

## SECTION 3 DEFINITIONS

- 3.1 Accessory Building or Use: A Building or Use which: (1) is subordinate in area, extent or purpose to the principal Building or principal Use served; and (2) contributes to the comfort, convenience, or necessity of occupants of the principal building or principal Use.
- 3.2 Agriculture: The conduct of an agricultural activity occurring in connection with the commercial production of farm products as defined under Section 76-2-902, MCA. For the purpose of the Zoning Regulations, agricultural activities do not include game farms, fur farms, animal hospitals, commercial dog kennels, confined animal feeding operations or similar Uses. Agriculture does not include the cultivation, growing, harvesting, or manufacturing of marijuana or marijuana-infused products (excluding hemp or hemp seeds) for sale, or the sale of marijuana or marijuana-infused products (excluding hemp or hemp seeds).
- ~~— Agriculture: Art or science of cultivating the ground, including harvesting of crop and rearing and management of livestock; tillage; husbandry; farming; horticulture; and forestry; the science and art of the production of plants and animals useful to man.~~
- 3.3 ~~— Airport: A place, either on land or on water, where aircraft may land and take off and where additional space may be provided to discharge or receive cargoes and passengers, make repairs, or take in fuel.~~
- 3.3 Antenna: Any equipment or device used to receive or transmit electromagnetic waves for the provision of ~~Personal Wireless Services~~ FCC-licensed or authorized wireless transmission including, but not limited to, cellular, paging, personal communication services (PCS), and microwave communications. Antennas include, but are not limited to, directional antennas, such as panels, microwave and satellite dishes, and omnidirectional antennas, such as whips. This definition does not apply to ~~broadcast antennas~~, antennas designated for amateur radio use, or satellite dishes designed for residential or household purposes.
- 3.5 ~~— Antenna Support Structure: Any structure, mast, pole, or tower used for the purpose of supporting an antenna.~~
- 3.4 Antenna Tower (“Tower”): Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas, including Structures that are constructed for wireless communications services including, but not limited to private broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul. ~~that is designed and constructed primarily for the purpose of supporting one or more Antennas for telephone, television, radio, similar voice and data communication purposes, or Personal Wireless Services. The term includes, but is not limited to, radio and~~

~~television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, and antenna tower alternative structures.~~

~~3.5 Apartment House: Any building or portion thereof containing three or more apartments or dwelling units.~~

3.5 Applicant, Personal Wireless Service Facility. The owner or operator, or authorized representative thereof, of a Personal Wireless Service Facility or Eligible Wireless Services Support Structures who applies for a Conditional Use Permit or Modification.

~~3.6 Arterial Road: A road having the primary function of moving traffic with emphasis on a high level of mobility for through movement and the secondary function of providing access to adjacent land. Arterial Roads with the District include Bridger Canyon Road, Kelly Canon Road, and Jackson Creek Road.~~

~~3.7 Base Area: The Bridger Bowl base area, as identified and included in the Base Area Plan and official zoning map.~~

~~3.8 Base Station: The supporting structure and equipment at a fixed location that enable FCC licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass an Antenna Tower or any equipment associated with an Antenna Tower.~~

~~(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.~~

~~(ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).~~

~~(iii) The term includes any structure other than an Antenna Tower that, at the time a Request for Modification is filed. Modifications of Eligible Wireless Service Support Structures, supports or houses equipment described in subsection (i) (ii) of this definition that has been reviewed and approved under Section 17, Personal Wireless Service Facilities or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.~~

~~(iv) The term does not include any structure that at the time the Request for Modification filed. Modifications of Eligible Wireless Service Support Structures does not support or house equipment described in subsections (i) (ii) of this definition.~~

