sq. ft., more or less.

RW:D2:5304:p13:JC



3429593  
Page: 2 of 3  
07/10/2007 09:52A

Bargain And Sale Deed  
Project ID: HSIP 4-2(32)55  
Designation: 2002 - TURN LANE - LAUREL

Parcel No.: 13

Excepting and reserving to Grantor(s), however, all gas, oil and minerals beneath the surface of the above-described and conveyed premises, together with the right to extract the same, provided that in the exercise of such right, the surface thereof shall not be disturbed, interfered with or damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), her heirs, successors and assigns, all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

The Grantor(s) further expressly waives and relinquishes all rights, as owner or successor in interest provided under law, for any preference to repurchase all or a portion of this property should it be determined no longer to be necessary for highway purposes.

To have and to hold the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the City of Laurel, Montana, and to its successors and assigns forever.

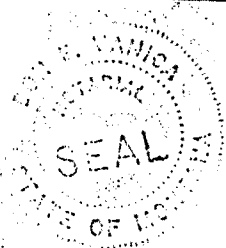
This Deed was executed on the date of its last acknowledgment.

Patricia A. Johnson

State of MONTANA )  
County of YELLOWSTONE )

This instrument was acknowledged before me on JUNE 7, 2007 (date)

by PATRICIA A. JOHNSON (Grantor(s))



(Seal)

Don E. Vanica

Notary Signature Line

DON E. VANICA

Notary Printed Name

Notary Public for State of MONTANA

Residing at: BILLINGS, MONTANA

My Commission Expires: 5 MAY 4, 2008

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by \_\_\_\_\_ (Grantor(s))

Notary Signature Line

Notary Printed Name

Notary Public for State of \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Recording Information

THIS PLAT IS PREPARED FROM THE MONTANA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY EXHIBIT IN THE OFFICE OF THE COUNTY CLERK AND RECORDER.

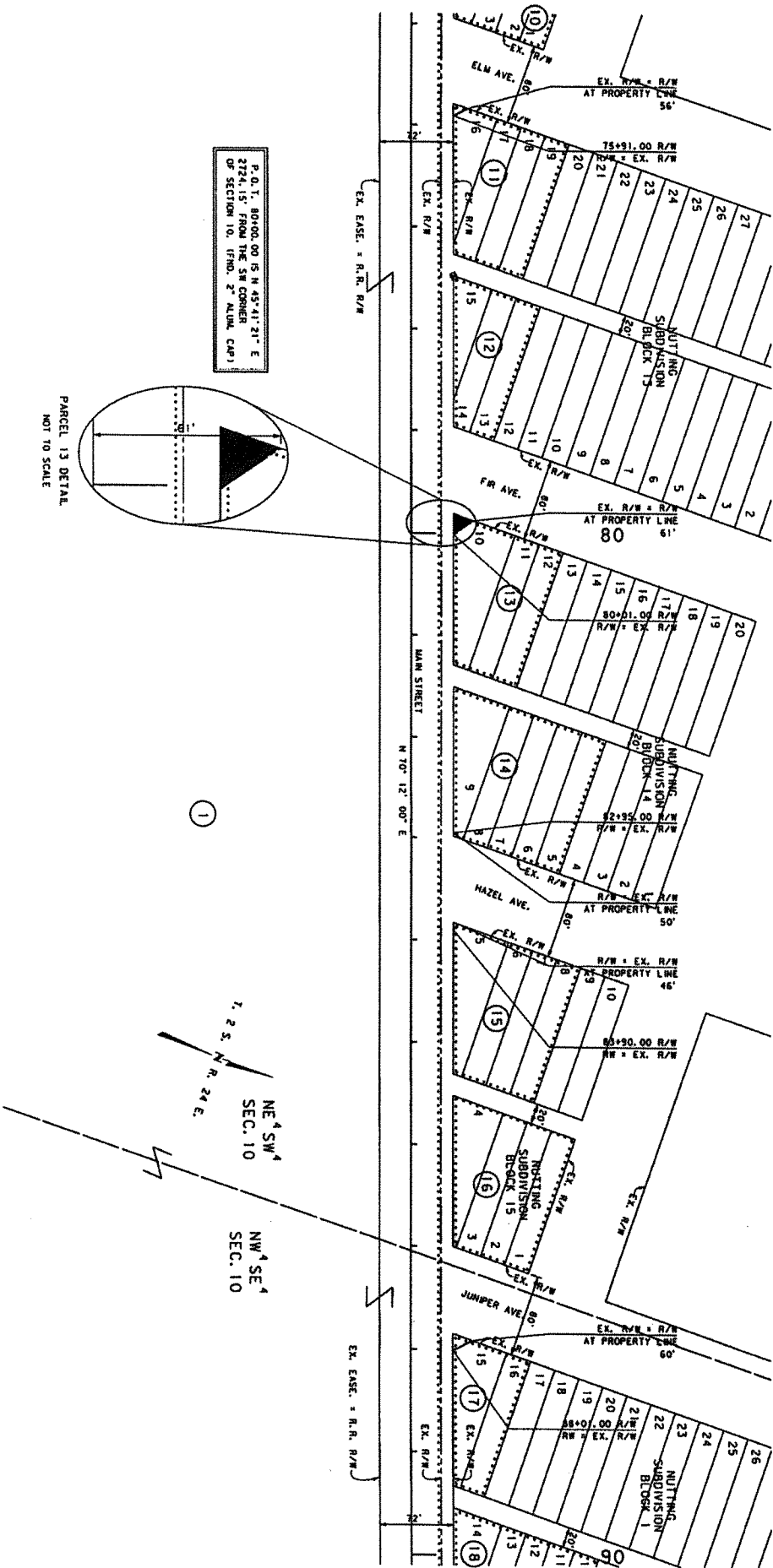
NOTES:  
1. THE PROPOSED R/W LINE WHERE A SPRAAL CORNER TRANSITION IS USED IS A COMBINATION OF THE EXISTING R/W AND THE PROPOSED R/W.  
2. ALL STATIONS AND OFFSETS FOR R/W AREAS ARE IN REFERENCE TO THE R/W BASELINE.

