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## ASPEN HOLLOW R-2 PUD

This PUD overlay is a district to encourage a more efficient use of land and public services by providing a classification which may provide flexibility of architectural design and mixing of land uses while preserving and enhancing the integrity and environmental values of an area. The underlying zoning designation for the PUD has been established at two dwelling units/acre. The applicants propose a residential PUD overly on Aspen Hollow Subdivision with 13 single-family residential lots.

### Permitted Uses

1. Class A manufactured home
2. Day care home
3. Dwelling, single-family
4. Guest house
5. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions)
6. Homeowners park and beaches
7. Park and publicly owned recreational facility
8. Public transportation shelter station
9. Public utility service installation (A minimum of five feet of landscaped area shall surround such building or structure.)

### Conditional Uses

1. Bed and breakfast establishment
2. Cellular antenna & monopole
3. Cemetery, mausoleum, columbarium, crematorium
4. Church and other place of worship
5. Community center building operated by a non-profit agency
6. Community residential facility\*\*
7. Dwellings, cluster development (See Chapter IV – Conditional Use Standards)
8. Dwelling, family hardship\*
9. Dwelling unit, accessory (ADU)\*
10. Electrical distribution station
11. Golf course
12. Golf driving range
13. Manufactured home park
14. School, primary and secondary
15. Short term rental housing.\*
16. Temporary building or structure\*
17. Water and sewage treatment plant
18. Water storage facility

\*Administrative Conditional Use Permit (See Section 2.06.045).

\*\*Administrative Conditional Use Permit, eight or fewer.

## Bulk and Dimensional Requirements

1. Minimum Lot Area: 13 DU/4.35 acres
  2. Minimum Lot Width: 100 feet.  
Cul-de-sacs: 60 feet.
  3. Setbacks:
    - A. Minimum Yard Requirements for Principal Structure:
 

Front:	10 feet
Side:	5 feet each.
Side Corner:	20 feet.
Rear:	10 feet.
    - B. Detached Accessory Structures:
 

Front:	10 feet.
Side:	5 feet each.
Side Corner:	20 feet.
Rear:	5 feet.
    - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
    - D. Increase yard requirements as follows when property fronts:  
County Road:\* 20 feet.
- \* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.
4. Maximum Height:
 

Principal structure:	35 feet.
Accessory structure:	18 feet.
  5. Permitted Lot Coverage: 30%.
  6. Maximum Fence Height (Except as Otherwise Noted):
 

Front:	4 feet.
Side:	6 feet.
Rear:	6 feet.
  7. Off-Street Parking: See Chapter VI – Parking and Loading.

## **COTTAGE COVE LLC LAKESIDE – SPECIAL COMMERCIAL PUD**

The goals of this PUD are to encourage efficient use of the land and public services, and to preserve and enhance the integrity and environmental values of the area. The avenue in which these goals are met is through providing classifications that allow flexibility of architectural design and efficient land use.

### Permitted Uses

1. Property Management Office
2. Realty Sales Office
3. Watercraft Storage Building
4. Residential Condominiums

### Development Standards

1. 76 condominium unit subdivision on 5.312 acres
2. Setbacks: Setbacks are measured from the drip line of the roof.
  - A. Front: 20 feet
  - B. Side: 5 feet
  - C. Side Corner: 20 feet
  - D. Rear: 20 feet
3. Maximum Height: 35 feet
4. Signs:
  - A. Maximum Height 15 feet (Free Standing Pole or Ground Mounted)
  - B. Signs on buildings that extend above the roofline are prohibited.
  - C. Scenic Corridor Rule Applies to this District. (No Billboards)
  - D. Flashing, Blinking or Rotating signs and lights are prohibited.
5. Parking: Minimum of 138 parking spaces onsite.
6. Non-Conforming Uses (grandfather clause):  
Per Section 2.07 of the Flathead County Zoning Regulations.
7. Variance Review Process:

Per Section 2.05 of the Flathead County Zoning Regulations, except that the area of notification of adjacent property owners shall be increased to 300 feet of the project site.



## **EVERGREEN SENIOR CONDOMINIUMS B-3/EEO PUD**

This PUD overlay is a district which allows the construction of the Evergreen Senior Condominiums (The Woodlands). This district follows current B-3 Community Business zoning and the EEO Evergreen Enterprise Overlay with the exception of the allowance of the maximum building height increase to 60 feet instead of 35 feet.

### Permitted Uses

1. Current B-3/EEO zoning requirements

### Conditional Uses

1. Current B-3/EEO zoning requirements

### Bulk and Dimensional Requirements (R-2).

1. Current B-3 zoning requirements
4. Maximum Height: 60feet
5. Permitted Lot Coverage: Current B-3/EEO zoning requirements.
6. Maximum Fence Height (Except as Otherwise Noted):  
Current B-3/EEO zoning requirements
7. Off-Street Parking: See Chapter VI – Parking and Loading.





