

## SPECIAL ZONING DISTRICT 21

### Article I. GENERAL PROVISIONS

#### A. Title

This resolution and maps shall be known and cited as zoning regulations for Planning and Zoning District Number 21 as created in Yellowstone County, Montana on September 27, 2019.

#### B. Boundaries of District

DIANA ACREAGE TRACTS  
DORIS ACREAGE TRACTS SUBD 1<sup>st</sup> FILING  
DORIS ACREAGE TRACTS SUBD 2<sup>ND</sup> FILING  
DUCK CREEK SUBD  
JARES SUBD  
LAUZON ACRES  
COS 854  
COS 1021  
COS 1123  
COS 1144  
COS 1299  
COS 2526  
COS 3036, PARCEL 1, (CEMETERY TR)  
COS 3067, PARCEL 1, REMAINDER TR (LESS DUCK CREEK SUB)  
S34, T01 S, R25 E, FRAC LTS 1 & 2 & FRAC SE4NE4 (LESS COS 3036 01)  
S34, T01 S, R25 E, FRAC NE4 & FRAC LT 1 & 2 S OF RD  
S34, T01 S, R25 E, S2NW,NENW,NESW (LESS RD/SURVS)

#### C. Purpose – Review on January 11, 2023

*The zoning regulations, classification, and the districts are herein set forth in accordance with Title 76, Chapter 2 of the Montana Code Annotated.*

*The regulations and development pattern adopted herein are for the purpose of protecting and furthering the health, safety and general welfare of the people living in the district and in Yellowstone County, Montana.*

*The primary intent of the zoning district is to protect and encourage uses that are compatible with the existing rural residential, agriculture and business uses.*

*Uses that maintain and protect the quality and quantity of water supplies for all users. Landowners, leasers, business operators shall not adversely affect quality or quantity of groundwater, surface water, streambeds, irrigation water of another landowner, or business operator. This includes water within the Yellowstone River, its designated flood plain, surface water, irrigation water and all existing wells and groundwater. Uses that require provision of urban level services such as municipal water and sewer will be restricted.*

*Uses which will maintain safe air quality.*

*Uses which will maintain noise levels commensurate with rural residential.*  
*Uses which are compatible with existing roads, infrastructure, and traffic safety.*

*To continue a development pattern, with the accompanying maps, plats, charts and descriptive matter, which shall show the Planning and Zoning Commission's conclusions and recommendations for the development of land and or uses within the boundaries of SZD 21.*

*Existing non-conforming uses may be continued, although not in conformity with these zoning regulations, but may not be expanded, altered, or continued after once being suspended or abandoned for more than 12 consecutive months.*

#### D. Scope

This chapter applies to all lands within the boundaries of the Special Zoning District described above and shown on the Official Zoning Map.

In their interpretation and application, the provisions of this Zoning Code may be regarded as the minimum requirements for the protection of the public health, safety, comfort, prosperity, and welfare.

The regulations shall apply uniformly to each class or kind of structure or land throughout the district.

Whenever the requirements of this chapter are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

#### E. Separability Clause

If any provision of this Resolution or its application to any person or circumstances is held invalid, the remainder of the resolution or the application of the provisions to other persons or circumstances is not affected.

#### F. Repeal of Conflicting Resolutions

All resolutions or part of resolutions in conflict with this Resolution are hereby repealed to extent necessary to give this Resolution full force and effect.