GRID STATE PLANE COORDINATES  
THIS IS A STATE PLANE COORDINATE PROJECT. ALL DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH DIMENSION, WHICH IS RECORD.  
THE COMBINATION SCALE FACTOR IS 0.99350767

LEGEND  
OVERLAP BOUNDARY  
RIGHT OF WAY LINE  
DATE PREPARED  
DATE REVISION  
MONTANA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY EXHIBIT  
YELLOWSTONE COUNTY  
SCALE 1"=50'  
30' 100' 150'

PARCEL 13 SHEET 1 OF 1

PARCEL 13 DETAIL  
NOT TO SCALE



LAUREL

17.16.020 - Zoning classified in districts.

Zoning for residential districts is classified in and subject to the requirements of Table 17.16.020.

Table 17.16.020

Zoning Requirements	R 7,500	R 6,000	RLMF	RMF	RMH	PUD	SR	RT
Minimum lot area per dwelling unit in square feet								
One unit	7,500	6,000	6,000 <sup>1</sup>	6,000 <sup>1</sup>	6,000 <sup>3</sup>	See	5 acres	1 acre
Two units		7,500	7,500	7,750		Chapter		
Three units		8,500	8,500	9,500		17.32		
Four units			10,000	11,250				
Five units				13,000				
Six units or more				Add 2,500 each additional unit				
Minimum yard – setback requirements (expressed in feet) and measured from public right-of-way								
Front	20	20	20	20	10		25 <sup>5</sup>	25
Side	5	5 <sup>4</sup>	5 <sup>4</sup>	5 <sup>4</sup>	5		5 <sup>5</sup>	5
Side adjacent to street	20	20	20	20	20		10 <sup>5</sup>	10
Rear	5	5	5	5	5		25 <sup>5</sup>	25
Maximum height for all buildings	30	35	35	40	30		30	30
Maximum lot coverage (percentage)	30	30	40	45	40		15	30
Minimum district size (expressed in acres)	2.07	2.07	2.07	2.07	2.07		20	5

<sup>1</sup> Row housing may be permitted to be constructed on 3,000 square foot lots if approved through the special review process.

<sup>2</sup> NA means not applicable

<sup>3</sup> The requirements for the mobile homes contained herein relate only to a mobile home subdivision; see Chapter 17.44 of this code for the requirements for a mobile home park.

<sup>4</sup> Zero side setbacks may be permitted if approved through the special review process.

<sup>5</sup> All pens, coops, barns, stables, or permanent corrals shall be set back not less than 50 feet from any residence, public road, or water course, and any property line.



17.20.020 - Zoning classified in districts.

