

3. Direct new growth into appropriate areas.
4. Protect existing property by requiring that development afford adequate light, air and privacy for persons living and working within the municipality.
5. Improve the quality of the physical environment-of the community.
6. Protect and maintain property values.
7. Preserve and develop the economic base of the community.
8. Encourage the provision of affordable housing for families of all income levels.

SECTION 4. JURISDICTIONAL AREA

The zoning jurisdiction of the Town of St. Ignatius shall include the land within the corporate limits of the Town [and within the one mile extraterritorial zoning jurisdiction boundaries established and shown on the "Official Zoning Map, St. Ignatius, Montana].

SECTION 5. PERMIT REQUIRED

A. Zoning Permit

A Zoning Permit must be obtained from the Zoning Administrator before any building, fence, structure or land may be used or occupied, or before any building, fence, or structure permitted under this Ordinance may be erected, placed, moved, expanded or structurally altered.

A Zoning Permit may be issued only when t'1e proposed building, structure, parcel or use will meet the requirements of this Zoning Ordinance.

B. Conditional Use Permit

A Conditional Use Permit must be obtained before those uses specified as Conditional Uses within certain zoning districts may be established. A Conditional Use Permit may be issued only when the proposed use will meet both the requirements of the particular district involved and the conditions specified for the use.

C. Zoning Requirements Operate in Addition to Other Municipal Codes

The requirements of this Zoning Ordinance operate in addition to those requirements established under other town Municipal Codes, except that where conflicts with other town Municipal Codes may occur these Zoning requirements shall govern.

SECTION 6. INCORPORATION OF OFFICIAL ZONING MAP

A. Official Zoning Map a Part of Zoning Ordinance

The "Official Zoning Map of St. Ignatius, Montana," and all notations, references and other information shown on the map are hereby incorporated by reference and made a part of this Ordinance.

B. Maintaining and Changing the Official Zoning Map

1. The Official Zoning Map shall be kept in City Hall, and shall be the final authority as to the current status of zoning districts in the St. Ignatius zoning jurisdictional area.
2. The Official Zoning Map shall bear the signature of the Mayor, attested by the City Clerk, and the date of adoption of this Ordinance.
3. The Official Zoning Map shall bear the seal of the City under the following words, "This is to certify that this is the Official Zoning Map of St. Ignatius, Montana, referred to in Section ___ of Ordinance Number ___ of the Town of St. Ignatius, Montana."
4. Whenever any changes are made to district boundaries in accordance with the procedures of this Ordinance, those changes approved by the Town Council shall be promptly entered on the Official Zoning Map, and a signed and dated certification attached to the Map. No amendment to district boundaries shall become effective until those changes are presented to the Town Council by the Zoning Administrator. If the Town Council approves the changes, the changes shall be entered on the Official Zoning Map.
5. No changes of any nature shall be made to the Official Zoning Map except in conformity with the procedures specified in this Ordinance.
6. A copy of the Official Zoning Map, duly certified by the Zoning Administrator, shall be filed in the office of the Clerk and Recorder. Each change to the Official Zoning Map adopted by the Town Council, duly certified by the Zoning Administrator, shall likewise be filed in the office of the Clerk and Recorder. Any changes adopted by the Town Council to the Official Zoning Map must be approved by resolution of the Town Council in accordance with the amendment procedures specified in Section 13.

C. Loss, Damage, or Destruction of Official Zoning Map

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret, the Town Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Map, but no such corrections shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new map shall be certified in the same manner as the original Official Zoning Map, noting that it supersedes the prior Map.

SECTION 7. DEFINITIONS

A. Interpretation of Certain Words

For purposes of this Ordinance the following conditions and interpretations apply:

1. Words used in the present tense include the future tense.