

1. Auditoriums
2. Boat marinas
3. Docks for swimming
4. Changing facilities
5. Churches and other places of worship
6. Community center buildings (e.g., crafts, games)
7. Concessions (e.g., snack shack, vending machines, souvenirs)
8. Convention hall facilities
9. Dormitories and cabins (for both guests and employees)
10. Education facilities
11. Infant day care
12. Infirmaries
13. Kitchens and dining facilities
14. Laundry facilities
15. Maintenance and repair facilities
16. Offices for camp employees
17. Outdoor recreation, low impact and high impact facilities
18. Outdoor cooking facilities
19. Recreation vehicle parks and campgrounds (maximum 20 percent of the camp’s area)
20. Restroom facilities
21. Sewage treatment facilities
22. Silvicultural uses
23. Camp equipment storage facilities (e.g., canoes, paddles, rafts, inner tubes, life vests)
24. Water extraction facilities

4.03.030 A camp or retreat center designation shall be restricted to the AG, SAG, R-2.5, and R-1 designations.

SECTION 4.04 CARETAKER’S FACILITY IN AG, SAG, ~~AND R-1~~, ~~AND RR-1~~ DISTRICTS

4.04.010 A caretaker’s facility is a dwelling, which is constructed and designed to provide living quarters for caretakers or servants, and is clearly subordinate to the principal use with regard to size and location. Caretaker’s facilities are allowed as a conditional use in the AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, ~~and R-1~~ ~~and RR-1~~ districts subject to the following conditions:

1. The caretaker’s facility shall be designed in such a manner that its use is clearly subordinate to the principal use with regard to size and location.
2. In SAG-5, R-2.5, ~~and R-1~~ ~~and RR-1~~ districts the parcel on which the caretaker’s facility is located shall be double the size of the underlying district minimum lot size.
3. The dwelling shall not be rented or leased to someone other than a caretaker.

SECTION 4.05 CLUSTER HOUSING DEVELOPMENT IN RESIDENTIAL DISTRICTS
(See Section 5.09 for Residential Clustering in AG & SAG Districts)

4.05.010

Cluster housing developments, with the exception of the RC-1 districts, shall be subject to the following:

1. Minimum area of the development shall be two (2) acres.
2. Types of buildings:
 - A. Within the R-2.5, R-1, R-2, and R-3 residential districts, only one-family detached dwellings shall be permitted;
 - B. Within the R-4 and R-5 residential districts, detached, semi-detached and attached dwellings shall be permitted.
3. The overall density of the cluster development shall not exceed the density allowed in the underlying district.
4. The minimum size of a lot of record within a cluster development shall be as follows:
 - A. The minimum size of a lot of record within the development for detached dwellings shall be at least 50 percent (50%) of the minimum area required per dwelling unit but not less than 4,500 square feet, provided that an area equal to the difference, if any, between the minimum area required per dwelling unit and the size of the lot of record actually provided shall be set aside as common open space.
 - B. The minimum lot size of a lot of record within the development for attached dwellings shall be 2,500 square feet for one dwelling unit and 5,000 square feet for two dwelling units. Attached dwellings shall not exceed eight (8) dwelling units in one building. The area equal to the difference, if any, between the minimum area required per dwelling unit and the size of the lot of record actually provided shall be set aside as common open space.
5. Yards abutting the boundaries of cluster developments shall conform to the minimum setback requirements for the district, provided that landscaped strips of at least ten (10) feet in width shall be maintained along the boundaries of the development. Such strips shall not be used as drives or for parking. Where groups of buildings in the development are other than perpendicular to a side or rear boundary of the cluster development and such boundary is not a street or alley, the setback adjacent to such boundary shall be thirty (30) feet and a ten (10) foot landscaped strip shall be maintained free from drives or parking.
6. The maximum lot coverage by all buildings, as specified for the district, shall be applied to the cluster development as a whole and not to individual lots of record within the cluster development.
7. Adequate provisions shall be made for the perpetual maintenance of all open space areas by the inclusion of covenants running with the land in the deeds or other instruments of conveyance, delineating such open areas; and,
 - A. Obliging purchasers to participate in a homeowners association and to support maintenance of the open space areas by paying to the association assessments sufficient for such maintenance and subjecting

their properties to a lien for enforcement of payments of the respective assessments;