Zoning for commercial — industrial use is classified in and subject to the requirements of Table 17.20.020.  
(Prior code § 17.32.020)

Zoning Requirements	A	RP*	NC*	CBD*	CC*	HC	LI	HI	P
Lot area requirements in square feet, except as noted, 20 acres	20 acres	NA	NA	NA	NA	NA	NA	NA	NA
Minimum yard requirements:									
Front <sup>(a)</sup>	NA	20	20	NA	20	20	20	20	20
Side <sup>(b)</sup>		0	0		0	0	0	0	0
Side adjacent to street		10	10		10	10	10	10	10
Rear <sup>(b)</sup>		0	0		0	0	0	0	0
Maximum height for all buildings <sup>(c)</sup>	NA	25	25	NA	25	45	70	NA	NA
Maximum lot coverage in percent	NA	50	50	NA	50	75	75	75	50
Minimum district size (expressed in acres)	20 acres	2.07	2.07	2.07	2.07	2.07	2.07	2.07	NA
(NA means not applicable)									
*The lot area, yard and lot coverage requirements for 1 and 2 single family dwellings in commercial zoning districts shall be the same as those in the RLMF residential zoning district.									
(a) Arterial setbacks									
(b) Side and rear yards									
(c) Except as provided in the airport zone									

(Ord. No. O-14-03,8-5-2014)



## Laurel City Planner

---

**From:** RITA ATKINSON <ritarose71@msn.com>  
**Sent:** Sunday, February 14, 2021 7:30 PM  
**To:** Laurel City Planner  
**Subject:** Fw: Variance application for 503 Fir

---

**From:** RITA ATKINSON  
**Sent:** Sunday, February 14, 2021 7:20 PM  
**To:** cityplanner@laurel.my.gov <cityplanner@laurel.my.gov>  
**Subject:** Variance application for 503 Fir

I live at 510 Fir, across the street from this address. Although it has been zoned commercial for decades, I can see no reason for this variance. There are 2 residences on this lot. Exactly what commercial enterprise would be situated here? At the moment, there are 3 cars on what once was a lawn and 1 on the street that haven't moved in months. The small back yard is being used by large dogs that I believe is a breeding operation for a mix of Great Danes and German Shepards. There is usually between 4 to 8 large dogs and this fall also 3 puppies. There is now more chain link kennels and a shed in the back. The police have been called on these dogs numerous times for incessant barking and once for what appeared to be a deceased dog in the yard. The only thing that has changed since these calls are that the dogs are more restricted for space. If the variance is permitted, the lot gets even smaller. Having had German Shepards all of my life, this whole situation is so unfair to those dogs that I have considered calling the Humane Society and having them check to see if this breeding operation was reported in Nevada before it moved here to our neighborhood where everyone has a dog or even two, but they are never treated like this.

Decades ago, when the back building was a glass shop, there was only one residence there and I do understand that when the shop was converted to a house, the commercial zoning was probably grandfathered in but at this point in time, it has created a hardship for everyone in this whole neighborhood. We have residents that work at night, but the dogs bark at all different times of the day and well into the evening. Sometimes they are quiet for hours and sometimes they bark for hours. I have always thought that in the city of Laurel, you could only have 3 dogs unless you have a kennel license. After all the calls to the police, and nothing being done about the number of dogs at that residence, is it being allowed for that reason? And if the parcel is split, can they double the amount of dogs and cars on the lawn?? If it were allowed, the parcel should go back to residential, there is no reason to have a commercial business on that lot.

For this reason not only am I opposed to this variance, but vehemently opposed to this variance.

Sincerely,

Rita Atkinson  
510 Fir  
Laurel, Mont.

## Laurel City Planner

---

**From:** Ron Bureau <RDBU1003@msn.com>  
**Sent:** Sunday, February 7, 2021 1:19 PM  
**To:** Laurel City Planner  
**Subject:** Public hearing 503 Fir Ave.

Hello,

My husband and I are concerned with the idea of 503 Fir Ave being split into a nonconforming lot.

We have lived at 518 Fir Ave for 26 years. Our concern is, if allowing the variance change to occur, will this permit the current residents to establish a commercial dog kennel. This property does not conform to the zoning district requirements. The splitting of the lot into two lots will create, as the City had pointed out, a non-conforming lot and is not allowable. We have no problem with the splitting of lot as long the variance states these lots are to be residential rather than commercial.

Some of our neighbors as well as us have called the Laurel Police due to the constant noise from all the barking dogs. The barking goes on for hours at a time, literally all day and night. This being a residential area, will affect all residences within a two-block area if not more. At one point, Laurel had a City Ordinance that permitted no more than 3 dogs permitted at any one residence.