## LAKESIDE SHORES LS SPECIAL COMMERCIAL PUD

A Planned Unit Development (PUD) overlay on approximately 2.246 acres in the Lakeside Zoning District to encourage a more efficient use of the land and public services by providing a classification which may provide flexibility of architectural design and mixing of land uses while preserving and enhancing the integrity and environmental values of the area.

### Uses Permitted Anywhere In District

1. Single-family dwelling
2. Class A manufactured home
3. Bed and Breakfast
4. Home occupation
5. Mobile home park (1 unit per 5,000 sq. ft.)
6. Day care home
7. Guest house
8. Parks and public recreational facility
9. Class I community residential facility\*\*
10. School, public
11. Accessory apartment
12. Automobile service station
13. Car washing and waxing facility
14. Caretaker facility, apartment and detached residence
15. Church and other places of worship
16. Clinic, medical and dental
17. Drug store
18. Dwelling, duplex, multi family, resort and mixed-use building
19. Food store, super market, delicatessen
20. Financial institution
21. Health club
22. Laundromat
23. Library, museum, and art gallery
24. Lodge, fraternal and social organization provided that any such establishment shall not be conducted primarily for gain
25. Office, public and private
26. Park and publicly owned recreational facility
27. Public utility service installation (A minimum of five feet of landscaped area shall surround such building or structure)
28. Restaurant
29. Retail sales and service
30. Theater, indoor

### Conditional Uses

1. Cellular tower\*
2. Commercial recreation area
3. Community residential facility (nursing home)
4. Electrical distribution station
5. Hotel, motel
6. Lumberyard
7. Mini-storage, recreational vehicle storage

8. Quasi-public building, non-profit
9. Recreational vehicle park
10. Recycling drop-off station
11. School, Private
12. Short term rental housing.\*
13. Tavern
14. Temporary building or structure

\*Administrative Conditional Use Permit (See Section 2.06.045)

#### Development Standards

1. Minimum lot size (for new lots):
 

A.	Commercial:	10,000 sq. ft.
B.	Single-family:	10,000 sq. ft.
C.	Multi-family:	14 DU/2.246 acres

Total Density of 6.7 DU/acre
2. Setbacks: Setbacks are measured from the drip line of the roof.
 

Front:	20 feet
Side:	5 feet
Side Corner:	20 feet
Rear:	20 feet
3. Maximum Height: 35 feet
4. Signs:
  - A. Maximum Height 15 feet (Free Standing Pole or Ground Mounted)
  - B. Signs on buildings that extend above the roofline are prohibited.
  - C. Scenic Corridor Rule Applies to this District. (No Billboards)
  - D. Flashing, Blinking or Rotating signs and lights are prohibited.
5. Parking: Flathead County Zoning Regulations, Chapter 6.
6. Non-Conforming Uses (grandfather clause):
 

Per Section 2.07 of the Flathead County Zoning Regulations.
7. Conditional Use Process:
 

Per Section 2.06 of the Flathead County Zoning Regulations, except that the area of notification of adjacent property owners shall be increased to 300 feet of the site.
8. Administrative Conditional Use Permit

Per Section 2.06.045 of the Flathead County Zoning Regulations, except that the area of notification of adjacent property owners shall be increased to 300 feet of the project site.

9. Variance Review Process:

Per Section 2.05 of the Flathead County Zoning Regulations, except that the area of notification of adjacent property owners shall be increased to 300 feet of the project site.



## MILL CREEK (ESTATES) R-2 PUD

Mill Creek Estates is a 37.6 acre Planned Unit Development (PUD) consisting of a maximum of 113 lots which will accommodate single family lots in Phase I and in Phase II attached duplex and triplex townhouse lots and single family lots. Triplex lots may be combined into duplex lots. Duplex lots may be combined into Phase II single family lots. Lot boundaries may be adjusted as needed with the common area. Common area acreage may not decrease. A 1.28-acre community 'Clubhouse' lot, common areas and common area landscaping are integrated into the overall development. No other uses are allowed in the Planned Unit Development.

### Permitted Uses

1. Detached Single Family Residential.
2. Duplex
3. Triplex
4. Homeowner's Clubhouse

### Conditional Uses

None allowed

### Bulk and Dimensional Requirements

1. Minimum Lot Area:

Phase I Detached Dwelling	10,200 square feet
Phase II Detached Dwelling	5,500 square feet
Phase II Attached Dwelling	3,000 square feet

2. Minimum Lot Width:

Phase I Detached Dwelling	70 feet
Phase II Detached Dwelling	56 feet
Phase II Attached Dwelling	38 feet

3. Setbacks:

#### Minimum Yard Requirements for all structures

Front:	20 feet
Side:	10 feet
Side Corner:	10 feet
Rear:	20 feet

4. Maximum Height:

Principal structure:	35 feet.
Accessory structure:	18 feet.