- 3.9 Bed and Breakfast Inn: An establishment which provides overnight lodging to the public for compensation; caters to the traveling public; is located in the proprietor's or manager's residence; and serves only a ~~limited~~ breakfast to registered guests.
- 3.10 Building: Any Structure built for support, shelter, or enclosure of persons, animals, chattels, or property of any kind.
- 3.11 Building Height: ~~The vertical distance from the average elevation of the proposed finished grade at the front of a building to the highest point of a flat roof, the deck line of a mansard roof and the mean height between eaves and ridge for gable, hip, and gambrel roofs.~~ The vertical distance measured from Grade to the highest point on the roof or Parapet wall. Where a Building utilizes multiple roof styles or pitches, the highest point of each type of roof or Parapet wall shall be in conformance with applicable height regulations as established for the respective roof pitches in each zoning district. Where the vertical difference between Grade is greater than two feet between opposite Elevations of the Building the height of the Building may be increase by one foot (1') for every one foot (1') in Grade difference up to a maximum of six (6) additional feet.
- 3.12 Building, Principal: A Structure in which is conducted the main Use of a Lot on which the Structure is located.
- 3.13 Building Site or Building Envelope: ~~A designated area within a Parcel or Lot within which Dwelling Units, Accessory Buildings, and other Structures are to be or have been constructed. A parcel of land occupied or intended to be occupied by uses and buildings permitted herein and which includes such size, dimension, open space, and parking as are required in the Zoning District in which such site is located; and which site abuts a County road or State Highway or which abuts a private road conforming to standards approved by the Planning Commission.~~
- ~~3.14 Business, Retail: The retail sale of any article, substance, or commodity for profit or livelihood, conducted within a building but not including the sale of lumber or other building materials or the sale of used or secondhand goods.~~
- 3.14 Campgrounds: Any Lot or land providing temporary overnight occupancy for two (2) or more tents and Recreational Vehicles including permanent Structures such as a management Office, storage facilities, sanitary facilities, caretaker's residence and Accessory Uses as listed in Section 23.5. The definition of campground does not apply to Temporary Uses such as hunting camps, tents or Recreational Vehicles for personal Use, if the number of tents and/or Recreational Vehicles does not exceed five  
~~Land or premises which is used or intended to be used, let, or rented for temporary occupancy by campers traveling by automobile or otherwise, or for temporary occupancy by tents or similar quarters.~~

- 3.15 Campsite: A plot of ground within a Campground intended for exclusive occupation by a tent or Recreational Vehicle.
- 3.16 Caretaker's Residence: Dwelling unit for a person that takes care of the house or land of an owner who may be absent.
- 3.17 “Carrier on Wheels” or “Cell on Wheels” (“COW”) Facility. A portable self-contained Personal Wireless Service Facility that can be moved to a location and set up to provide Personal Wireless Services. A COW is normally vehicle-mounted and contains a telescoping boom as the its Antenna Tower Support Structure.
- 3.18 Club, Private hunting or fishing: A facility for an organization of persons whose special purpose is hunting or fishing. Such facility shall be open only to members and not to the general public. Does not include granting individuals’ permission to hunt or fish on private property, outfitting operations or shooting ranges.
- 3.19 Collocation, Modifications of Eligible Wireless Service Support Structures. The mounting or installation of Transmission Equipment on an Eligible Wireless Service Support Structure for the purpose of transmitting and/or receiving radio frequency signals for communication purposes.
- ~~3.21 Conditional Use: A Use, other than Permitted Uses, that may be allowed in a specific Zoning category, but which requires a public hearing by the governing body to consider additional safeguards to maintain and assure the health, safety, and general welfare of the community and to maintain the character of the Bridger Canyon Zoning District.~~
- ~~3.21 Condominium: The ownership of single units with common elements.~~
- 3.20 Density: The number of Development Rights per unit of land area, which may also be expressed in the inverse as the area required to establish one Development Right.
- 3.21 Domestic Wireless Equipment. Non-commercial wireless communication equipment serving 10 or fewer dwellings or parcels and conforming to height limits, setbacks and other standards in this Regulation, including amateur radio antennas and domestic antennas, such as for the reception of terrestrial or satellite television signals or wireless internet service for household or individual business use, but excluding any equipment subject to the requirements of Section 17 Personal Wireless Service Facilities or Modifications of Eligible Wireless Service Support Structures.
- 3.22 Decision: A final affirmative act of:
- a. The Planning Director or Zoning Enforcement Agent evidenced in writing, giving an interpretation or granting or denying any permit, exception, certificate, permission, approval, or determination; or

- b. The Planning and Zoning Commission or Gallatin County Commission evidenced in writing which may include findings of fact, conclusions of law, resolutions and orders.

