

SECTION 7 RECREATION AND FORESTRY (RF)

7.1 Intent. Recreation and forestry, grazing as occupational pursuits, and wildlife habitat and grazing are as leisure time and occupational pursuits are important to the aesthetics and economy of Bridger Canyon. Because of the amount of land suitable for recreation and forestry is limited due to the Canyon's geographical location, climate and topography, it is the intent of this section to preserve existing developed and undeveloped recreation and forest lands from unplanned residential, commercial and industrial development by enacting this District. The purpose of the Recreation and Forestry (RF) District is, when applied to particular land, to encourage the following land use:

- a. Residential uses that do not impair the rural character of Bridger Canyon.
- b. The growing and harvesting of timber and other forest products and related activities, including logging and all operations incidental to and connected therewith.
- c. Recreational uses that are sensitive to surrounding uses, maintain water quality, limit traffic generation, prevent fire hazards, and avoid adverse environmental effects.
- d. The grazing and managing of livestock and all operations incidental to and connected therewith.
- e. The cultivation of ground, including the preparation of soil, planting or seeding and raising and harvesting of crops.
- f. Incidental unrelated Uses with are necessary to protect and promote the health, safety, welfare and convenience of rural residential citizens.

7.2 Permitted Uses Allowed as a Matter of Right.

a. One (1) Principal single family Dwelling Unit on each 40-acre parcel created in conformance with or in existence at the time of original adoption of the Zoning Regulation. Growing and harvesting of timber and other forest products and related activities, including logging and all operations incidental to and connected therewith; road building;

b. Personal milling of lumber not for commercial purposes

c. Agriculture, as defined under Section 76-2-902, MCA.

1. The sale on the premises of agricultural products produced thereon.

2. The packing, storing, and processing of produce grown on the land, together with Accessory Buildings and Structures required for agricultural production.

crop farming and harvesting; forest stations and lookouts; grazing; riding and hiking trails; stables and corrals; public and private playgrounds and parks; picnic areas; public utility buildings; structures and uses; structures accessory to any use listed above; signs in accordance with Section 16. Non agricultural home occupations and hobbies when conducted within buildings and structures; the principle use of which is one of the foregoing uses.

d. Accessory Building(s), where each Accessory Building is equal to or less than 2,400 square feet of general Floor Area.

e. Essential Services Type 1.

f. Domestic Wireless Equipment.

g. Signs in accordance with Section 16.

h. Home Occupations

i.. Accessory Solar Energy Systems

7.3 Uses Permitted After Securing Approval of a Conditional Use Permit. ~~Lumber mills;~~

a. Logging camps.

b. The development and processing of natural resources in accordance with Appendix A, *Natural Resources Conditional Use Permits*; ~~campgrounds;~~

c. Seasonal recreational campsites; ~~golf courses; driving ranges;~~

d. Ski lift facilities.

e. Pack stations. ~~airports;~~

f. Guest Ranches. ~~commercial snowmobile facilities;~~

g. Cross country ski facilities. ~~structures and uses accessory to the uses listed herein; accessory buildings and structures the principle use of which is the pursuit of non-agricultural; home occupations and hobbies;~~

h. Accessory Building greater than 2,400 square feet of general Floor Area.

i. Essential Services (Type II).

j. Personal Wireless Service Facilities, subject to Section 17; and electric transmission lines.

k. Emergency Services.

l. Small-scale Wind Energy Systems.

7.4 ~~Similar Uses. Uses which in the opinion of the Zoning Commission are similar to 7.2 and 7.3 above may be permitted therein.~~

7.4 Height, Yard and Area Requirements.

a. ~~Parcel width for this district shall not be less than six hundred and sixty (660) feet.~~

Minimum parcel size shall not be less than forty (40) acres with the exception of parcels created by a PUD in accordance with Section 13.

In the event a parcel is divided and the last parcel in the division is within ten percent (10%) of the minimum required ~~forty (40) acre size~~, a rounding off of the figure is permitted.

Example:

76 acre parcel ~~minimum parcel size = 40 acres~~

actual First parcel survey size = 37 40 acres = 1 Minimum Parcel

Second parcel size = 36 acres ~~One development unit would be allowed by rounding the acreage off to 40 acres. = 1 Minimum Parcel~~

b. Building and Structure Minimum Setback Requirements. ~~for all buildings and structures shall be twenty five (25) feet from any property line; one hundred twenty five (125) feet from the centerline of any public road; and one hundred (100) feet from any creek.~~

All Property lines

25 feet

Public road right of way or road easement 125 feet

Watercourse Ordinary High Water Mark 150 feet*

*Setback from the Watercourse Ordinary High Water Mark may be reduced with an approved Watercourse Mitigation Plan in accordance with Section 15.19.

- c. Building Height. Maximum Building Height shall be 35 feet for buildings with a roof pitch equal to or greater than 1:4. Maximum Building Height shall be 25 feet for buildings with a roof pitch less than 1:4. Multiple pitch roofs would need to meet the height limit for that portion of roof dependent on type of pitch. Architecture features such as belfries, cupolas, and chimneys shall be allowed to extend no more than 3 feet above the maximum Building Height.

7.5 Additional Standards. See General Development Standards Section 15 and Signs Section 16.

7.6 Parking Requirement.

- ~~a. Commercial uses shall provide one (1) off-street parking space for each two hundred (200) square feet of gross floor area.~~
- ~~b. Two (2) off-street parking spaces for each residential unit.~~
- ~~c. Parking required for other uses shall be as set forth by the Gallatin County Zoning Enforcement Agent subject to appeals as outline herein.~~