5. Permitted Lot Coverage: Up to 100% for duplex and triplex lots
6. Maximum Fence Height: 6 feet
7. Off Street Parking: 2 per dwelling unit

8. **Landscaping and Buffering** Landscaping berming along roads has been set at 2-4 feet in height.
9. **Open Space:** 9.87 acres within development.  
A privately owned 'clubhouse' lot will remain open space until 70% of lot owners agree to an Assessment to build 5000 square foot clubhouse.  
A system of trails will be developed per the original PUD.
10. **Signage:** Section 3.19 of CCRs and/or Section 5.11 of FCZR, whichever is more restrictive.
11. **Design Standards:** CCRs, Exhibit B
12. **Lighting:** Section 3.23 of CCRs and/or Section 5.12 of FCZR, whichever is more restrictive.
13. **Solid Waste:** Contract haul required.
14. **Fire Protection:** Fire hydrants

## PONDEROSA BOAT CLUB R-2 PUD

Ponderosa Boat Club is an R-2 Planned Unit Development (PUD) zoning overlay for the subdivision known as Ponderosa Boat Club. The zoning overlay provides for a mix of detached single-family estate lots, single family attached and on onsite owners' storage lot. Attached structures are limited to duplex design as townhouses. Building design is governed by a strict set of design guidelines and administered by an architectural review committee.

Ponderosa Boat Club is a unique zone with limited permitted uses and bulk and dimensional requirements

### Permitted Uses

1. Detached Single Family.
2. Attached Single Family – duplex only as townhouses.
3. Homeowners' park, paths, and water features.
4. Accessory structures for the homeowners' facilities.
5. Owners' onsite storage (no structures).

### Conditional Uses

None allowed

### Bulk and Dimensional Requirements

#### 1. Minimum Lot Area:

Detached Dwelling	6100 square feet
Attached Dwelling	4000 square feet

#### 2. Minimum Lot Width:

Estate Lots 1 thru 24	71 feet
Single family lots 25 thru 51	65 feet
Duplex townhouse lots 52 thru 62	40 feet*

\*width is for each subplot A or B

#### 3. Setbacks:

##### A. Minimum Yard Requirements for Principal Structure:

Front:	20 feet
Side:	10 feet
Side Corner:	10 feet
Rear:	20 feet

\*does not apply to common lot line for duplex townhouse lots or structures

##### B. Detached Accessory Structures:

Front:	20 feet
Side:	5 feet
Side Corner:	10 feet
Rear:	5 feet

- |                            |                          |          |
|----------------------------|--------------------------|----------|
| 4. Maximum Height:         | Principal structure:     | 35 feet. |
|                            | Accessory structure:     | 18 feet. |
| 5. Permitted Lot Coverage: | Limited by Setbacks      |          |
| 6. Maximum Fence Height:   | Set by design guidelines |          |



## **RISING MOUNTAINS ASSISTED LIVING SAG-5 PUD**

A district to provide for a single 36 bed Class III Community Residential Facility on 5.25 acres within the Bigfork Zoning District.

### Permitted Uses

1. Class III -36 bed Community Residential Facility.

### Conditional Uses

None allowed

### Bulk and Dimensional Requirements

1. Minimum Lot Area: 5 acres.
2. Minimum Lot Width: No parcel or lot shall have an average depth greater than three times its average width unless the average lot width is more than 300 feet.

Cul-de-Sacs: 60 feet.

3. Setbacks:

A. Minimum Yard Requirements for Principal Structure:

Front:	20 feet.
Side:	20 feet each.
Side Corner:	20 feet.
Rear:	20 feet.

B. Detached Accessory Structures:

None

4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: See Final PUD Plan



## RIVER PLACE R-1 PUD

The River Place R-1 PUD is a residential Planned Unit Development meant to allow for an increased density while still allowing agricultural uses.

### Permitted Uses

1. Agricultural/horticultural/silvicultural use.
2. Class A manufactured home.
3. Dwelling, single-family.
4. Dwelling unit, accessory (ADU).
5. Guest house.
6. Home occupation (See Chapter V- Performance Standards and Chapter VII – Definitions).
7. Homeowners park and beaches.
8. Livestock (See Chapter V – Performance Standards).
9. Stable, private.

### Conditional Uses

1. Community residential facility.\*\*
2. Dwelling, family hardship.\*
3. Short term rental housing.\*

\*Administrative Conditional Use Permit (See Section 2.06.045)

\*\*Administrative Conditional Use Permit, eight or fewer.

