

## CHAPTER 17.16

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**CHAPTER 17.16**  
**STANDARDS FOR SPECIFIC USES**

**17.16.010      PURPOSE**

The purpose of this Chapter is to further describe the standards and conditions under which certain uses may be permitted as principal or conditional uses in specific districts.

Enc Ord 433 December 5, 2012

**17.16.020      APPLICABILITY**

All uses in this chapter shall comply with all conditions listed in 17.12, General Land Use Standards and Requirements. All uses listed in this chapter shall be subject to the specific standards described for each use, in addition to all other applicable standards.

Enc Ord 433 December 5, 2012

**17.16.030      ANIMAL SERVICES**

Agriculture is the economic foundation of the existence of the City and services unique to provide for agricultural animal needs is essential for the economic health and future of the community. To provide for the medical and health needs of agricultural animals, it may be required for the animals to be within the city limits temporarily to receive care and services. Most services can be provided within daytime business hours but on occasion medical care may require longer and may continue until the medical need is resolved. But in no event should it exceed thirty (30) days. No killing of animals is allowed within the city limits except for medical reasons determined and carried out by a professional veterinary clinic.

Enc Ord 433 December 5, 2012

**17.16.040      ANIMAL SHELTERS**

The operation of Animal Shelters can have significant impact on adjacent districts due to noise, odor and other conditions and can impact public health, safety, general welfare and the quiet enjoyment of property. Shelters can have a negative impact on other uses and affect property investment values. To protect the general welfare of the community, animal shelters shall not be located adjacent to residential districts. Animal Shelters shall be reviewed as a Conditional Use and only permitted in Industrial Districts. The site shall provide an appropriate transition zone between other uses and districts. Specific conditions will be required to mitigate noise and odor from the premises and shall be screened from view by fences or landscaping. To control disease between animals and the public, clean, healthy premises shall be maintained at all times.

Enc Ord 433 December 5, 2012

**17.16.050      AUTOMOBILE REPAIR/SERVICE STATION**

In addition to the requirements to be followed for all convenience uses as defined in this title, and provided in 17.16.100 of this chapter, the following requirements shall apply to all service station and automobile uses as listed below. Compliance with all criteria listed below does not necessarily guarantee approval by the City.

- A. Gas pump and pump island canopies are to be located not closer than ten (10) feet to any side or rear property line. Design of the canopy shall architecturally match the design of the main building. All canopies shall be connected to the roof of the main structure

unless otherwise approved. All lighting shall meet the lighting standards of this title. The maximum height of the canopy shall not exceed eighteen (18) feet. All signs must conform to the sign regulations of Chapter 17.52.

- B. All on-site activities related to auto maintenance or repair, except those normally performed at the fuel pumps, are to be performed within a completely enclosed building.
- C. Where towing service is to be provided, a parking bay for the towing vehicle is to be provided. Vehicles that are either under repair or vehicles that have been repaired may be stored on a temporary basis, not to exceed thirty (30) days.
- D. All lighting shall conform to Chapter 17.44, Lighting.
- E. All structures approved under these standards shall be of a design character that is appropriate to the area in which they are to be constructed. Color renderings of buildings shall accompany each application and construction shall be in conformity thereto. Architectural detailing shall be consistent on all four sides of the building,
- F. All restroom entrances shall be screened from view of adjacent properties or street rights-of-way by a decorative wall or landscaping, or shall be accessed from the inside of the main entrance to the building.
- G. No outside storage of, and no sale, lease or rental of trailers, trucks or similar equipment shall be permitted except as may be specifically allowed in that district.
- H. Parking space for each service stall in the station shall be provided. Pump islands shall not be considered service bays. Standing areas at pump islands and interior circulation areas shall not be used as parking areas in calculating required parking spaces; and

Automotive Repair Facilities

- 1. All repairs, detailing, or painting shall be performed within a building;
- 2. No lot plan shall be approved which exposes unassembled vehicles, auto repair activities or auto parts to any street or residential district;
- 3. Any facility shall be designed to contain and minimize noise and odors; and
- 4. All facilities shall have a water quality facility (oil / water separator) as part of the water quality design for storm water runoff.

Enc Ord 433 December 5, 2012

**17.16.060 AUTOMOBILE WASHING ESTABLISHMENT**

In addition to the requirements to be followed for all convenience uses, the following requirements shall apply to all auto washing establishments as listed below.

