

AN ORDINANCE AMENDING ORDINANCE NO. 015-01 REGARDING SITE DESIGN REQUIREMENTS IN THE CITY'S DOWNTOWN OVERLAY DISTRICT.

WHEREAS, on March 17, 2015, the City of Laurel, Montana passed and adopted Ordinance No. 015-01 amending Title 17 of the Laurel Municipal Code to add the Downtown Overlay District to the City's zoning regulations; and

WHEREAS, the City now desires to amend the Ordinance to allow flexibility with site design layout for property owners in the downtown district pursuant to the Planning Board's recommendation.

IT IS HEREBY ORDAINED by the City Council for the City of Laurel, Montana, that Title 17 is hereby amended, modified and adopted as follows:

17.25.070 Site Design Requirements

- A. When a building does not have 100 percent lot coverage a Build-to Zone of at least five (5) feet is required at the front lot line or a side adjacent to street. Exceptions to this include properties in the district that are zoned Light Industrial, Heavy Industrial, and Highway Commercial.
- B. If off-street parking is proposed it shall be located at the rear of the building. When parking cannot be located in the rear, the planning board shall make a recommendation. See figure 5. Shared parking is encouraged when property owners have a written agreement. This agreement is not subject to approval by the City but should be presented if it is applicable to meeting off-street parking requirements. See Figure 6.
- C. Landscape islands are required at the terminal ends of all parking rows.
- D. If a property is located in this District and the Entry Way Zoning District, parking and landscape requirements of the Downtown Overlay District shall apply.

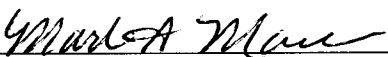
This Ordinance shall become effective thirty (30) days after final passage by the City Council and approved by the Mayor.

Introduced and passed on first reading at a regular meeting of the City Council on October 20, 2015, by Council Member McGee.

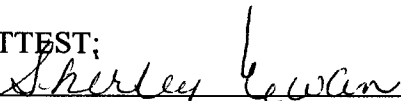
PASSED and ADOPTED by the Laurel City Council on second reading this 3rd day of November, 2015, upon motion of Council Member McGee.

APPROVED BY THE MAYOR this 3rd day of November, 2015.

CITY OF LAUREL

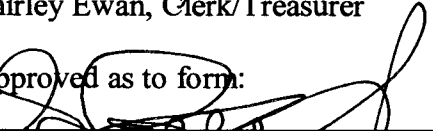

Mark A. Mace, Mayor

ATTEST;



Shirley Ewan, Clerk/Treasurer

Approved as to form:



Sam S. Painter, Civil City Attorney

To: Laurel City Council

From: Monica Plecker, Contract Planner

Date: October 7, 2015

RE: Downtown Overlay District Ordinance Change - Parking

The Planning Board has recommended the following change be made to Laurel Municipal Code. The intent of this change is to allow some degree of flexibility within the site design layout for property owners in the downtown district. This comes after recognizing the diverse businesses allowed in the Downtown district and their varying needs. Parking is still to be required in the rear of a building as to encourage lots to be built to the build-out zone. When parking cannot be located in the rear, the Planning Board will have the opportunity now to make a recommendation regarding whether the need to move parking is feasible and suitable for the district. Because the Planning Board is an advisory board, the Council will ultimately determine whether the parking alternative will be approved.

17.25.070 Site Design Requirements

- A. When a building does not have 100 percent lot coverage a Build-to Zone of at least five (5) feet is required at the front lot line or a side adjacent to street. Exceptions to this include properties in the district that are zoned Light Industrial, Heavy Industrial, and Highway Commercial.
- B. If off-street parking is proposed it shall be located at the rear of the building. **When parking cannot be located in the rear, the planning board shall make a recommendation.** See figure 5. Shared parking is encouraged when property owners have a written agreement. This agreement is not subject to approval by the City but should be presented if it is applicable to meeting off-street parking requirements. See Figure 6.
- C. Landscape islands are required at the terminal ends of all parking rows.
- D. If a property is located in this District and the Entry Way Zoning District, parking and landscape requirements of the Downtown Overlay District shall apply.