### Bulk and Dimensional Requirements

1. Minimum Lot Area: 20,000 square feet
2. Minimum Lot Width: See Approve Plat (River Place Subdivision Phase III Corrected).
3. Setbacks:
  - A. Minimum Yard Requirements for Principal Structure:
 

Front:	20 feet.
Side:*	20 feet each.
Side Corner:	20 feet.
Rear:	20 feet.

\* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.
  - B. Detached Accessory Structures:
 

Front:	20 feet.
Side:	5 feet each.
Side Corner:	20 feet.

Rear: 5 feet.

C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.

D. Increase yard requirements as follows when property fronts:

County Road:\* 20 feet.

\* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.

4. Maximum Height:

Principal Structure: 35 feet.

Accessory Structure: 35 feet when the accessory building meets the principal building setback requirements; 18 feet when the principal building setback requirements are not met.

5. Permitted Lot Coverage: 40%.

6. Maximum Fence Height (Except as Otherwise Noted):

Front: 4 feet.

Side: 6 feet.

Rear: 6 feet.

7. Off-Street Parking: See Chapter VI – Parking and Loading.

## RIVER PLACE R-2 PUD

The River Place R-2 PUD is a residential Planned Unit Development meant to allow for an increased density to allow for affordable housing for single family uses.

### Permitted Uses

1. Class A manufactured home.
2. Dwelling, single-family.
3. Guest house.
4. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
5. Homeowners park and beaches.

### Conditional Uses

1. Community residential facility.\*\*
2. Dwelling, family hardship.\*
3. Dwelling unit, accessory (ADU).\*
4. Short term rental housing.\*

\*Administrative Conditional Use Permit (See Section 2.06.045).

\*\*Administrative Conditional Use Permit, eight or fewer.

### Bulk and Dimensional Requirements

1. Minimum Lot Area: 12,500 square feet
2. Minimum Lot Width: 100 feet.  
Cul-de-sacs: 60 feet.
3. Setbacks:
  - A. Minimum Yard Requirements for Principal Structure:
 

Front:	20 feet
Side:	10 feet each.
* Lots 26-65	5 feet each.
Side Corner:	20 feet.
Rear:	20 feet.
  - B. Detached Accessory Structures:
 

Front:	20 feet.
Side:	5 feet each.
Side Corner:	20 feet.
Rear:	5 feet.
  - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
  - D. Increase yard requirements as follows when property fronts:

County Road:\* 20 feet.

\* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.

4. Maximum Height:
 

Principal structure:	35 feet.
Accessory structure:	18 feet.
  
5. Permitted Lot Coverage: 30%.
  
6. Maximum Fence Height (Except as Otherwise Noted):
 

Front:	4 feet.
Side:	6 feet.
Rear:	6 feet.
  
7. Off-Street Parking: See Chapter VI – Parking and Loading.

## ROSEWATER SAG-5 PUD

The Rosewater PUD Plan is a supplement to the PUD Plat that addresses lot sized, access, and locations of common areas. The Rosewater PUD Plan addresses land use, bulk, and dimensional requirements of the development but it does not address architectural design standards as these items are better served by CC&Rs as opposed to zoning regulations. Open Space and the proposed water ski lakes are significant design features of the Rosewater development along with providing a major amenity for the future residents. The Rosewater PUD overlays the County SAG-5 zoning classifications, permitted uses, conditional uses, and bulk and dimensional requirements of the approved Rosewater Final PUD Plan shall apply to the development and use of the entire property/ The Final PUD Plan reads as follows:

### Permitted Uses

1. Agricultural/horticultural/silvicultural use.
2. Day care home.
3. Dwelling, single-family.
4. Dwelling, Multi-Family Townhouse, Four-Plex or smaller.
5. Guest house.
6. Home occupation (See Chapter V- Performance Standards and Chapter VII – Definitions).
7. Homeowners park and beaches.
8. Homeowners club and/or boathouse.
9. Park and recreational facilities, low impact, public or private.
10. Public transportation shelter station.
11. Public utility service installation.
12. Private storage, mini-storage, and maintenance structures for Rosewater Lot Owners.
13. Water and sewage treatment plants.

### Conditional Uses

1. Bed and breakfast establishment.
2. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
3. Caretaker's facility.
4. Cellular tower.
5. Recreational facility, high-impact.
6. Temporary building or structure.
7. Water storage facility.
8. Waterski/wakeboard/paddling Lake

### Bulk and Dimensional Requirements

1. Minimum Lot Area: No lot within the Rosewater development may be further subdivided. However, lots can be aggregated and boundaries can be adjusted between lots.
2. Minimum Lot Width: 100 feet, except the sublots for townhouses may be 30 feet.  
Cul-de-Sacs: 60 feet.

## 3. Setbacks:

## A. Minimum Yard Requirements for Principal Structure:

Front:	20 feet.
Side:	10 feet.
Side Corner:	20 feet.
Rear:	20 feet.*

## Setbacks:

## B. Minimum Yard Requirements for Townhouse Sublots:

Front:	20 feet.
Side:	10 feet for exterior units. 0 feet for interior units.
Side Corner:	20 feet.
Rear:	20 feet.