- A. All detergents must be biodegradable.
- B. Building surfaces shall be faced with masonry, brick, stucco, wood or some other permanent looking material.
- C. Canopies are to be located not closer than ten (10) feet to any side or rear property line. Design of the canopy shall architecturally match the design of the main building. All lighting shall conform to Chapter 17.44, Lighting. The maximum height of the canopy

shall not exceed eighteen (18) feet. All signs must conform to the sign regulations of Chapter 17.52, Signs.

Enc Ord 433 December 5, 2012

**17.16.070 CEMETERIES**

- A. The cemetery may include accessory uses such as a chapel, mortuary, crematorium, business office, mausoleum storage and those industrial uses which are incidental to the operation of a cemetery. Industrial uses may include such things as the manufacture of burial vaults and headstone foundations, provided all of the products are used on the site and are not offered for sale and use elsewhere. The cemetery shall not include uses of an industrial nature other than those stated in this section. The sale of plots or crematorium niches are included in this use.

Enc Ord 433 December 5, 2012

**17.16.080 COMMUNITY CENTER**

- A. Community Centers located within residential districts shall, when any individual structure exceeds five thousand (5000) square feet in gross floor area or exceeds the district's allowed maximum height, provide a twenty (20) foot landscaped yard between building and adjacent residential uses. A structure separated from the adjacent residential use by a parking lot, public street, watercourse, public open space, or similar separation is exempt from the additional yard width requirement.
- B. Each community center site with more than forty (40) parking spaces shall provide a minimum of two (2) ingress/egress points.
- C. There shall be a landscaped fifty (50) foot buffer strip adjacent to any residential zoning district.

Enc Ord 433 December 5, 2012

**17.16.090 CONDOMINIUMS**

- A. Unit Ownership Act. Condominium developments shall comply with all provisions of the Unit Ownership Act 70-23-102, et seq., MCA, and all regulations adopted thereto.
- B. Condominium Association. A condominium association shall be established for each condominium development. The developer or property owners shall prepare bylaws for the condominium association, a well as covenants, conditions and restrictions for the condominium development. The bylaws, covenants, conditions and restrictions shall be submitted to the City for review for compliance to the Unit Ownership Act prior to the granting of final site plan approval or approval for condominiumization of existing development.
- C. Condominiums are subject to Chapter 17.04, General Provisions and a condominium can be for business or residential use as appropriate for the district in which it is located.

Enc Ord 433 December 5, 2012

**17.16.100 CONVENIENCE USES AND DRIVE THROUGH/DRIVE IN RESTAURANTS**

- A. Architectural Guidelines.

1. All convenience uses shall be designed with an architectural and design character that is appropriate for and compatible with the district and shall also comply with applicable use standards.
2. The use of two (2) standardized corporate identification themes integrated into the architectural design is acceptable.
3. When located in shopping centers, the architectural character of the building shall be integrated with the design theme of the center through the use of the same building materials, shapes and details. The effect of color in creating a design character that is appropriate for and compatible with the area will be considered. All parking, circulation, driveways, setbacks and signage shall be integrated with the entire design theme of the project.
4. The elevation design of the building shall provide design character and detailing on all four sides.

B. Noise from drive through speakers shall not be audible from adjacent residential districts.

Enc Ord 433 December 5, 2012

**17.16.110 CREMATORIUMS**

A. Crematoriums may include accessory uses such as a chapel, mortuary, business office, mausoleum and those industrial uses which are incidental to the operation of a crematorium. Industrial uses may include such things as the manufacture of burial vaults and headstone foundations. The crematorium shall not include uses of an industrial nature other than those stated in this section.

B. Crematoriums for domestic animals may include accessory uses described above.

Enc Ord 433 December 5, 2012

**17.16.120 EXTRACTIVE OPERATIONS**

Extractive operations are intense and can affect the public health, safety and general welfare of a community. All Extractive Industries as defined in 17.108, Definitions, will be reviewed as Conditional Uses and only be considered if not adjacent to residential districts. Fencing or screening shall be required. Conditions shall be required that guarantee an appropriate transitional area between use and residential districts. No use shall contaminate soil, ground water resources or public water, wastewater and sewer systems and systems shall be required to mitigate any impact. The use shall not create dust, air pollution, odors, noise, vibration, or glare that would impact the public health, safety and general welfare, and the character and investment value of adjacent property.