~~3.24 Dwelling Group: A group of two or more detached or semi-detached one family, duplexes, or multiple family dwellings occupying a parcel of land in one ownership and having any yard or court in common.~~

3.23 Dwelling Unit: A Structure or portion thereof providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, cooking and sanitation.

- a. Dwelling Unit, Accessory: A separate Dwelling unit located within the principal Dwelling Unit or in an Accessory Building

- b. Dwelling Unit, Single-family: A Structure or portion thereof containing a single Dwelling Unit for habitation by one or more persons co-residing therein and their domestic Employees.

~~Dwelling Unit: A group of inter-related rooms having living, sleeping, cooking, and complete sanitary facilities.~~

~~3.26 Electric Distribution Lines: An electric power line.~~

3.24 Electric Transmission Lines: An electric power line, poles, towers and attached appurtenances primarily designed for transmission of electricity between electric substations and which are typically of a capacity of 50kV or greater.

3.25 Eligible Wireless Service Support Structure. Any Antenna Tower or Base Station, provided that it is existing at the time the relevant application is filed in accordance with Section 17, Modifications of Eligible Wireless Service Support Structures.

3.26 Emergency Services. A Building or Use often supported by government funds to be used in an emergency service capacity including but not limited to police, fire and ambulance stations.

3.27 Employee Housing: An efficiency or studio residential unit, as part of a primary residential structure, which is located in the ~~Bridger Bowl~~ Base Area, is restricted by covenant for use by persons employed in the Base Area and their families, and has living sleeping, cooking and sanitary facilities.

3.28 Employee Unit: An employee unit shall mean one single bed, with a maximum of four units in one room.

3.29 Employer: A person ~~persons~~ or entity who owns or operates a business or businesses in the ~~Bridger Bowl~~ Base Area and whose businesses shall be aggregated together for the purpose of determining the number of full time employees or the equivalent.

- 3.30 Essential Services, Type 1. Uses including, but not limited to, water pumping stations; stormwater drainage facilities (including collection lines, retention/detention ponds, and drainage ways); sanitary sewer and storm sewer lift stations; local service telephone lines and cables; local service electrical and gas distribution lines and cables; local service cable television lines; local service electronic data transmission lines and cables; local service gas transmission lines and cables; water and sanitary sewer distribution and collection lines; public and amateur radio antennae and towers; public treatment facilities (water, sanitary sewer and storm sewer); public domestic water storage facilities; water fill stations for firefighting equipment; telephone exchanges and repeater stations (not including Wireless Services Antenna Tower); fire and police stations.
- 3.31 Essential Services, Type II. Uses including but not limited to transport gas, oil, and coal pipelines (interstate and intrastate), electric substations; electrical transmission lines (interstate and intrastate); and public supply facilities (electric and gas).
- 3.32 Existing, Eligible Wireless Service Support Structure. A constructed Antenna Tower or Base Station that has been reviewed and approval under Section 17, Personal Wireless Service Facilities, or under another State or local regulatory review process, such as authorization from the Montana Public Service Commission for the deployment of existing Transmission Equipment on the structure, and including an Antenna Tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed under all applicable laws and regulations.
- ~~3.36 Exterior Construction: Those components of a Structure visible from the outside of the Structure, such as siding, windows, roofing, and painting. Site improvements such as any parking, landscaping, or screening improvements required pursuant to this Regulation are considered part of Exterior Construction.~~
- 3.33 FAA. The U.S. Federal Aviation Administration.
- 3.34 Family: a) A person living alone; b) any number of people related by blood, marriage, adoption, guardianship or other authorized custodial relationship; c) two (2) unrelated people and any children related to either of them; d) not more than four (4) unrelated people living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities.  
~~One or more persons occupying a premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a hotel, club, communal development, fraternity or sorority house, etc. A Family unit shall be deemed to include necessary servants, and may include up to four (4) boarders.~~
- 3.35 FCC. The U.S. Federal Communications Commission.

