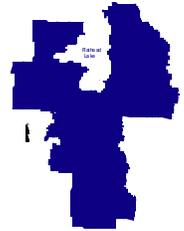


Melita Island Road Labella Lane Zoning District Regulations



Created July 10, 1986
Resolution # 575

A RESOLUTION TO ADOPT ZONING REGULATIONS FOR THE MELITA ISLAND ROAD/LABELLA LANE, ZONING DISTRICT: as established by Resolution 570; AND TO PROVIDE FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISINS OF TITLE 76-2-101 THROUGH 112 M.C.A.

WHEREAS, the purpose of the district is to promote the health, safety and welfare of the above described area, and

WHEREAS, the Lake County Planning and Zoning Commission has given reasonable consideration to the character of the area and specific suitability for particular uses, with a view to conserving the value of the properties and protecting the character of the neighborhood, and

WHEREAS, the Lake County Planning and Zoning Commission deems it in the best interest of the people of the above area that the Commission should adopt zoning regulations for the district:

NOW THEREFORE, BE IT RESOLVED BY THE LAKE COUNTY PLANNING AND ZONING COMMISSION, LAKE COUNTY, MONTANA:

That there is hereby adopted zoning regulations for said district as follows:

I. USES

- A. Single-family residential use is the sole use allowed within the district. This use includes construction and maintenance of the following structures; primary residence (includes mobile homes), 1 guesthouse, and accessory buildings. This use allows establishment and operation of home occupations.
- B. The use of lakefront properties as common lake access for lots or dwelling units without individual or usable lake frontage shall not exceed 5 single-family residences per 100 ft. of frontage. A minimum of 100 ft. shall be provided for 2 to 5 units. Lakefront properties shall not be used as common lake access for commercial development except as provided in C. and D. below.
- C. Existing, non-conforming uses may be continued and maintained. Any change

in use, or any expansion of facilities which includes provision of water and sewer services, within the boundaries of parcels with existing, non-conforming use, shall be allowed only after review and approval by the Planning & Zoning Commission. Such review shall include a public hearing to be held not less than 15 days nor more than 35 days following public notice in the official county newspaper and posting in at least 4 visible locations within the district.

- D. The existing lakefront lots used for access to Dream, Melita and Wildhorse Islands are hereby recognized as having such use. Roads, vehicle parking, and ramps, storage and moorings for boats shall be allowed uses on these lots. Nothing in this resolution shall be construed to inhibit reasonable use of these mainland parcels for the provision of access to these islands.

II. DEFINITIONS

- A. Primary residence - Structure providing and sole and/or permanent living quarters for residents.
- B. Guest house - Structure located on a parcel with a primary residence for the purpose of providing temporary living quarters for non-residents.
- C. Mobile Home - Any factory assembled, self-contained dwelling unit designed to be transported as a unit on its own wheels or those of another vehicle, which is set upon a permanent foundation and skirted with material similar to that of the unit.
- D. Accessory building - Any structure incidental to the primary residence for the provision of storage or work space which is not designed as a living quarters.
- E. Home Occupation - The pursuit of business on property within the district, which is in conjunction with a residence and is secondary to that residential occupation. The character of such business shall be that the traffic volume generated is compatible with a residential area; that the appearance of development is residential in nature; that the appearance of development is residential in nature; that the business operation and structures are clearly incidental to residential use; and that the residents are the only persons employed in such business.