## C. Detached Accessory Structures:

Front:	20 feet.
Side:	5 feet.
Side Corner:	20 feet.
Rear:	5 feet.

\* Boathouse can be at waters edge.

## 4. Maximum Height: 35 feet.

## 5. Permitted Lot Coverage:

Single Family Lots	40%.
Townhouse Lots	70%.

## 6. Maximum Fence Height (Residential Uses):

Front:	4 feet.
Side:	6 feet.
Rear:	6 feet.



## SADDLEHORN SAG-5 PUD

Saddlehorn is a mixed use Planned Unit Development which encourages preservation of the natural environment through stewardship of the land forms, clustering of a limited number of residential home sites, preservation of significant open space, common infrastructure, rustic architecture and community participation. Community participation will include programming and activities creating a sense of community in an early western culture. Total residential development will not exceed one unit per 2.5 acres of gross area.

Permitted and accessory uses are intended to reduce vehicle trips to and from the site, discourage on site vehicle use, strengthen the neighborhood sustainability, provide onsite first responder services, and encourage alternate means of transportation.

Saddlehorn Planned Unit Development is a unique zone with limited permitted Uses and strict bulk and dimensional requirements.

### Permitted Uses

1. Dwelling, single family detached
2. Dwelling, single family attached
3. Guest house
4. Homeowners park
5. Camp and retreat center
6. Caretakers facilities
7. Recreational facilities, low impact
8. Water storage facilities

### Conditional Uses

1. Short Term Rental Housing<sup>1</sup>

<sup>1</sup>Administrative Conditional Use Permit (Per Zoning Ordinance)

### Bulk and Dimensional Requirements

	CAMP	CABIN	ATTACHED
1. Minimum Homesite Area:	0.25	0.15	0.04
2. Minimum Lot Width:	100	60	32*
* width is for each subplot.			
3. Setbacks:			
A. Minimum Yard Requirements for Principal Structure:			
	CAMP	CABIN	ATTACHED
Front:	20	20	10
Side:	20	20	5*
Side Corner:	20	10	10
Rear Yard:	20	10	10

\*Does not apply to common lot lines for attached homesites.

B. Detached Accessory Structures:

Front:	20	10	10
Side:	20	5	5
Side Corner:	20	10	10
Rear:	20	10	10
4. Maximum Height*	35	35	35

\* Maximum height shall be 35 feet for all residential structure. Commercial structures, such as the lodge, fire hall and equestrian center shall not exceed 45 feet, with the exception of certain architectural elements provided said element is not used for living or functional space and does not extend into the skyline.

5. Permitted Lot Coverage:

Residential:	25%	40%	n/a
Commercial:	40%		

## SWAN PEAK HOMESTEAD SAG-5/SAG-10 PUD

The Swan Peak homestead PUD Plan is a supplement to the PUD Plat, which addresses lot sized, access, and locations of common areas. The Swan Peak Homestead PUD Plan addresses land use, build, and dimensional requirements of the development but it does not address architectural design standards as these items are better served by CC&R's as opposed to zoning regulations. Open Space and Conservation Easements are significant design elements of the Swan Peak Homestead Development. The Swan Peak Homestead PUD overlays the existing Count SAG-5 and SAG-10 zoning classification. To simplify the administration of the PUD, the two zoning classification are combined with this plan so that the subdivision is not split by two different zoning classifications. The Final PUD Plan reads as follows:

### Permitted Uses:

1. Agricultural/horticultural/silvicultural use
2. Class A and Class B manufactured home (See Chapter VII – Definitions)
3. Cluster housing (See Chapter V – Performance Standards)
4. Day care home
5. Dwelling, single-family
6. Guest house
7. Home occupation (See Chapter V- Performance Standards and Chapter VII – Definitions)
8. Homeowners park
9. Parkss and Recreational Facilities, low impact, public or private
10. Livestock
11. Nursery, landscaping materials
12. Park and publicly owned recreational facility
13. Produce stand
14. Public transportation shelter station
15. Public utility service installation
16. Riding academy, rodeo arena
17. Stable, public and private

### Conditional Uses:

1. Bed and breakfast establishment
2. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions)
3. Caretaker's facility\*
4. Church and other place of worship
5. Community center building operated by a non-profit agency
6. Community residential facility\*\*
7. Dwelling, family hardship\*
8. Electrical distribution station
9. Manufactured home park
10. Recreational facility, high-impact
11. Recreational facility, low-impact
12. School, primary and secondary.
13. Short term rental housing.\*
14. Temporary building or structure.\*

## 15. Water storage facility.

\*Administrative Conditional Use Permit (See Section 2.06.045)

\*\*Administrative Conditional Use Permit, eight or fewer.