- 3.36 Floor Area, general: The sum of the horizontal areas of each floor of a Building, measured from the outside faces of the exterior walls or from the centerline of walls separating two distinct Uses in the same Building.
- 3.37 Floor Area, livable: The sum of the horizontal heated and habitable floor area of a Building, measured from the outside faces of the exterior walls used for dwelling purposes or from the centerline of walls separating non-dwelling areas and other Dwelling Units. Livable Floor Area does not include such areas as attics, utility closets, carports, and garages.
- 3.38 Floor, Ground: That portion of a Building or Structure located with its floor between the average ground elevation and the ceiling next above.
- 3.39 Guest House: Detached living quarters of a permanent type of construction, without kitchens or cooking facilities, clearly subordinate and incidental to the main building on the same building site.
- 3.40 Geotechnical Study: A soil analysis indicating the physical properties of soil types and any limitation ratings, and any special design or construction methods proposed to mitigate soil suitability conditions.
- 3.41 Guest Ranch: Facility which provides accommodations to the general public, offers on premise recreational and/or educational programs, and features has central dining facilities.
- 3.42 Grade: The lowest point of Elevation of the finished surface of the ground. “Finished surface of the ground” shall not included window wells, stairwells, or other similar features, but shall include features such as usable patio areas.
- 3.43 Guest Ranch Quarters: Overnight rooms at Guest Ranches.
- 3.44 Home Occupation: The use of a Dwelling Unit or Accessory Structure for occupations at home which are clearly customary and incidental to the primary Use of the parcel and do not change agricultural or residential character thereof. ~~No home occupation conducted entirely within a dwelling shall occupy more than twenty percent (20%) of the gross floor area nor more than four hundred (400) square feet of gross floor area.~~
- ~~3.38 Hostel: Dormitory style overnight accommodations, usually for young travelers.~~
- 3.45 Hotel: Any Building or portion thereof including any lodging house, rooming house, or dormitory containing six (6) or more guest rooms and occupied or intended or designed for six (6) or more guests whether rent is paid in money, goods, labor or otherwise. ~~Does not include any jail, hospital, asylum, sanitarium, orphanage, nursing home or other in which people are housed and detained under legal restraint.~~

- 3.40 ~~Junk Yard: The use of more than two hundred (200) square feet of the area of any parcel, lot, or contiguous lots, for the storage of junk and/or autos, including scrap metals, or other scrap material, and/or for the dismantling or "wrecking" of automobiles or other vehicles or machinery.~~
- 3.46 Lease, Personal Wireless Service Facility. With respect to a Personal Wireless Service Facility or Eligible Wireless Support Structure, an agreement, however designated (such as, without limitation, lease, license, easement, right to use, access right), by means of which a property owner grants to the Personal Wireless Service Facility or Eligible Wireless Support Structure operator a right to construct or operate the same a Personal Wireless Service Facility on their property.
- 3.47 Lot or Parcel: A parcel or plot of land shown as an individual unit of ownership on the most recent plat or other instrument of record. ~~of subdivision.~~
- 3.48 Manufactured Home: A residential Single Family Dwelling constructed entirely or substantially off-site.
- 3.49 Mobile Home: A portable unit built to be transportable on its own chassis, comprised of frame and wheels, and designed to be used as a dwelling when connected to appropriate utilities.
- 3.50 ~~Modification, Personal Wireless Service Facility.~~ Modifications of Eligible Wireless Service Support Structures. Any alteration of to an Existing ~~Personal Wireless Service Facility~~ Antenna Tower or Base Station that involves: (1) the Collocation of a new Antenna or Transmission Equipment; (2) the removal of an Antenna or Transmission Equipment; or (3) the replacement of an Antenna or Transmission Equipment.
- 3.51 Open Space: Land subject to valid restriction against housing development, the maintenance of which in is natural or agricultural state is necessary for the enhancement of living conditions in Planned Unit Developments. Open Space may be owned in private, public or common ownership.
- 3.52 Ordinary High Water Mark: The outermost line caused by water impressing on land and covering it for sufficient periods to cause physical characteristics that distinguish the area below the line from the area above it. Characteristics of the area below the line include when appropriate, but are not limited to deprivation of the soil of substantially all terrestrial vegetation and destruction of its agricultural vegetative value. A floodplain adjacent to surface water is not considered to lie within the surface water's high water marks.
- 3.53 Overnight Lodging Accommodations: Permanent, separately rentable accommodations, which are not available for residential use, except for the proprietors of a Bed and Breakfast Inn. Overnight Accommodations lodgings include Hotel or motel rooms, hostels, cabins, Bed and Breakfast inns and time-shared units.