503 Fir Ave currently has approximately 10-11 dogs (that we have counted on a few occasions. The dogs are Great Dane and German Shepards). The barking is an annoyance for the current and future residents on Fir Ave to have to deal with.

Please decline the request for the variance change as stated in the notice to 503 Fir Ave.

Thank you.

Sincerely,  
Ronald and Darla Bureau  
518 Fir Ave

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## LAUREL CITY-COUNTY PLANNING DEPARTMENT

### STAFF REPORT

TO: Laurel City-County Planning Board and Zoning Commission  
FROM: Nicholas Altonaga, Planning Director  
RE: Iron Horse Station Subdivision Zone Change  
DATE: February 12, 2021

#### DESCRIPTION OF REQUEST

The owner/develop of Iron Horse Station Subdivision has requested a zone change for a portion of the subdivision known as "Phase Two." The area requested for a zone change includes Lots 3-11, Block 7, of Phase Two of the Iron Horse Station Subdivision.

This zone change was included in a settlement agreement made between the owner/developer of Iron Horse Station Subdivision and the City of Laurel. The owner/developer requests that Lots 3-11, Block 7 of the Iron Horse Station Subdivision be rezoned from Residential-6000 to Residential Multi-Family (RMF). This Zone Change is required as per the settlement agreement made between the Owner/Developer of Iron Horse Station Subdivision and the City of Laurel.

Owner: Iron Horse Station LLC  
Legal Description: IRON HORSE STATION SUB, S09, T02 S, R24 E, BLOCK 7, Lot 3-10, (06)  
Address: 1110 Great Northern Road  
Parcel Size: 4 Acres  
Existing Land Use: Vacant  
Proposed Land Use: Multi-Family Residential use  
Existing Zoning: Residential 6000  
Proposed Zoning: Residential Multi-Family

#### BACKGROUND AND PROCEDURAL HISTORY

- The Planning Director met with the Public Works Director and City Attorney to discuss the capacity and specifics of the zone change request in December, 2020.
- The Zone Change is included in a settlement agreement between the owner/developer of the Iron Horse Station Subdivision and the City of Laurel.
- The settlement agreement was approved by the City of Laurel on February 9, 2021.

- The Zone Change application was prepared and submitted to the Laurel Planning Board for its February 17, 2021 meeting as part of the conditions of the settlement agreement.
- A public hearing for the Zone Change application will be held on March 9, 2021 at the Laurel City Council.

#### STAFF FINDINGS

The Applicant is requesting a variance to Table LMC 17.16.020 which presents the zoning requirements for Residential districts. The RLMF zoning jurisdiction (which the CC district uses as the requirements for one and two-family dwellings) requires a minimum of 6,000sqft for a single dwelling unit. The Applicant seeks to split the property, creating two lots each with a single-family home.

- ❖ The Applicant is requesting a zone change from Residential-6000 (R-6000) to Residential Multi-Family (RMF).
- ❖ The Zone Change shall be completed by March 15, 2021 as described in the settlement agreement between the owner/developer of Iron Horse Station Subdivision and the City of Laurel.
- ❖ The City of Laurel has the capacity to meet the flow/demand needs of the new zoning designation.
- ❖ The City of Laurel has a water line that runs through Lots 3-11, Block 7 of the subdivision.
- ❖ The public noticing requirements have been met.

#### PLANNING BOARD AND GOVERNING BODY REVIEW CRITERIA

The zoning commission shall review and take action upon each application in accordance with the provisions of this chapter, and after a public hearing at which the application shall be presented to the zoning commission by the planning director together with his findings and conclusions on the matter. A report of the commission's recommendation and the planning director's findings and conclusions shall be submitted to the city council.

- A. The zoning commission shall make a recommendation to the city council to:
  1. Deny the application for amendment to the official map;
  2. Grant action on the application for a period not to exceed thirty days;
  3. Delay action on the application for a period not to exceed thirty days;
  4. Give reasons for the recommendation.
- B. The zoning commission shall adopt such rules and regulations for the conduct of public hearings and meetings, which shall be published and available to the public, as well as conflict of interest rules, to ensure that no member is entitled to vote on a matter in which he has an interest directly or indirectly.

### RECOMMENDATIONS

The Planning Director recommends that the Planning Board approve the zone change. The Planning Director has prepared drafted conditions of approval which are presented below.

1. The Owner/Developer shall comply with all the requirements of LMC Chapter 17.72
2. The Owner/Developer shall submit any and all applicable and necessary permits and fees for development of the parcels subject to this zone change approval.
3. The Owner/Developer shall not install and/or operate any uses on parcels subject to this zone change which are not allowable under LMC Chapter 17.16.