Enc Ord 433 December 5, 2012

**17.16.130 FOOD PROCESSING**

Food processing or manufacturing involving food products shall be located in Heavy Manufacturing Industrial Districts and shall be reviewed as a Conditional Use in those districts. No food processing or manufacturing involving food products shall involve keeping, housing, feeding, storing or killing of animals or poultry. Conditions shall be required that guarantee an appropriate transitional area to adjacent residential districts. Fencing or screening shall be

required between industrial and residential districts. No use shall contaminate soil, ground water resources or public water, wastewater and sewer systems and systems to mitigate shall be a required condition. The use shall not create dust, air pollution, odors, noise, vibration, or glare that would impact the public health safety and general welfare, and impact the character and investment value of adjacent properties.

Enc Ord 433 December 5, 2012

**17.16.140 GOLF COURSES**

- A. A golf course is compatible with any adjacent neighborhood, subject to conditions established in this title.
- B. Perimeter fencing of the site may be required.
- C. When the golf course is located within a residential district, there shall be no shows, tournaments or other activity which would generate more traffic than is normal to a residential area, unless access is provided from an arterial street as set forth in the Growth Policy or unless permission is granted by the City Council. If access is not provided from an arterial street, permission for such shows and activities shall be requested. Permission shall be requested in a letter to the City Council with a site sketch that explains the nature and duration of the activity and accommodations for spectators, additional parking and traffic control.
- D. There shall be a landscaped fifty (50) foot buffer strip adjacent to any residential zoning district, or as otherwise determined by the Zoning Commission.
- E. Where applicable, driving ranges shall have a net at the end of the driving range no less than fifty (50) feet in height.

Enc Ord 433 December 5, 2012

**17.16.150 JUNKYARD OR SALVAGE YARD**

All sites will comply with all Montana Dept of Environmental Quality controls to prevent any environmental damage. All sites will follow the International Fire Code to prevent any potential for fire or explosion to protect public health, safety and welfare in the community. Sites will be screened or shielded in a manner that prevents view of premises from center of streets or roads adjacent to premises and safety controls to prevent unauthorized access to the premises.

Enc Ord 433 December 5, 2012

**17.16.160 LARGER SCALE RETAIL, DEVELOPMENT GUIDELINES AND REQUIREMENTS**

- A. Purpose.
  - 1. The purpose of this section is to establish general use standards for larger scale retail developments. These standards are intended and designed to assure compatibility of use; to prevent urban blight, deterioration and decay; and to enhance the health, safety and general welfare of the residents living in the City of Dillon.
  - 2. These standards are also intended to be used as guidelines for evaluating and assessing the quality and design of proposed large scale retail developments. Any

large scale retail development will be evaluated against the standards stated in this chapter. It is expected that the quality and design of the large scale retail developments shall meet the minimum standards.

3. Applicability. All uses listed in this chapter shall be subject to the specific standards described for each use, in addition to all other applicable standards which may apply.
4. Development and Site Plan Review. Alterations, remodels, new construction or change of use shall require review by the Administrative Official, and Planning Board.

B. Limitations of Retail Stores.

1. The area of the retail portion of any building, utilized by a single entity, shall not exceed forty-five thousand (45,000) square feet provided that the retail portion of a building shall not include warehouse/storage space, repair shop or vehicle service bays.
2. Any retail store may offer for the direct sale to the public merchandise, which is displayed outdoors, but the area occupied by such outdoor sales and storage, exclusive of warehouses, shall not exceed fifty (50) percent of the total square footage of the retail building and shall comply with 17.16, Standards for Specific Uses.
3. A retail building in existence as of the effective date of this title shall be considered a nonconforming structure. Such building may be structurally altered, repaired or reconstructed so long as it is not increased, extended or enlarged beyond the gross floor area of the building that existed on the date of adoption of this title. This section shall be applied to any alteration, reconstruction or repair that takes place after the effective date of this title.

