

**CHAPTER IX - RESORT ZONING DISTRICT**

**A. What This Chapter Does.** This chapter establishes the Resort Zoning District (RZD), the purpose of which is to permit mixed higher density residential and resort commercial development along the Flathead Lake shoreline. Because the lakeshore is so critical to the city's prosperity and quality of life, new uses in the RZD require a special use permit.

**B. Land Use.** The permitted and special uses allowed in the RZD shall be as shown in Table IX.1. All uses not explicitly permitted are prohibited.

**Table IX.1. RZD Land Use**

<i>permitted uses</i>	<i>special permit uses</i>
parks and other public recreation areas	lake-oriented resort commercial uses
accessory uses customarily associated with the permitted and special permit uses	multiple-family dwellings and mobile home parks
minor utility installations - see II.D.6.	mixed resort commercial and multiple-family residential uses

**C. Specification Standards.** The specification standards in the RZD shall be the same as in the MZRD (see Table VII.2.) for both residential and commercial developments, but: 1. shoreline buffers are also required, 2. the maximum number of multiple-family units permitted per structure is increased to 16, and 3. the minimum lot size requirements of Table VII.2. may be converted to a maximum average density requirement of eight dwelling units per acre. Note also that a lot coverage incentive is offered for provision of public access to the shoreline: see IX.D.5.

**D. Performance Standards.** All developments shall comply with the performance standards of Chapter XVIII, as applicable, and these additional performance standards.

**1. Multiple-Family Dwellings and Mobile Home Parks.** Multiple-family dwellings and mobile home parks shall comply with the performance standards for the MRZD: see VII.D.

**2. Commercial Development.** Commercial uses should use the limited shoreline available to link local residents and travelers with the lake. Uses that can as effectively be located away from the shoreline, should be. Also, the uses permitted in the RZD must pose no special threat to water quality. Examples of commercial uses that would be appropriate in the RZD include: i. hotels (SLUC 15); ii. recreational vehicle parks; iii. restaurants (SLUC 58 - but not with drive-in service); iv. retail sporting goods (SLUC 595); v. guide services; and vi. marinas (SLUC 744 - in compliance with 7., below).

**3. Landscape.** There shall be a coherent planting plan for the entire development, with special attention given to the role of vegetated surfaces in channeling and absorbing surface runoff, and to the shoreline buffer, which shall serve as an effective vegetative filter strip. See XVIII.X. for landscaped buffer requirements.

**4. View Corridors.** Developments in the RZD shall be designed and constructed to afford views from adjoining public streets and sidewalks/trails to the lake. Building masses must be: a. below the grade of the adjoining public street, sidewalk, or trail, so they do not block views; or b. designed to permit occasional views to the lake through or between buildings. The developer shall submit drawings or electronic simulations demonstrating compliance with this performance standard.

**5. Access to the Lakeshore.** Any development that provides safe, continuous public pedestrian/bicycle access to the shoreline shall be permitted to increase its maximum lot coverage from 55% to 75%. Award of such a bonus does not eliminate the requirements of XVIII.C. for shoreline buffers.

**6. Outdoor Sales and Storage.** Limited outdoor sales, including outdoor dining areas shall be permitted. All storage, except temporary storage of construction materials and equipment being used for work in progress, shall be within buildings.

**7. Marinas.** A marina may be an appropriate use in the RZD, but because marinas involve extensive lakeshore disturbance and the handling of fuel and other potential contaminants, the developer shall be required to:

- a. provide for a professionally-prepared environmental assessment, including recommended mitigation measures, and
- b. provide plans sufficient to demonstrate compliance with *National Fire Protection Association (NFPA) 303 Marinas and Boatyards*, and other fire and building codes specifically applicable to marinas.

The need for an environmental assessment shall be established at the pre-application review and the production of the assessment will follow the procedure provided for community impact reports in Chapter XVIII.

**E. Overlay Districts.** All developments shall comply with any additional requirements imposed by overlay districts.