- Individually owned units may be considered Overnight lodging Accommodations if they are available for overnight rental use by the general public for at least 48 weeks per calendar year through a central reservation and check-in service. Glamping, individual tent sites, recreational vehicle parks, Employee Housing, and similar accommodations do not qualify as Overnight Accommodations for purposes of this definition. (Amended: County Commission Resolution 1995-46)
- 3.54 Parking space, off-street: A space located off any public right-of-way, which is at least 9x20 feet in size for parking of any automobile and with access to a public street or road.
- 3.55 Personal Wireless Services. A defined by 47 U.S.C. 332 (“mobile services”) commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.
- 3.56 Personal Wireless Service Facility (“Facility”). A facility that is or will be used for the provision of Personal Wireless Services, ~~A Personal Wireless Service Facility~~ typically consisting of an equipment enclosure, an Antenna Tower, one or more Antennas, a Base Station and accessory equipment. A Personal Wireless Facility also includes Distributed Antenna Systems, Small-cell facilities, and third-party facilities, such as neutral-host deployments shared by more than one carrier, to the extent that such facilities are or will be used for the provision of Personal Wireless Services.
- 3.57 Place of Worship: A Structure, together with its Accessory Structures and Uses, where persons regularly assemble for religious worship, and which Structure, together with its Accessory Structures and Uses, is maintained and controlled by a religious body organized to sustain public worship.
- 3.58 Plan. The provisions for development of a Planned Unit Development, including a plat of subdivision, all covenants relating to use, location and bulk of Dwelling Units and other Structures, intensity of use or density of development, streets, ways and parking facilities, and a general layout of water and sanitary facilities. The phrase “provisions of the Plan”, when used in these provisions, shall mean and include the written and graphic materials referred to in this definition.
- 3.59 Planned Unit Development or PUD: An area of land to be developed as a single entity for a number of Dwelling Units. The Plan for which may not correspond in lot size, bulk or type of dwelling, Density, lot coverage and require Open Space to the applicable Zoning Classification.
- 3.60 Planning Department: The Gallatin County Department of Planning & Community Development.
- 3.61 Planning Director: The person authorized by the Board of Gallatin County Commissioners and the Planning & Zoning Commission to carry out the

administrative duties specified by this Regulation. Staff of the Department of Planning and Community Development are authorized to act as the Planning Director's designee.