### ATTACHMENTS

1. Exhibit A.
2. Overhead Map with 300ft buffer
3. Iron Horse Station Subdivision plat (2005)
4. List of Adjacent Property Owners
5. Public Hearing Notice
6. LMC 17.72 – Amendments
7. LMC 17.16 – Residential Districts

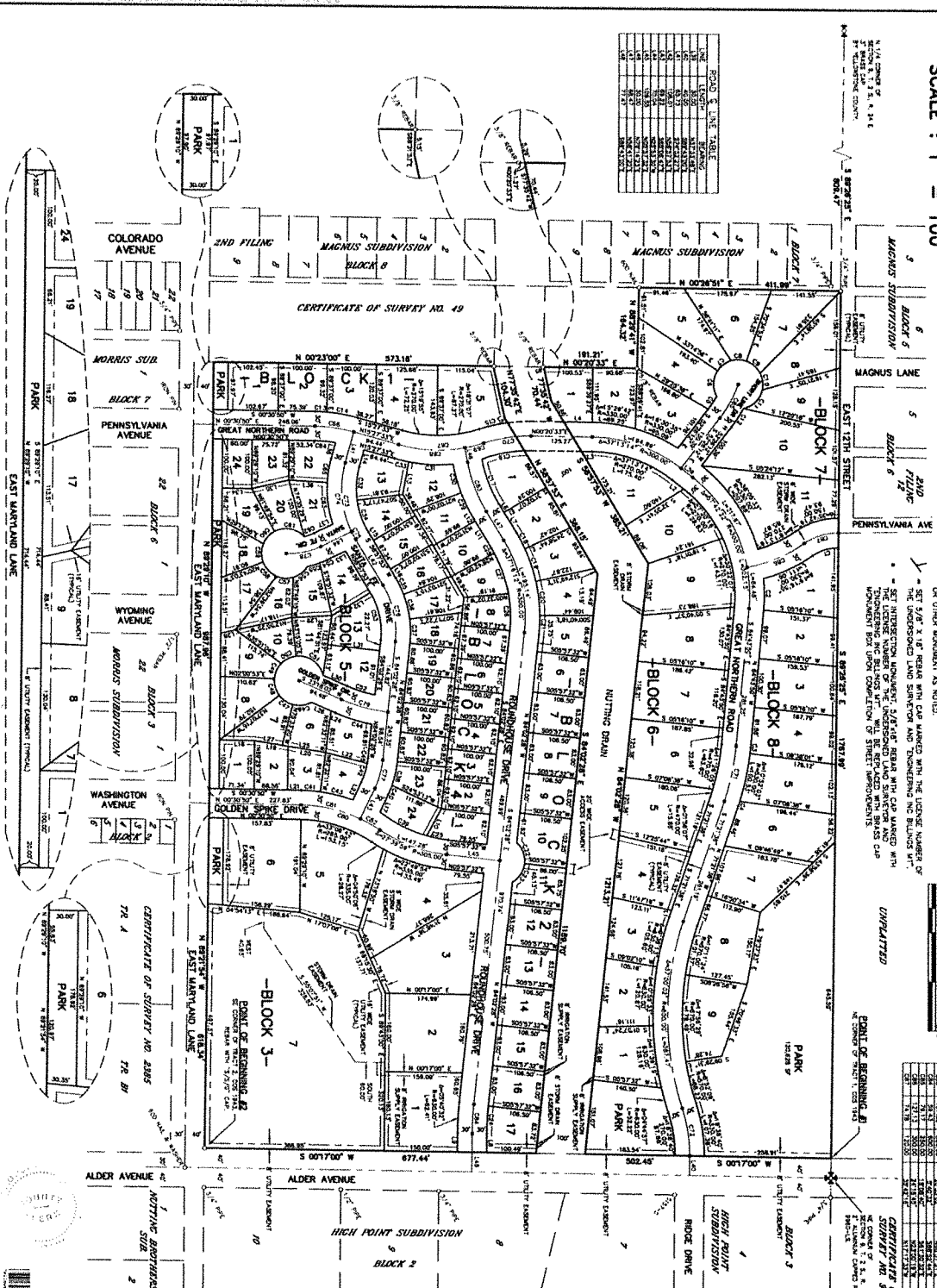
AN ADDITION TO THE CITY OF LAUREL,  
SITUATED IN THE NE 1/4 OF SECTION 9, T. 2 S., R. 24 E., P.M.M.  
CITY OF LAUREL, YELLOWSTONE COUNTY, MONTANA

