

1. Encourage development with mixed uses, particularly a variety of housing types and densities.
2. Create or preserve usable open space and recreation areas.
3. Preserve the natural characteristics of the land including topography, native vegetation and scenic views.
4. Avoid construction in unsuitable areas.
5. Encourage creativity in design, including flexibility in residential siting to achieve energy conservation.
6. Allow efficient provision of streets, utilities and other services.
7. Provide lower-cost housing affordable by low- and moderate-income families within the community.
8. Provide guidance for developers and local officials for reviewing and approving planned developments.

B. Definition

A planned unit development (PUD) is a land development project designed and planned as a single entity under a plan that offers a variety of land uses, housing types and densities, and design features in addition to those allowed by right or condition in the zoning district.

C. Application and Review

1. Any person requesting approval of a planned unit development shall submit an application for conditional use under the provisions of Section 11, Conditional Uses of this Ordinance. The application shall be accompanied by the required review fees and a PUD plan, described below.
2. The PUD plan shall provide the following:
 - a. A vicinity map showing the location of the site in relationship to surrounding areas and showing the existing land uses and zoning of the site and surrounding properties.
 - b. A map drawn to approximate scale showing:
 - * location, types and heights of existing and proposed buildings and other structures, including density and number of dwelling units or other uses of each structure.
 - * existing and proposed streets, alleys, bikeways, pedestrian walkways, and vehicle circulation patterns, off-street parking areas.
 - * locations, dimensions and sizes of common and open space areas, and a landscaping plan showing areas to be landscaped and those that will be left in a natural state.
 - * physical features such as streams, ponds, canals, rights-of-way, utilities.
 - c. A written statement describing:
 - * a schedule for installing improvements, developing lots and constructing structures.
 - * proposed types of ownership of dwelling units and other uses, and restrictive

covenants, if any.

- * means of providing maintenance of common facilities and open space areas.

3. A PUD will be reviewed and approved under the procedures for conditional uses pursuant to Section 11, Conditional Use Permits, of this Ordinance. Where the proposed PUD is subject to review as a subdivision under the Montana Subdivision and Platting Act, the Zoning Commission and Planning Board shall hold joint and concurrent review, including a joint public hearing(s). Notice of each hearing shall be given in the manner prescribed by this Ordinance and the municipality's subdivision regulations.
4. A PUD must conform to the conditions prescribed by the Zoning Commission pursuant to Section 11, B, 3, of this Ordinance.

ARTICLE 111. DISTRICTS ESTABLISHED

Within the jurisdictional area specified in Section 4 of this Ordinance, zoning districts are hereby established and are shown on the Official Zoning Map described in Section 6. Sections 29 through 33 of this Ordinance set forth the specific requirements which must be met by any proposed building, structure or use located within each district.

SECTION 28. INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty may exist as to the location of district boundaries as shown on the Official Zoning Map, the following rules shall apply in interpreting the nearest logical line to that shown:

1. Boundaries shall be construed as following the centerline of streets, highways or alleys.
2. Boundaries shall be construed as following the centerline of streams, rivers, canals or ditches.
3. Boundaries shall be construed as following a line midway between the main tracks of a railroad right-of-way.
4. Boundaries shall be construed as following platted lot lines.
5. Boundaries shall be construed as following the boundaries of the incorporated city limits.
6. Boundaries shall be construed as parallel to or extensions of features indicated on the Official Zoning Map.
7. Where physical or cultural features existing on the ground are different from those shown on the Official Zoning Map, or where circumstances arise not covered by the rules above, the Board of Adjustment shall interpret the district boundaries.

SECTION 29. LOW DENSITY RESIDENTIAL DISTRICT (R-1)

A. PURPOSE
