
Appendix D: Proposed Zoning Districts

Proposed New Zoning Districts

ARTICLE WT-3 NEIGHBORHOOD MIXED-USE TRANSITIONAL DISTRICT

The WT-3 District is intended for transitional development including high density residential, professional offices, light manufacturing, light assembly and ancillary services to provide a performance-based mixed-use environment with a recreational amenity, such as the Whitefish River, a community gateway, or adaptive use areas which are transitioning from their traditional uses.

PERMITTED USES:

- Bed and breakfast establishments (see special provisions in section 11-3-4 of this title).
- Home occupations (see Special Provisions in section 11-3-13 of this title).
- Public utility buildings and facilities when necessary for serving the surrounding territory, excluding business offices and repair or storage facilities. A minimum of five feet of landscaped area shall surround such a building or structure.
- Publicly owned or operated buildings and uses.
- Open space for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, community gardens.
- Residential
 - Class A manufactured homes.
 - Daycare (registered home, 5 to 12 children).
 - Guest and servant quarters.
 - Single-family through fourplex dwelling units including resort and recreational condominiums, townhouses, time sharing and interval ownership residences, vacation units or other multiple ownership arrangement residential uses, allowing overnight accommodations and ancillary services for the use of occupants and guests.
- Sublots (see Special Provisions in subsection 11-3-14C of this title).

CONDITIONAL USES:

- Accessory apartments.
- Caretaker's unit.
- Churches or similar places of worship, including parish houses, parsonages, rectories, convents and dormitories.
- Clubs, private and semiprivate recreational facilities.
- Coffee shops and sandwich shops (ground level to street level only).
- Daycare centers (more than 12 individuals).
- Dwelling groups or clusters.
- Guesthouses.