## Bulk and Dimensional Requirements

1. Minimum Lot Area: As depicted on the Final Plat of Swan Peak Homestead, no lot within the Swan Peak development may be further subdivided. However, lots can be aggregated and boundaries can be adjusted between lots.
2. Minimum Lot Width: As depicted on the Final Plat of Swan Peak Homestead.
 

Cul-de-Sacs:	60 feet
3. Setbacks:	
A. Minimum Yard Requirements for Principal Structure:	
Front:	20 feet.
Side:*	20 feet each.
Side Corner:	20 feet.
Rear:	20 feet.
B. Detached Accessory Structures:	
Front:	20 feet.
Side:	5 feet each.
Side Corner:	20 feet.
Rear:	5 feet.
4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: 25%
6. Maximum Fence Height:
 

Front:	4 feet.
Side:	6 feet.
Rear:	6 feet.

The Swan Peak Homestead CC&R's may be more restrictive than the PUD regulations but it will be up to the Swan Peak Homestead Homeowners Association to enforce any strict land use rules of the CC&R's.

The open space and maintenance of said open space will be addressed at the time of the Swan Peak Homestead final plat. At that point a plat will be recorded with the exact acreage of common area along with the recorded CC&R's.

## TIMBERS AT WHITEFISH SAG-5 PUD

This PUD overlay is a district to encourage a more efficient use of land by providing a classification that provides flexibility of architectural design while preserving and enhancing the integrity and environmental value. The underlying zoning designation for the SAG-5 PUD has been established at 2 dwelling units per acres.

### Permitted Uses

1. Dwelling, single-family

### Bulk and Dimensional Requirements

1. Minimum Lot Area: 27,504 square feet  
Maximum Density: 2 Dwelling Units/Acre
2. Minimum Lot Width: No parcel or lot shall have an average depth greater than three times its average width.

Cul-de-Sacs: 60 feet.

2. Setbacks:

- 3.

#### A. Minimum Yard Requirements for Principal Structure:

Front:	20 feet.
Side:*	20 feet each.
Side Corner:**	20 feet.
Rear:	20 feet.

#### B. Detached Accessory Structures:

Front:	20 feet.
Side:	5 feet each.
Side Corner:**	20 feet.
Rear:	5 feet.

\* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.

\*\* For non-conforming properties with lots with average widths of less than 200 feet, the side corner setback shall be 15 feet.

C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.

\*\* If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) a minimum 100 foot setback from the boundary of a highway for all structures is required.

4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: 25% (Residential Uses).

7. Maximum Fence Height (Residential Uses):
  - Front: 6 feet.
  - Side: 6 feet.
  - Rear: 6 feet.
  
8. Off-Street Parking: See Chapter VI – Parking and Loading

## TRUMBULL CREEK CROSSING R-2 PUD

A Planned Unit Development not to exceed three dwelling units per acre on 17.91 acres in the Evergreen Zoning District. The PUD will be an overlay as the property is zoned R-2, one family limited residential. The PUD deviates from the underlying R-2 zoning in terms of density and setbacks as listed below.

### Permitted Uses

1. Class A manufactured home.
2. Day care home.
3. Dwelling, single-family.
4. Guest house.
5. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
6. Homeowners park and beaches.
7. Park and publicly owned recreational facility.
8. Public transportation shelter station.
9. Public utility service installation. (A minimum of five feet of landscaped area shall surround such building or structure.)

### Conditional Uses

1. Bed and breakfast establishment.
2. Cellular antenna & monopole.
3. Cemetery, mausoleum, columbarium, crematorium.
4. Church and other place of worship.
5. Community center building operated by a non-profit agency.
6. Community residential facility.\*\*
7. Dwellings, cluster development (See Chapter IV – Conditional Use Standards).
8. Dwelling, family hardship.\*
9. Dwelling unit, accessory (ADU).\*
10. Electrical distribution station.
11. Golf course.
12. Golf driving range.
13. Manufactured home park.
14. School, primary and secondary.
15. Short term rental housing.\*
16. Temporary building or structure.\*
17. Water and sewage treatment plant.
18. Water storage facility.

\*Administrative Conditional Use Permit (See Section 2.06.045).

\*\*Administrative Conditional Use Permit, eight or fewer.

### Bulk and Dimensional Requirements

1. Minimum Lot Area: Three dwelling units/acre
2. Setbacks:
  - A. Minimum Yard Requirements for Principal Structure:
 

Front:	20 feet
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Side:	5 feet.
Side Corner:	20 feet.
Rear:	20 feet.

B. Detached Accessory Structures:

Front:	20 feet.
Side:	5 feet.
Side Corner:	20 feet.
Rear:	5 feet.

C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.