- 3.62 Prominent Ridgeline: Any ridgeline as viewed from any point along a designated Arterial Road corridor, which creates a silhouette with the sky. These Arterial Road corridors shall then establish view points from which to identify Prominent Ridgelines. For the purpose of these guidelines, a canopy of existing trees located on the top of a ridgeline shall be considered a part of the Prominent Ridgeline.
- 3.63 Portal: A rustic entrance gate of stone, log or lumber, or combinations thereof, which may contain words, symbols or brands, indicating the address or identity of a park, farm, ranch or Dwelling Unit. ~~This portal shall not be utilized as a sign for advertising products. Portals do not require a land use permit prior to construction.~~
- 3.64 Private Club: Any association and its related facilities except those of which the chief activity is a service customarily carried on as a business.
- 3.65 Recreational Housing: Housing located in the ~~Bridger Bowl~~ Base Area which does not have restriction on length of stay, and includes attached and detached single family units. This is distinguished from other Dwelling Units by the special requirements. ~~Set fourth in Section 13.10.~~
- 3.66 Recreational Housing, attached: Single family ownership Dwelling Units located in the Base Area that have at least one other single-family owned unit within the same Building structure. ~~, and are located in the Bridger Bowl Base Area.~~ Includes Hotels, townhouses, duplexes and condominiums.
- 3.67 Recreational Housing, detached: Single-family homes (i) located in the ~~Bridger Bowl~~ Base Area and (ii) on individual Lots or in a Planned Unit Development.
- 3.68 Road, Access: All off-site roads that connect to an interior development road or a direct driveway approach to a lot. An Access Road may be an Arterial, Collector, Local, or County maintained road.
- 3.69 Road, Arterial: The highest mobility, lowest accessibility functional classification of road that connects communities and activity centers, and connects communities to major state and interstate highways. Arterial Roads with the District include Bridger Canyon Road, Kelly Canon Road, and Jackson Creek Road.
- 3.70 Road, Collector: A principle route to promote the free flow of traffic within residential or commercial areas that carries relatively high traffic volumes and conveys traffic from Arterial Roads to lower-order roads.
- 3.71 Road, County: Any road Right-of-Way under the jurisdiction of Gallatin County, including those dedicated for public use and approved by the County Commission.

- ~~3.72 Road, Local: The highest accessibility, lowest mobility functional classification of road characterized by their many points of direct access to adjacent properties, and with typically lower traffic volumes and speeds with short trip distances.~~
- ~~3.72 Single Family Dwelling: A detached Building designed for, or occupied exclusively by one family and including the necessary domestic help thereof.~~
- 3.73 Site, Modifications of Eligible Wireless Service Support Structures. For Antenna Towers other than Antenna Towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the Antenna Tower and any access or utility easements currently related to the site and for other Eligible Wireless Service Support Structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.
- ~~3.74 Ski Lift Facility: Ski Lift Facilities include powered conveyors for transporting skiers or sightseers up a mountainside. Ski Lift Facilities may be either chair lifts, surface lifts, gondolas, or cable cars. Ski facilities also include snow making and related commercial facilities including equipment rental, storage lockers, warming huts, restaurants and bars.~~
- ~~3.75 Solar Energy System Accessory: A solar panel or array mounted on a Building, pole or rack that is secondary to the primary Use of the Parcel on which it is located and which is directly connected to or designed to serve the energy needs of the primary Use.~~
- 3.76 Special Events Facility: Facility used on an intermittent basis for activities such as weddings, receptions, picnics, barbecues, dances, private parties, reunions, and banquets.
- 3.77 Structure: Anything constructed or erected above or below ground, affixed to the ground, or attached to something fixed to the ground.
- 3.78 Subdivision Regulations: Gallatin County Subdivision Regulations, including subdivision review.
- 3.79 Telecommunications Laws. Any statute or regulation enacted by any federal, state, or local governmental agency that in any way governs (a) telecommunications, (b) the construction, maintenance, Modification, or operation of a Personal Wireless Service Facility, (c) radio frequency emissions or their environmental impact, or (d) building, fire, plumbing, or mechanical standards applicable to a Personal Wireless Service Facility; and any applicable judicial or administrative interpretation of any of the foregoing.
- ~~3.59 Tepee: A conical tent.~~