**BASIS OF BEARING: CERTIFICATE OF SURVEY No 1943**

FEBRUARY, 2005  
BILLINGS, MONTANA

- o "F" AND SURVEY MONUMENT, REBAR W/YELLOW CAP MARKED AS NOTED.
- o ON OTHER MONUMENT AS NOTED.
- o SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBERED THE UNDERGROUND LAND SURVEYOR AND ENGINEERING INC BILLING M
- o SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED W THE LICENSE NUMBERED THE UNDERGROUND LAND SURVEYOR AND ENGINEERING INC BILLING M. WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

LINE	LENGTH	ROAD & LINE TABLE
139	83.50	M17.11-48.7
140	46.50	29C-13.507
141	43.75	29C-12.272
142	104.00	56C-17.541
143	69.17	56C-18.603
144	51.17	56C-15.819
145	159.50	56C-17.474
146	70.50	56C-14.213
147	58.47	56C-13.207
148	71.47	56C-13.507

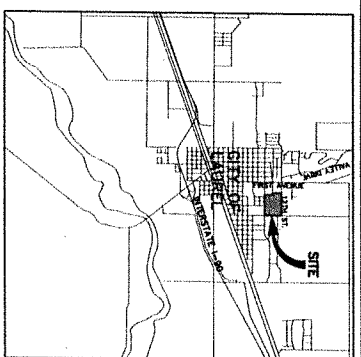


GRADE	LEARN	READ	ELL ACQ	GOOD BEHAV	GOOD HOME
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2	17.7	17.7	17.7	17.7	17.7
3	17.7	17.7	17.7	17.7	17.7
4	17.7	17.7	17.7	17.7	17.7
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8	17.7	17.7	17.7	17.7	17.7
9	17.7	17.7	17.7	17.7	17.7
10	17.7	17.7	17.7	17.7	17.7
11	17.7	17.7	17.7	17.7	17.7
12	17.7	17.7	17.7	17.7	17.7

CURVE TABLE

[illegible]

LINE			LINE		
LINE	LOCATION	MARKING	LINE	LOCATION	MARKING
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4	4	2500	4	4	2500
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47	47	2500	47	47	2500
48	48	2500	48	48	2500
49	49	2500	49	49	2500
50	50	2500	50	50	2500







SCOTT J CHESTER TRUST  
D02522  
405 E 13TH ST  
LAUREL, MT 59044

EVANS, WAYNE & NORMAN  
& ESTHER P  
B01526  
938 ARONSON AVE  
BILLINGS, MT 59105-2331

WOLLMAN, JUNIA JOYCE  
B01550  
PO BOX 272  
LAUREL, MT 59044-0272

BOUCHER, RONALD C &  
NATALIE L  
B03033  
130 E 13TH ST  
LAUREL, MT 59044-1828

OLSON, WILTON B  
B03034  
PO BOX 1116  
LAUREL, MT 59044-1116

FRANK, TODD K  
B03035  
350 E 13TH ST  
LAUREL, MT 59044

METZGER, G M & LORETTA  
B01558  
215 E MARYLAND LN  
LAUREL, MT 59044-2123

MEADOWOOD APARTMENTS  
LP  
D02625  
136 BURLINGTON AVE  
BILLINGS, MT 59101-6029

LOUCKS, DALE W  
B01543  
201 E 12TH ST  
LAUREL, MT 59044

WAYNE, JOHNNY  
B01544  
1115 MONTANA AVE  
LAUREL, MT 59044

MAGNUS, DARRELL D &  
MAYBELLE  
B01557  
1131 COLORADO AVE  
LAUREL, MT 59044

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## PUBLIC HEARING NOTICE

The Laurel City-County Planning Board and Zoning Commission will conduct a public hearing on a zone change requested for parcels within Iron Horse Station Subdivision submitted by Representatives of Iron Horse Station LLC. The Zoning Commission hearing is scheduled for **5:35 P.M., in the City Council Chambers at City Hall, 115 West 1st Street, Laurel, Montana, on Wednesday, February 17<sup>th</sup>, 2021.**

Additionally, the City Council has scheduled a public hearing for the consideration of the zone change request. The City Council hearing is scheduled for **6:30 P.M., in the City Council Chambers at City Hall, 115 West 1st Street, Laurel, Montana, on Tuesday, March 9<sup>th</sup>, 2021.**

The applicant is requesting a zone change from the R-6000 zoning district to Residential Multi-Family (RMF) for Lots 3 to 11, Block 7 of the Iron Horse Station Subdivision. The Residential-6000 district is intended to promote an area for a high, urban density, duplex residential environment on lots that are usually served by a public water and sewer system. The requested Residential Multi-Family (RMF) zoning is intended to provide a suitable residential environment for medium to high density residential dwellings, and to establish a buffer between residential and commercial areas.