D. Increase yard requirements as follows when property fronts:

County Road:*	20 feet.
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\* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.

3. Maximum Height:

Principal structure:	35 feet.
Accessory structure:	18 feet.

4. Permitted Lot Coverage: 30%.

5. Maximum Fence Height (Except as Otherwise Noted):

Front:	4 feet.
Side:	6 feet.
Rear:	6 feet.

6. Off-Street Parking: See Chapter VI – Parking and Loading.



## WHISPER RIDGE R-4 PUD

A Planned Unit Development consisting of 48 lots with townhome or single family home lots on Bigfork Water and Sewer located off of Sunset Drive on 14.048 acres.

Permitted Uses.

1. Dwellings, single-family detached
2. Townhomes, zero lot line
3. Limited home occupations as per the Whisper Ridge HOA/CCR definition of such

Bulk and Dimensional Requirements.

1. Minimum Lot Area:
 

Townhome lots	4700.00 square feet for both lots combined 2500.00 square feet of individual TH lots
Single family lots	4000.00 square feet
2. Setbacks:
 

Front:	10 feet
Side:	5 feet each.
Side Corner:	10 feet
Rear:	10 feet
3. Permitted Lot Coverage: 40%.
4. No further subdivision of any lot shall be allowed. Any of the lots may aggregated to create a larger lot. Townhome construction is limited to the lots designated as such. Two townhome lots may be aggregated for a single family residence.

***Special considerations of the Whisper Ridge PUD:*** Whisper Ridge Drive exceeds the Flathead County requirements for length. To mitigate the excess length, a mid-point turn-around was installed at the request of the Bigfork Fire Chief and fire hydrants are installed at prescribed distances.

The Right-of-way for Whisper Ridge Drive has been reduced from the Flathead County Road Standard Regulation of 60 feet to a 50 feet ROW.

**Open Space:** The Open Space is integral to the design of the PUD and the noted acreage will not be reduced, nor will it be subdivided. Homeowner Association Documents/CCR's create an assessment schedule for maintenance of the Open Spaces within the Whisper Ridge development, which includes landscaping, weed control, the entry signage/lighting, irrigation and mowing. The assessment schedule also covers the maintenance/upkeep of the roadway, Whisper Ridge Drive, including snow plowing.

**Phasing:** There is/was no incremental phasing of the project. It is proposed to be completed in one singular phase.

Architectural Review: Submitted with the original PUD application were conceptual drawings of townhouses and single family homes. These were adopted as an overall vision of the development and not necessarily as definitive construction documents. The ARC (Architectural Review Committee) has the authority to create additional standards by which to review construction plans and determine as to if they meet the aesthetic goals set forth by the original applicants of the PUD.

Amendment Policy: It may be necessary to review the Architectural Review Standards from time to time during the lifetime of the PUD and revise those standards against the original Whisper Ridge Plan to allow for technological advances in construction techniques/materials, market demand for style/appearance/costs and suitability to the site. The Review Standards would be revised and approved by majority vote of the Homeowners/Declarant and project submittals would then be reviewed by the ARC with the new design guidelines as adopted.

The Plan itself can also be amended by a majority vote of the Homeowner Association and/or the Declarant in terms of other constraints from the zoning such as use, minimum lot size, density, building height or other considerations. The proposal(s) should be brought to the Flathead County Planning and Zoning Office for determination if the changes are significant or deemed non-significant changes to the plan. Should the proposal be minor in nature, the Plan should be altered via an administrative action by the Planning Director. If the proposed amendment is considered significant, an approval by the Board of Commissioners would be appropriate.

Expiration of the PUD: As infrastructure (roads and utilities) has been completed as part of the filing of the Final Plat, which is integral to the Plan, the Plan does not expire. Non-attainment of full-build-out does not constitute expiration or abandonment of the Plan.

I, \_\_\_\_\_, as owner and developer of the property set forth above, do hereby agree that I will develop the above property as a Planned Unit Development in accordance to the submitted PUD Plan.

\_\_\_\_\_  
Signature Property Owner/Developer

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by the Board of Flathead County Commissioners.

Attest: \_\_\_\_\_  
Clerk and Recorder

## WHITEFISH HILL VILLAGE SAG-5 PUD

The Whitefish Hills Village SAG-5 PUD overlays the existing SAG-5 zoning and only modifies the minimum lot size. Other than the minimum lot size change, a maintenance shop and storage space is allowed on open space parcel "A." These limited changes were allowed to the underlying zoning in exchange for 152 acres of open space.

