

Purpose of Zoning

- The purpose is to promote the health, safety and general welfare of the community;
- To conserve natural resources;
- To provide adequate light and air;
- To facilitate the provisions for public works requirements such as water, sewer, and environmental needs;
- To ensure orderly development according to the Growth Policy adopted for all parts of the County
- To regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of a lot that may be covered by impervious surfaces, the size of yards and other open spaces, the location and use of buildings, structures and land for trade, industry, residences, and/or uses; and
- The protection of the aesthetic resources of the County.

Who Can Create a New Zoning District?

In an area previously not zoned in the County:

- A zoning district can be established by the County based upon an applicable neighborhood plan ; or
- A group of landowners can ask the County to zone their properties based on an applicable neighborhood plan.

EASY ACCESS

Pre-application meeting request forms AND applications can be found in our office as well as on our website:

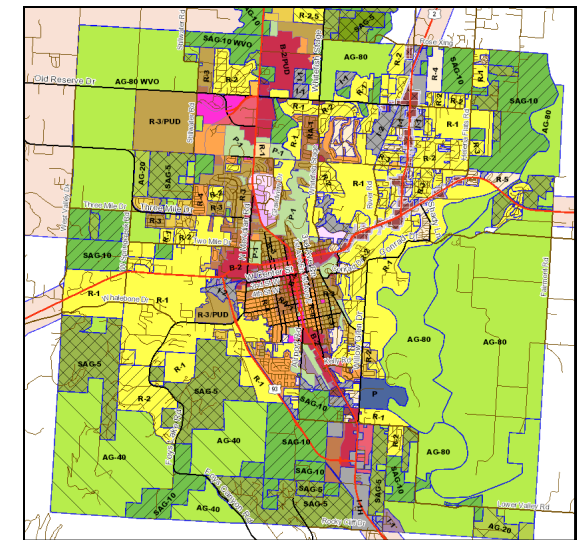
http://flathead.mt.gov/planning_zoning

Mission Statement:

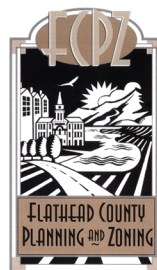
"The Flathead County Planning & Zoning Office is committed to providing the highest level of planning services. We will accomplish this through employees who anticipate public needs, and promote a work environment that encourages creativity, communication and cooperation. The Office will also encourage professional development and training for all staff members."

Flathead County
Planning & Zoning

Creating a New Zoning District



For more information, contact:



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Website: http://flathead.mt.gov/planning_zoning/

Information Regarding Creation
of a New Zoning District

Why Establish a New Zoning District?

Most of the new zoning districts established in Flathead County in the past few years have one overall theme, the landowners in the neighborhood felt that zoning was the best option to protect their property and the community character.

How do you Establish a New Zoning District?

There are several steps involved in pursuing a new zoning district:

- Talk to your neighbors to get an idea if zoning is something they are interested in.
- Contact the Planning and Zoning Office. Tell them you your neighborhood might be interested in creating a new zoning district.
- Planning staff will want to know the level of support for zoning in the neighborhood. If a strong majority of your neighbors support a new zoning district, Planning staff will advise you to apply for the creation of a new district.
- Application submittal;
- Staff review of the proposal;
- Before the application is heard by the Planning Board, written notice of the hearing is mailed to adjacent property owners within 150 feet of the property being reviewed.
- Notice of the public hearing is also published in the Daily Interlake at least 15

days prior to the scheduled hearing date.

- Public hearing before a local land use advisory council (as applicable);
- Public hearing before the Planning Board, who make a recommendation by resolution to the Board of Commissioners; and
- Public Hearing before the Board of Commissioners.

General Timeline

	⇒ Application submitted
2 months after Application submittal	⇒ Planning Board (PB) hearing
2 weeks after PB	⇒ Authorization to publish notice of public hearing at County Commission
45 days after posting notice	⇒ County Commission approval/denial of Resolution of Intent
30 day protest period starts	
Within 30 days after end of protest period	⇒ County Commission approval/denial of Final Resolution

Application Requirements

- Application Form (Must be signed by ALL parties to the request)
- Appropriate Fee. (Varies with acreage)
- Vicinity Map
- Title report (For all properties)
- Certified Adjoining Property List (valid for 6 months)

Frequently Asked Questions

Do I need assistance?

Representation from a firm familiar with the process is not required, however it can make the process smoother.

Will my neighbors have a chance to object?

Yes, there is notification of properties within 150 feet.

Will neighborhood objection stop a new zoning district?

Zoning district creations are objectively evaluated. The nature of the request and the nature of the area will affect the outcome. This is part of the reason that a pre-application conference is recommended.

Will I have to speak at a public meeting?

You are not required to, however, the applicant is always given the opportunity. If the zoning district involves multiple owners, a single person comfortable in public speaking may choose to represent the group. Alternately, a firm can represent your interests.

Just a reminder...

- Schedule a pre-application meeting to get the facts before submitting an application!
- Pay attention to application deadlines and corresponding public meeting dates and timelines
- The more complete the application, the easier it is for the Planning Office to review. Answer **ALL** questions and submit **ALL** documents required to expedite the process!
- Once submitted, the application fee is **NON-REFUNDABLE!**
- There are **NO** guarantees of approval.