C. Principal Use Plan Review.

1. Retail development consisting of a single tenant building shall be subject to review by the Administrative Official, Planning Board and Zoning Commission for development and use standards contained in subsections 4 and 5 below. These standards shall also be applied as part of the review and approval process for use permits for developments in the historic overlay district. If there is any conflict between these standards and standards relating to the historic overlay district, the more restrictive guideline shall apply.
2. Intent and Purpose. All new construction of retail buildings described in this chapter will be subject to review. It is the intent and purpose of this section to ensure the quality of retail development that will enhance retail development. It is further the intent of this chapter to establish standards and review procedures that will assist the developer and the City and its boards and committees to review and direct, in a fair and equitable manner, the development and redevelopment of future and existing properties and facilities governed in this chapter.
3. Certificate of Appropriateness. A certificate of appropriateness, reviewed by the Zoning Commission shall be required as a condition of use plan approval for any



development governed by this section. Application, review and public notice procedures for proposals governed by this section are set forth in Chapter 17.100, Noticing and Hearing Procedure. The Zoning Commission will provide a written report to the City Council with its recommendations and the certificate of appropriateness will be placed on the agenda of the City Council for final action.

4. Use Criteria Standards. In addition to all other applicable review procedures, proposed uses governed by this section shall meet the standards contained in Chapter 17.80, Requirements for Creation of a Historic Mixed Use District, and Chapter 17.84, Adult Activities Overlay District. Said criteria and standards may include additional architectural detailing, exceptional landscape design, improved public spaces, use of renewable energy and /or recycled construction materials, and provisions for alternative modes of transportation.
5. Adaptability for Reuse/Compartmentalization. The building design shall include specific elements for adaptation for multi-tenant reuse. Such elements may include but are not limited to compartmentalization construction, including plumbing, electrical service, heating, ventilation and air conditioning. The building design shall also allow for:
  - a. The interior division of structure into separate tenancies;
  - b. Facades that readily adapt to multiple entrances and adapt to entrances on all but one side of the building;
  - c. Parking lot schemes that are shared by establishments or are linked by safe and functional pedestrian connections;
  - d. Landscaping schemes that complement the multiple entrance design; and
  - e. Other elements of design which facilitate the multi-tenant reuse of the building and site.
6. Many principal uses can be of intensive nature and have significant impact on a small community. The following uses can be offensive and unwholesome establishments within a city and should be reviewed carefully and impacts evaluated so use is compatible with the community and does not adversely affect adjacent property investment and protects the general health, welfare and safety of the entire community as a whole. If appropriate conditions shall be met to mitigate any offensive or dangerous use, a Conditional Use Permit may be approved.
  - a. Breweries, distilleries, micro wine or beer factories;
  - b. Foundries, blacksmith shops;
  - c. Planing mills;
  - d. Soap factories;
  - e. Tanneries, rendering;
  - f. Steam boilers, or bulk fuel factories; or
  - g. Secondhand, junk and pawn shops.

**17.16.170 MANUFACTURED HOMES ON INDIVIDUAL LOTS**

- A. Intent. It is the intent of this section to allow manufactured homes, as defined in Chapter 17.108, Definitions in specified zoning districts in which similar single-household dwellings constructed on the site are permitted. The minimum square feet for a manufactured dwelling shall be one thousand (1000) square feet. All dwellings are subject to requirements and procedures set forth herein to assure acceptable similarity in exterior appearances between such manufactured homes and dwellings that have been or might be constructed under these and other regulations on adjacent lots in the same district or area. It is the intent of this section to permit only those manufactured homes certified as satisfying the Safety Standards established by the U.S. Department of Housing and Urban Development in its regulations first promulgated in 1976.
- B. Application, Material to be Supplied. One copy of the application for location of the proposed manufactured home on the individual building lot shall be submitted to the City in conjunction with the application for a building permit for the building foundation. The application shall include all information as deemed necessary by the City to determine compliance with subsection C of this section. The application shall include color photographs of all sides of the manufactured home, nearest existing residences or other grounds or buildings on each side of the proposed site and opposite thereto, and also including those within two hundred (200) feet of each corner of the proposed site. As a minimum requirement, the application shall also include a description of siding and roofing material in sufficient detail as to make possible determination as to its appearance and durability.
- C. Standards for Determination of Acceptable Similarity in Exterior Appearance and Construction.