- 3.80 Traffic Impact Analysis: An analysis of the effect of traffic generated by a PUD on the capacity, operations, and safety of the planned access points, and public roads with recommended mitigation measures for the anticipated impacts.
- 3.81 Transfer: the conveyance of Development Rights by deed, easement, or other legal instrument authorized by the Regulation to another Parcel and the recording of that conveyance at the Office of the Gallatin County Clerk and Recorder.
- 3.82 Transmission Equipment, Modifications of Eligible Wireless Service Support Structures: Equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including but not limited to private broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
- ~~3.60 Travel Trailer: A vehicular portable structure designed as a temporary dwelling for travel, recreation, and vacation uses, which is not more than 8 feet in body width nor 32 feet in body length.~~
- ~~3.61 Transmission Line: Any electrical circuit carried on a steel pole; any electrical circuit carried on more than one wooden pole; any electrical circuit carried on a single wooden pole energized at more than 60,000 volts.~~
- 3.83 Use: Any purpose for which a Structure or Lot may be designed, arranged, intended, maintained or occupied for any activity, occupation, business, operation or residence.
- c. Use, Accessory: A Use that is incidental and subordinate to the Principal Use of land, located on the same Lot, and under the same ownership.
  - d. Use, Change of: Substitution of one Use for another or the addition of a new Use, specifically regarding the Use of a Structure or on a Lot.
  - e. Use, Conditional: Uses, other than Permitted Uses, that may be allowed in a specific Sub-district, but which require a public hearing by the Planning and Zoning Commission to consider if the Use should be conditioned to maintain and ensure the health, safety, and general welfare of the community and to maintain the character of the Zoning District.
  - f. Use, Permitted: Uses listed as being authorized in a specific Sub-district, generally as a Principal Use or Accessory Use, and which may be approved by the Planning Director pursuant to the administrative process of a Land Use Permit or Change of Use Permit.
  - g. Use, Principal: The primary Use of a Lot.
  - h. Use, Seasonal: The Use of a Structure, or Lot to conduct one or more Uses that vary in accordance with the season of the year and are not conducted year-round.

- i. Use, Temporary: A Use established for a fixed period of time with the intent to discontinue such Use upon the expiration of a time period of no greater than 90 days.
- ~~3.62~~ Use: Any purpose for which a Building or other Structure or tract of land may be designed, arranged, intended, maintained, or occupied for any activity, occupation, business, operation or as a residence to be carried on or intended to be carried on in a Building or other Structure or on a tract of land.
- 3.84 Water Conveyance Facility, Agricultural. Agricultural water user facilities and other facilities that convey water for Agriculture, stock, domestic, fish and wildlife, industrial, irrigation, mining, municipal, power, recreation, aquifer recharge or mitigation, and all their beneficial uses set forth in Section 85-2-101, et seq., MCA. These facilities include, but are not limited to, ditches, canals, pipelines, flumes, wells, infiltration galleries, diversion Structures, headgates, pumps, blowoffs, swales, and associated infrastructure.
- 3.85 Watercourse. Any natural stream, river, creek drainage, waterway, gully, ravine or wash in which water flows either continuously or intermittently and has a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow. The term Watercourse shall not be construed to mean any facility created exclusively for the conveyance of irrigation water.
- 3.86 Wetland: An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturation soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. This definition includes Army Corp of Engineers jurisdictional and non-jurisdictional wetlands.
- 3.87 Wind and Solar, Non-Commercial and/or Agricultural Uses: An electrical generation facility using solar or wind energy as its fuel source, and whose primary function is to provide electricity for personal or agricultural use.
- ~~3.63~~ Work Camp: A parcel of land on which housing is provided by a person for two or more families or individuals living separately, for the exclusive use of the employees of such person and the families, if any, of the employees. For purposes of this subsection, "housing" includes but is not limited to camping spaces; trailer parking spaces; mobile, modular, or permanent barracks or structures; and any appurtenant water supply and distribution system, sewage collection and disposal system, solid waste collection and disposal system, or food service and dining facilities. "Housing" does not include shelter provided by an employer for persons who are employed to perform agricultural duties on a ranch or farm.
- 3.88 Zoning Classification: The zoning classification such as Agricultural Exclusive applicable to a Parcel.

- 3.89 Zoning Commission: The Gallatin County Planning & Zoning Commission.
- 3.90 Zoning District: The Bridger Canyon Zoning District.