

ST. IGNATIUS MUNICIPAL ZONING ORDINANCE

ORDINANCE NO. 7-5

ORDINANCE FOR PROMOTING THE HEALTH, SAFETY, MORALS, OR THE GENERAL WELFARE OF ST. IGNATIUS, MONTANA, AND TO REGULATE AND RESTRICT THE HEIGHT, NUMBER OF STORIES ANP SIZE OF BUILDINGS AND OTHER STRUCTURES; THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED; THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES; THE DENSITY OF POPULATION; THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSES; AND PROVIDING FOR METHOD OF ALTERING ZONING REGULATIONS.

WHEREAS, Title 76, Chapter 2, Part 3, **MCA**, empowers the town to enact a zoning ordinance and to provide for its administration, enforcement, and amendment, and

WHEREAS, the town council deems it necessary for the purpose of promoting the health, safety or general welfare of the town to enact such an ordinance, and

WHEREAS, the town council, pursuant to the provisions of Section 76-2-307, **MCA**, has appointed a Zoning Commission to recommend the boundaries of the zoning districts and appropriate regulations to be enforced therein, and

WHEREAS, the Zoning Commission has recommended dividing the Town [and a one mile extraterritorial zoning jurisdiction] into districts and has prepared regulations pertaining to such districts, and

WHEREAS, the town council, pursuant to the provisions of Title 76, Chapter 1, Part 6, **MCA**, has adopted a comprehensive plan for the jurisdictional area and the regulations have been prepared in accordance with the plan, and

WHEREAS, all requirements of Title 76, Chapter 2, Part 3, **MCA**, with regard to the preparation of a zoning ordinance and subsequent action of the town council have been met;

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ST. IGNATIUS, MONTANA, AS FOLLOWS:

## ARTICLE I. ADMINISTRATION AND ENFORCEMENT

### SECTION 1. TITLE

This ordinance shall be known and cited as the "ZONING ORDINANCE OF THE TOWN OF ST. IGNATIUS, MONTANA."

### SECTION 2. AUTHORITY

This zoning ordinance is adopted under the authority of the Municipal Zoning Enabling Act (76-2-301 through 76-2-328, MCA).

### SECTION 3. PURPOSE AND INTENT OF ZONING ORDINANCE

A. The purpose of this zoning ordinance is to promulgate and adopt such regulations that:

1. Are designed in accordance with the comprehensive plan.
2. Are designed to lessen congestion in the streets.
3. Will secure safety from fire, panic and other dangers.
4. Will promote health and the general welfare.
5. Will provide adequate light and air.
6. Will prevent the overcrowding of land.
7. Will avoid undue concentration of population.
8. Will facilitate the adequate provision of transportation, water, sewerage, schools, parks and such other public requirements.
9. Give reasonable consideration to the character of the district.
10. Give reasonable consideration to the district's peculiar suitability for particular uses.
11. Give reasonable consideration to conserving the value of buildings.
12. Will encourage the most appropriate use of land throughout the jurisdictional area.

B. Further, the intent of this zoning ordinance is to;

1. Insure that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development, and preventing problems associated with incompatible uses.
2. Control the density of development in each area of the community so that property can be adequately serviced by such public facilities as streets, schools, recreation and utility systems.