III. ADMINISTRATION

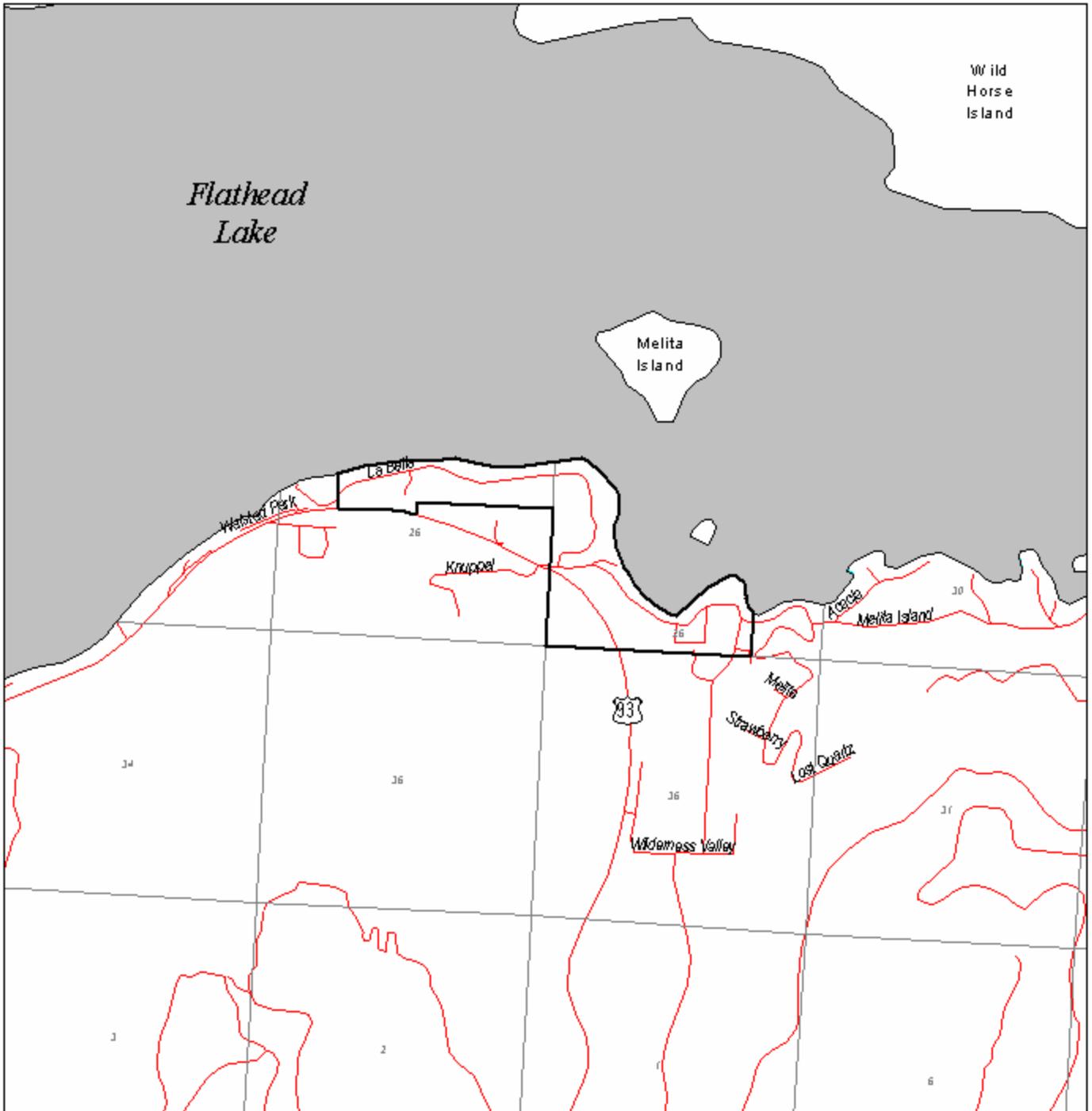
- A. Property owners within the district are responsible to provide written notification to Lake County upon a proposed change in use, a proposed new use, proposed living quarters, or a proposed expansion of an existing, non-conforming use on lands within the district. For example: notice is required in the case of development of a vacant lot, or for accessory buildings, additions to existing buildings for the same use, or structures such as fences or decks. Such notice shall consist of a legal description of the subject property, a written description of the proposed project and it's purpose, and a sketch showing the location and layout of the proposed project.
- B. The Planning and Zoning Commission shall then issue a letter of reply to the property owner stating either that the project conforms to the regulations or that it does not and would require a variance to be allowed to proceed.

- C. The Planning and Zoning Commission shall review all requests for variances. Such review shall include a public hearing to be held not less than 15 days nor more than 35 days following public notice locations within the district. The Planning and Zoning Commission may grant reasonable variances from these regulations when it determines that due to unusual circumstance a strict enforcement of the regulations would result in undue hardship, that no reasonable alternatives exist which do meet the standards contained herein, and that granting of the variance will not result in an adverse effect to the public health, safety or welfare.

Dated this 10th day of July, 1986 Board of Lake County Commissioners.

Melita Island Road/ LaBella Lane Zoning District

Located in
Township 24 North
Range 21 West



	District boundary
	Sections
	Waterways
	Roads

0.6 0 0.6 1.2 Miles

Scale 1:35,000
Lambert Projection