The following standards shall be used in the determination of acceptable similarity in appearance and construction between manufactured homes with permanent foundation and residences located near the site to assure that such manufactured homes will be compatible in appearance with site built housing that has been or may be constructed in adjacent or nearby locations:

- 1. No manufactured homes shall have fenestration (windows or other openings) or other features that will be incompatible in the residential neighborhood.
- 2. The roof shall have sloping lines with eaves, such as gable, mansard and shed style roofs or shall be compatible with conventionally built homes in the surrounding areas. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. The minimum length of the roof panel surface from the eave to the ridge shall be ten (10) feet.
- 3. The roofing material shall be shake, tile, composition shingle, or other materials commonly found on conventionally built homes in the surrounding area.
- 4. The exterior covering material shall be similar or closely compatible to that found on conventionally built residential structures in the surrounding area. Reflection from such exterior shall not be greater than from siding coated with clean, white, gloss, exterior enamel.

5. The exterior covering material shall extend below the top of the foundation.
6. A solid concrete or masonry perimeter foundation shall be used.
7. The exterior covering and roofing materials of the garage(s), carport(s) and accessory buildings shall be compatible with the materials on the manufactured home.
8. The finished floor shall be a maximum of twenty-four (24) inches above the exterior finished grade of the lot, or similar to the conventionally built homes in the surrounding area.
9. The manufactured home shall be located on the lot so that the home presents a primary entrance to the principal street frontage. Such primary entrance may be established by the presence of porches, overhanging gables, and similar architectural features consistent with the character of site built homes in the near vicinity.
10. Manufactured homes on permanent foundations shall meet the property standards for the district in which they shall be located. These standards include, but are not limited to: lot area and dimension; area per dwelling unit; front, rear and side yard setbacks; building height, lot coverage, location of accessory buildings; and off street parking. 76-2-302, MCA.

Enc Ord 433 December 5, 2012, Revised Ord 453 June 7, 2017

**17.16.180 MINI WAREHOUSES**

**A. On-Site Circulation, Drives and Parking**

1. Each mini warehouse site shall provide a minimum of two (2) exits unless otherwise approved;
2. All one-way driveways shall be paved and provide for one ten (10) foot parking lane and one twelve (12) foot travel lane. Traffic direction and parking shall be designated by signage or painting;
3. The parking lanes may be eliminated when the driveway does not serve storage cubicles;
4. A single household dwelling may be permitted to provide services and security on the premises.
5. Fencing or landscape screening shall be required between adjacent residential districts and meet standards of 17.40, Landscaping and City Beautification, and 17.12, General Land Use Standards and Requirements.
6. All lighting shall meet requirements of 17.44, Lighting.

Enc Ord 433 December 5, 2012

**17.16.190 OUTDOOR SALES AND DISPLAY**

- A. Merchandise which is offered for direct sale, rental or lease to the ultimate consumer or user may be displayed beyond the confines of a building in any commercial district, but the area occupied by such outdoor display shall not constitute a greater number of square

feet than twenty-five (25) percent of the ground floor area of the building housing the principal use, unless such merchandise is a type customarily displayed outdoors such as automobiles and garden supplies. In such cases, the maximum area for outdoor sales and display shall not exceed seventy-five (75%) percent of the total lot area.

- B. Outdoor sales and display areas shall not be located in any required yard or parking area.
- C. A special temporary permit for trailers or buses for sales of merchandise shall be valid for seven (7) continuous days.

Enc Ord 433 December 5, 2012

**17.16.200 OUTDOOR STORAGE**

- A. All materials, supplies, merchandise or other similar matter not on display for direct sale, rental or lease to the ultimate consumer or user shall be stored within the confines of a one hundred (100) percent opaque wall or fence not less than six (6) feet tall.
- B. No storage of any type shall be permitted within any required yard, and shall be subject to 17.16, Standards for Specific Uses.
- C. All areas designated for vehicle and equipment storage shall be screened from view from the street and adjacent properties as stated in subsection “A” above. Vehicle and equipment storage shall not be subject to parking lot paving or landscape requirements, but shall be subject to drainage retention requirements and appropriate dust control requirements.