**Public comment is encouraged and can be provided in person at the public hearings on February 17<sup>th</sup> and March 9<sup>th</sup>.** Public comment can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1<sup>st</sup> Street Laurel, MT 59044. A copy of the zone change documentation is available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 628.4796 ext. 5302, or via email at [cityplanner@laurel.mt.gov](mailto:cityplanner@laurel.mt.gov).

## Chapter 17.72 - AMENDMENTS

### Sections:

#### 17.72.010 - Purpose of provisions.

Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the city council may amend, supplement, or change the regulations in this title, or the zoning boundaries or classification of property on the zoning map, as set forth in this chapter.

(Prior code § 17.84.010)

#### 17.72.020 - Amendment procedure.

Amendments to the text of the title and/or changes in the zoning boundaries or classification of properties shown on the zoning map may be initiated by the city council on their own motion, or upon recommendation of the planning board but no amendment shall become effective unless it shall have been submitted to the zoning commission for review and recommendation. Before enacting an amendment to this title, the city council shall give public notice and hold a public hearing thereon.

(Ord. 96-5 (part), 1996; prior code § 17.84.020 (part))

#### 17.72.025 - Amendment by private property owner.

Amendments to the zoning boundaries or classification of property shown on the zoning map may be initiated by property owners of the land proposed to be rezoned, by the filing with the zoning commission secretary of a zoning change application, which application shall be provided by the zoning commission secretary, and accompanied by all other materials and data required in the application.

(Ord. 01-4 (part), 2001; Ord 96-5 (part), 1996; prior code § 17.84.020 (part))

#### 17.72.030 - Preapplication conference required.

Persons or parties interested in submitting an application for a zoning change shall consult with the planning director and the building inspector, at a joint meeting, if possible, concerning a proposed zoning change, its relation to and effect upon the comprehensive plan, any applicable specific plans or any plans being prepared by the planning department, and whether the proposed change is in conformance with public necessity, convenience, general welfare and good zoning practice.

(Prior code § 17.84.030)

#### 17.72.040 - Application requirements.

A. Unless initiated by the city council or planning board, all applications for official map amendments must be submitted by the owner of such property, the contract purchaser, or the authorized agent of the owner. An application for an amendment affecting the same property shall not be submitted more often than once every twelve months. The zoning change application shall contain the following information:

1. Name of applicant;
2. Mailing address;
3. Telephone number;

4. Accurate legal description of location;
  5. Nature of zoning change requested;
  6. Description of present land uses;
  7. Description of adjacent land uses;
  8. Statement of intended land use;
  9. Statement concerning any expected effect upon the adjacent neighborhood;
  10. Date of preapplication conference;
  11. Names and addresses of adjacent property owners, within three hundred feet;
  12. Signature of applicant;
  13. Payment of all applicable fees.
- B. An application for amendment to the official map shall be made on or before five p.m. of the first day of the month preceding the date of the public hearing before the zoning commission. When the date of submittal falls on a weekend or holiday, the submittal shall be on the following day before five p.m.
- C. An application for a zone change may not be withdrawn or amended after the legal advertising, as required by this section, has appeared for final public hearing before the city council. An applicant may be allowed to withdraw at the time of the zoning commission hearing by a majority vote of the members present without requiring council approval of the withdrawal and without prejudice with respect to the twelve month waiting period providing, however, that no application be allowed to be withdrawn more than once within the twelve month period after application shall have first been submitted.

(Prior code § 17.84.040)

17.72.050 - Planning department evaluation responsibility.

The planning director, upon receiving an application for rezoning of an area or a particular place of property shall do the following:

- A. Consult with other departments of the city or county to fully evaluate the impact of any zoning change upon public facilities and services including, but not limited to schools, drainage, traffic and related facilities;
- B. Study each application with reference to its appropriateness and effect on existing and proposed land use, and references to the comprehensive plan;
- C. In the case of a protest petition filed in the matter of any application for rezoning determine the validity of such petition;
- D. Advertise twice in a newspaper of general circulation in the jurisdictional area of the Laurel-Yellowstone city-county planning board at least fifteen days in advance of the time and place of the public hearing;
- E. Notify, by mail, the applicant or his authorized agent five days prior to the date of the public hearing of the time and place of such hearing;
- F. Notify, by mail, all property owners within three hundred feet of the exterior boundaries of the property subject to the rezoning; of the time, date, place of the public hearing and the existing and proposed classification. Further, he may notify property owners within a radius of more than three hundred feet if he determines that the proposed use of the property would have substantial environmental impact on surrounding land uses;
- G. The planning director shall report his findings and conclusions in writing to the zoning commission, which report shall be a matter of public record.