- B. Obligating such association to the maintenance of open space areas;
- C. Empowering the County as well as purchasers in the development to enforce the covenants in the event of failure of compliance; and
- D. Providing for an agreement that if the County is required to perform any maintenance work pursuant to item “C” above, said purchasers would pay the cost thereof and the same shall be a lien upon their properties until said cost has been paid. Assurance that such covenants will be included in the deeds or other instruments of conveyance shall be evidenced by the recording in the County Clerk and Recorder’s Office of Flathead County, Montana, of a declaration providing for perpetual maintenance of the open space areas, as prescribed above and identifying the tract and each lot therein. The declaration shall be included in the deed or other instrument of conveyance of each lot of record and shall be made binding on all purchasers, provided that such declaration may, as to subsequent conveyance other than the initial conveyance of each lot of record, be incorporated by reference in the instrument of conveyance.
- E. All open space shall be made up of land that is suitable for general recreational and agricultural purposes. Suitable land shall not include land that is regularly inundated, land that exceeds a 25% slope, land that is shaped to preclude normal recreational activities, or land that is otherwise unusable.

SECTION 4.06 COMMERCIAL CARETAKER’S FACILITY IN B-2, B-2HG, B-3, BSD, I-1, I-1H AND I-2 DISTRICTS

4.06.010 Subject to an Administrative Conditional Use Permit, a detached accessory structure in conjunction with a business is allowed for the purpose of providing housing for the owners, watchmen or facility managers which may not be rented to the general public and which may not be subdivided as a separate use. Class B manufactured homes are allowed under this category in the Industrial districts.

SECTION 4.07 CONTRACTOR’S STORAGE YARD IN AG AND SAG DISTRICTS

4.07.010 Subject to an Administrative Conditional Use Permit, a private contractor’s storage yard shall be allowed in the agricultural and suburban agricultural districts subject to the following conditions:

- 1. That the use is accessory to the full-time residence of the occupant;
- 2. That the yard is used for a staging area only and no retail sales from the property will be conducted;
- 3. That any outdoor storage of equipment or materials is adequately screened from public view with fencing or accessory structures which are in compliance with the standards for the district;
- 4. That employee parking will be limited to a maximum of three additional vehicles and parking shall be met on-site; and

5. That signage shall be limited to six square feet.

SECTION 4.08 DAY CARE CENTER – 13 OR MORE INDIVIDUALS

- 4.08.010 Day care center must be properly licensed by the State of Montana.
- 4.08.020 Day care center must provide adequate drop-off and pick-up areas. The required area shall be based upon the maximum number of individuals cared for at a single time. Specifically, there shall be 160 square feet of signed drop-off/pick-up area for every eight (8) individuals.
- 4.08.030 Where outside recreation facilities are provided, a six-foot high sight-obscuring fence around the recreation area may be required to be maintained and the recreation area should be situated in the rear half of the site.
- 4.08.040 In all residential (AG, SAG, R, and RA) and resort (RC, ~~RR~~, BR, B-5, and B-6) districts:
1. Existing residential structure shall not be significantly modified so as to exhibit a non-residential appearance;
 2. Signage shall be architecturally compatible with the primary building and shall not flash, blink or rotate; and
 3. Preference is given to day care center located on collector or arterial streets.
 4. Any new construction allowed in a residential district for the operation of a day care facility shall substantially resemble a conventional single-family dwelling.

SECTION 4.09 ELECTRICAL DISTRIBUTION STATION

- 4.09.010 When located within a residential (R and RC), residential apartment (RA), or business district (B and BR), an electrical distribution station shall meet the following requirements:
1. The station shall be completely surrounded by a security fence that shall be at least eight (8) feet in height.
 2. The perimeter of the electrical distribution station shall be landscaped with sight-obscuring trees, shrubs or bushes. Such landscaping shall be at least 20 feet in width and designed to improve the appearance of the site while allowing for normal operational and safety factors of the station.
- 4.09.020 A parcel of land that does not meet the minimum lot area requirement of the district may be created for the placement of an electrical distribution station. The site shall be large enough to accommodate any required landscaping.

SECTION 4.10 EXTRACTIVE INDUSTRY

- 4.10.010 Requirements contained in this section shall not exempt the owner or operator of an extractive industry from compliance with the Montana Open Cut Mining Act, 82-4-401,