Enc Ord 433 December 5, 2012

**17.16.210 PORTABLE CARRY – OUT FOOD AND BEVERAGE STRUCTURES**

- A. Electrical service must be installed underground, in compliance with all electrical service codes, subject to approval by the City.
- B. Structures shall not exceed one thousand (1,000) square feet in size. All structures must be on an improved asphalt or concrete surface, be anchored to resist accidental movement, be placed upon approved footings and have a fully electrically bonded frame. No structure shall have an axle. Enclosed trailers and buses must remove the axle, be secured to resist accidental movement, with all related supports cosmetically covered with an approved material including skirting around all sides. All sites will comply with garbage and trash requirements of 17.04, General Land Use. Restrooms will be screened from public view.
- C. Not more than one portable structure may be placed on a zone lot (individual property or contiguous properties held in common ownership). Portable structures shall be placed in a manner so as not to interfere with normal vehicle and pedestrian circulation patterns or required emergency access. Nor shall such structures be placed in a manner that eliminates or interferes with the use of required parking spaces.

Enc Ord 433 December 5, 2012

**17.16.220 RECREATIONAL VEHICLE PARK AND OVERNIGHT CAMPGROUNDS**

- A. Recreational vehicle parks and overnight campgrounds are included in the state classification of land subdivisions by rent or lease. Therefore, applicants for such developments shall apply for and be reviewed under both Development and Site Plans and Title 16, Subdivision Regulations, Multiple Spaces.
- B. Land proposed for use for a recreational vehicle park must have RMH Residential Manufactured Home Community District zoning classification. Recreational vehicle parks are a principal use in RMH Districts.
  - 1. Recreational vehicle parks shall be screened from view of any adjacent residential development.
  - 2. Internal circulation roads shall be paved with a concrete or asphaltic concrete surface.
  - 3. Individual recreational vehicle parking pads shall be plainly marked and maintained with a dust free surface.
  - 4. Individual recreational vehicle parking pads shall be set back at least thirty (30) feet from the perimeter of the park and thirty (30) feet from any public street right-of-way.
  - 5. Approved trash disposal, bathroom and laundry facilities, including facilities for the handicapped, shall be provided for use of overnight campers.
  - 6. Recreational vehicle spaces shall be separated by no less than fifteen (15) feet and shall be no less than 1,500 square feet in area.
  - 7. Recreational vehicles occupied continuously for over ninety (90) days are considered a permanent residence and shall be connected to electric power, water supply, sewage disposal, gas and telephone service lines in compliance with applicable City codes and all service lines shall be installed underground.

Enc Ord 433 December 5, 2012

**17.16.230 RECYCLING COLLECTION POINTS**

Collection points may be a requirement in large developments and shall be maintained in a clean and safe condition and checked daily for trash and other debris. Collection points managed by the City and Beaverhead County shall maintain the same standards.

Enc Ord 433 December 5, 2012

**17.16.240 STABLE COMMERCIAL STABLE OF ANIMALS**

- A. The minimum property size shall be ten acres.
- B. Structures or facilities used for commercial stabling, storing, showing or training of animals shall be set back a minimum of one hundred (100) feet from any adjacent property. Dwelling units, accessory structures incidental to dwelling units and irrigated pasturage are not subject to this one hundred (100) foot setback area but subject to the minimum setback requirements of the applicable zoning district.

- C. There shall be no shows or other activities which would generate more traffic than is normal to a residential area, unless the proposed site has direct access from an arterial street as set forth in the Dillon Growth Policy. Permission for such shows and activities shall be obtained from the City. Notification shall be provided in a letter that explains the nature and duration of the activity, and accommodations for spectators, traffic control and additional parking for cars and trailers. This letter shall be submitted to the Administrative Official at least one month prior to the date of the show or activity.
- D. All pasture and animal storage areas shall be enclosed with fences or walls of a minimum of four (4) feet, and maximum of six (6) feet in height. The design of these enclosures shall be shown on drawings submitted with the Conditional Use permit.
- E. All pasture applicable to the public health and appropriate care of animals must be complied with for the entire period of operation of the stable.
- F. All activity and pasture areas that are not grassed shall be treated for dust control as approved by the Administrative Official.
- G. Adequate parking for daily activities shall be shown on the site plan and improved to City parking standards. Additional parking, improved as determined by the Administrative Official, shall be provided for shows or other special events.

Enc Ord 433 December 5, 2012

**17.16.250 STABLE--PRIVATE STABLES**

Private stables used for stabling, storing, showing or training of animals is a Conditional Use and shall require setbacks of one hundred (100) feet and meet the same standards as Commercial Stables. Special conditions may be required with approval of the Conditional Use.

Enc Ord 433 December 5, 2012