### Permitted Uses:

1. Agricultural/horticultural/silvicultural use.
2. Class A and Class B manufactured home (See Chapter VII – Definitions).
3. Cluster housing (See Chapter V – Performance Standards).
4. Day care home.
5. Dwelling, single-family.
6. Dwelling unit, accessory (ADU).
7. Guest house.
8. Home occupation (See Chapter V- Performance Standards and Chapter VII – Definitions).
9. Homeowners park and beaches.
10. Livestock
11. Nursery, landscaping materials.
12. Park and publicly owned recreational facility.
13. Produce stand.
14. Public transportation shelter station.
15. Public utility service installation.
16. Stable, private.

### Conditional Uses:

1. Airfield.
2. Aircraft hangars when in association with properties within or adjoining an airport/landing field.\*
3. Animal hospital, veterinary clinic.
4. Bed and breakfast establishment.
5. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Caretaker's facility.\*
7. Cellular tower.\*
8. Cemetery, mausoleum, columbarium, crematorium.
9. Church and other place of worship.
10. Community center building operated by a non-profit agency.
11. Community residential facility.\*\*
12. Contractor's storage yard (See Chapter IV – Conditional Use Standards).\*
13. Dwelling, family hardship.\*
14. Electrical distribution station.
15. Extractive industry.
16. Golf course.
17. Golf driving range.
18. Kennel, commercial (See Chapter IV-Conditional Use Standards).
19. Manufactured home park.
20. Recreational facility, high-impact.
21. Recreational facility, low-impact.

22. Recreational vehicle park.
23. Riding academy and rodeo arena.
24. School, primary and secondary.
25. Short term rental housing.\*
26. Stable, public.
27. Temporary building or structure.\*
28. Water and sewage treatment plant.
29. Water storage facility.

\*Administrative Conditional Use Permit (See Section 2.06.045)

\*\*Administrative Conditional Use Permit, eight or fewer.

#### Bulk and Dimensional Requirements:

1. Minimum Lot Area: 1 dwelling unit/4.96 acres.
2. Minimum Lot Width: No parcel or lot shall have an average depth greater than three times its average width unless the average lot width is more than 300 feet.
  - Cul-de-Sacs: 60 feet.
3. Setbacks:
  - A. Minimum Yard Requirements for Principal Structure:
    - Front: 20 feet.
    - Side:\* 20 feet each.
    - Side Corner:\*\* 20 feet.
    - Rear: 20 feet.
  - B. Detached Accessory Structures:
    - Front: 20 feet.
    - Side: 5 feet each.
    - Side Corner:\*\* 20 feet.
    - Rear: 5 feet.
  - \* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.
  - \*\* For non-conforming properties with lots with average widths of less than 200 feet, the side corner setback shall be 15 feet.
  - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
  - D. Increase yard requirements as follows when property fronts: \*\*
    - County Road:\* 20 feet.
  - \* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.

\*\* If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts required.

4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: 25% (Residential Uses).
6. Maximum Fence Height (Residential Uses):
  - Front: 6 feet.
  - Side: 6 feet.
  - Rear: 6 feet.
7. Off-Street Parking: See Chapter VI – Parking and Loading.



RESOLUTION	FLATHEAD COUNTY PLANNED UNIT DEVELOPMENTS NAME AND FILE NUMBER	ADOPTED
797 CX	Aspen Hollow R-2 PUD FPUD 04-03	8/30/2004
1415 C, E & F	Cottage Cove LLC Lakeside – Special Commercial PUD FPUD 04-02	7/23/2002, 4/21/2003, & 6/30/2004
654BM	Evergreen Senior Condominiums FFPUD 19-01	4/1/2019
1415 D	Lakeside Shores LS Special Commercial PUD FPUD 03-01	4/21/2003
654 BH	Mare Lane Estates R-1 PUD FFPUD 09-01	8/13/2009
797HF	FZC-20-09 R-1 PUD to R-5	10/20/2020
Amended 1817 D	Mill Creek Estates R-2 PUD FFPUD 09-02	3/24/2016
1818 A	Ponderosa Boat Club R-2 PUD FFPUD 07-01	5/21/2007
2342 A	Rising Mountains Assisted Living SAG-5 PUD FFPUD 13-02	11/14/2013
797 A	River Place R-1 PUD FPUD 99-1	7/17/1990
797 A	River Place R-2 PUD FPUD 99-1	7/17/1990
2352 A	Rosewater SAG-5 PUD FFPUD 13-01	7/31/2013
956 A	Saddlehorn SAG-5 PUD FFPUD 07-02	9/27/1993
956 A and 2290 A	Swan Peak Homestead SAG-5/SAG-10 PUD FFPUD 16-01	9/27/1993 and 4/7/2016
1914	Timbers at Whitefish SAG-5 PUD FPUD 05-08	12/22/2005
797 CK	Trumbull Creek Crossing R-2 PUD (AKA Kelsey Sub) FPUD 03-02	9/15/2003
1915	Whisper Ridge R-4 PUD FFPUD 08-03	1/3/2006
2302 A	Whitefish Hills Village FFPUD 16-02	10/26/2016