(Ord. 01-4 (part), 2001; prior code § 17.84.050)

17.72.060 - Zoning commission action.

- A. The zoning commission shall review and take action upon each application in accordance with the provisions of this chapter, and after a public hearing at which the application shall be presented to the zoning commission by the planning director together with his findings and conclusions on the matter. A report of the commission's recommendation and the planning director's findings and conclusions shall be submitted to the city council.
- B. The zoning commission shall make a recommendation to the city council to:
  - 1. Deny the application for amendment to the official map;
  - 2. Grant action on the application for a period not to exceed thirty days;
  - 3. Delay action on the application for a period not to exceed thirty days;
  - 4. Give reasons for the recommendation.
- C. The zoning commission shall adopt such rules and regulations for the conduct of public hearings and meetings, which shall be published and available to the public, as well as conflict of interest rules, to ensure that no member is entitled to vote on a matter in which he has an interest directly or indirectly.

(Prior code § 17.84.060)

17.72.070 - Public hearing—Notice required.

- A. Before taking action on an application for an amendment to the official map, and after presentation of the zoning commission's recommendation, the city council shall hold a public hearing on the application.
- B. The recommendations of the zoning commission shall be published twice in a newspaper of general circulation in the jurisdictional area of the Laurel-Yellowstone city-county planning board, and not less than fifteen days after the first publication of such notice, a final hearing shall be held at the next regular meeting of the city council.
- C. When such proposed amendment has been denied by the city council neither it nor one involving the same tract(s) shall be offered for adoption within one year after such denial.
- D. In case, however, of a valid protest petition against such change signed by the owners of twenty per centum or more either of the lot included in such proposed change, or of those immediately adjacent in the rear of extending one hundred fifty feet therefrom or of those adjacent on either side thereof within the same block, or of those directly opposite thereof extending one hundred fifty feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fourths of all the members of the city council.

(Ord. 01-4 (part), 2001; prior code § 17.84.070)



### 17.16.010 - List of uses.

Table [17.16.010](#) designates the special review (SR) and allowed uses (A) in residential districts.

**Table 17.16.010**[illegible]

**17.16.020 - Zoning classified in districts.**

Zoning for residential districts is classified in and subject to the requirements of Table 17.16.020.

**Table 17.16.020**

Zoning Requirements	R 7,500	R 6,000	RLMF	RMF	RMH	PUD	SR	RT
Minimum lot area per dwelling unit in square feet								
One unit	7,500	6,000	6,000 <sup>1</sup>	6,000 <sup>1</sup>	6,000 <sup>3</sup>	See	5 acres	1 acre
Two units		7,500	7,500	7,750		Chapter		
Three units		8,500	8,500	9,500		17.32		
Four units			10,000	11,250				
Five units				13,000				
Six units or more				Add 2,500 each additional unit				
Minimum yard – setback requirements (expressed in feet) and measured from public right-of-way								
Front	20	20	20	20	10		25 <sup>5</sup>	25
Side	5	5 <sup>4</sup>	5 <sup>4</sup>	5 <sup>4</sup>	5		5 <sup>5</sup>	5
Side adjacent to street	20	20	20	20	20		10 <sup>5</sup>	10
Rear	5	5	5	5	5		25 <sup>5</sup>	25
Maximum height for all buildings	30	35	35	40	30		30	30
Maximum lot coverage (percentage)	30	30	40	45	40		15	30
Minimum district size (expressed in acres)	2.07	2.07	2.07	2.07	2.07		20	5

<sup>1</sup> Row housing may be permitted to be constructed on 3,000 square foot lots if approved through the special review process.

<sup>2</sup> NA means not applicable

<sup>3</sup> The requirements for the mobile homes contained herein relate only to a mobile home subdivision; see Chapter 17.44 of this code for the requirements for a mobile home park.

<sup>4</sup> Zero side setbacks may be permitted if approved through the special review process.

<sup>5</sup> All pens, coops, barns, stables, or permanent corrals shall be set back not less than 50 feet from any residence, public road, or water course, and any property line.