

*SUCE CREEK PLANNING AND ZONING
DISTRICT REGULATION*

PARK COUNTY, MONTANA

ADOPTED August 19, 2025

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RESOLUTION NO. _____

**SUCE CREEK PLANNING AND ZONING DISTRICT
AND SUCE CREEK ZONING REGULATION
RESOLUTION OF THE PARK COUNTY COMMISSION**

SECTION ONE TITLE, CREATION AND ADOPTION

The Suce Creek Zoning District and Suce Creek Zoning Regulation Resolution of the Park County Board of County Commissioners, Park County, Montana was adopted on the ___ day of _____, 2025 to create the Suce Creek Planning and Zoning District (“Zoning District” or “District”) and the Suce Creek Zoning Regulation (“Zoning Regulation” or “Regulation”).

Pursuant to § 76-2-101, *et seq.*, MCA, there has been established a Planning and Zoning Commission for the Suce Creek Planning and Zoning District, which Planning and Zoning Commission consists of the three (3) County Commissioners, the County Surveyor or the County Clerk and Recorder, two citizen members each of whom resides in a different zoning district, or if only one zoning district exists, both from that district, and a County official appointed by the County Commissioners. The Planning and Zoning Commission shall have all the powers given to it by the State of Montana, this Resolution and the Zoning Regulation created thereby.

Pursuant to § 76-2-101, *et seq.*, MCA, there is hereby adopted a development pattern consisting of the Suce Creek Planning and Zoning District Resolution, Zoning Regulation, and Zoning Map.

SECTION TWO PURPOSE

The purpose of the Zoning District and Zoning Regulation is to help guide growth and development in the area, and

1. To allow for development that is consistent and compatible with existing agriculture and rural residential uses;
2. To protect, preserve, and maintain agricultural lands;
3. To protect and conserve property values;
4. To protect and enhance the natural environment, water quality, and fish and wildlife habitat;
5. To prevent overcrowding and undue population concentration;
6. To preserve and maintain the rural nature and scenic open space quality of the area;
7. To protect Suce Creek, spring creeks, and other water resources within the District, and ensure high water quality standards;

8. To protect the District from the effects of urban encroachment and commercial and industrial uses incompatible with the agricultural and rural residential character of the Suce Creek area and inconsistent with protecting and ensuring adequate light, water resources, air, and food supplies for public health, safety, and general welfare;
9. To carry out the development plan for the District provided herein; and,
10. To further the public health, safety, and general welfare.

The purpose and intent of the Zoning District and Zoning Regulation is also to accomplish many of the Guiding Principles and the Goals and Objectives as set forth in the Park County Growth Policy, updated February 2025.

In accordance with the foregoing purposes, present and future inhabitants in this Zoning District accept the impacts associated with normal farming practices and Agricultural Uses.

SECTION THREE BOUNDARIES

The District boundaries are shown on the attached Map.

SECTION FOUR ESTABLISHMENT OF DISTRICT

The jurisdiction of the Suce Creek Planning and Zoning District is one district, as shown on the official zoning map.

A. Certificate.

The Official Map shall be available in the County Clerk and Recorder's Office, and shall bear a Certificate with the signature of the Chairman of the Board of County Commissioners, attested by the County Clerk, and the date of adoption of this Resolution. The Certificate should read as follows:

This is to certify that this is the Official Zoning Map referred to in Section _____ of the Suce Creek Planning and Zoning District Regulation.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS



Attested *Angeline Yeldes* Date of Adoption *July 15, 2025*

If any changes to the Map are made by amendment to this Zoning Regulation in accordance with Section _____, such changes shall be made to the Official Zoning Map, and signed, dated and Certified upon the Map or upon the material attached thereto.

Regardless of the existence of purported copies of the Zoning Map which may from time to time be made or published, the Official Zoning Map kept in the office of the County Clerk and Recorder shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the Zoning District.

B. Replacement of Official Zoning Map.

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes or additions thereto, the Planning and Zoning Commission may adopt and certify a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or admissions in the prior map, but no such corrections shall have the effect of amending the original Zoning Map or any subsequent amendment thereof.

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted _____ as part of the Zoning Resolution for the Suce Creek Planning and Zoning District, Park County, Montana.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

Mike [Signature]

Attested *Angeline Yeldes*

Date *8/29/25*

C. Interpretation of Uses.

If questions arise concerning the appropriate classification of a particular use, or if the specific use is not listed, the Zoning Administrator shall determine the appropriate classification for that use.

1. **Application.** Written application for an Interpretation of Use shall be filed with the Zoning Administrator accompanied by the applicable fee, in accordance with the fee schedule, and signed by the property owner. An application shall not be

regarded as having been filed until the fee is paid. It shall be the burden of the applicant to prove sufficient supporting materials and information relevant to the request.

2. **Sufficiency.** With ten (10) working days of receipt of the application and fee, the Zoning Administrator shall determine whether the application contains all the information and materials required and shall give written notice to the applicant either that:
 - a. information or materials are missing, identifying those, and that no further action shall be taken on the application until the missing information or materials are submitted, and the application is deemed complete by the Zoning Administrator; or,
 - b. the application is complete.

The process of identifying insufficiencies may be repeated until the application is deemed sufficient by the Zoning Administrator. Failure to submit the missing information or materials within sixty (60) days of being notified of deficiencies shall nullify the application.

3. **Review Criteria and Determination.** Upon receipt of a completed application, the Zoning Administrator shall initiate an investigation and analysis and determine on a case-by-case basis, based upon the facts and circumstances of the particular case, the information provided by the applicant, its own investigation, and based on the following criteria the appropriate classification of the use, and issue a written determination to the owner of record.
 - a. The use and its operation are compatible with the uses permitted in the District wherein the use is proposed to be located;
 - b. The use is similar to one or more uses permitted in the District wherein it is proposed to be located;
 - c. The use will not cause substantial injury to values of property in the neighborhood or District wherein it is proposed to be located; and
 - d. That neither the intent of the Regulation nor the intent of the District will be abrogated by such classification.

The written determination of the Zoning Administrator shall include findings in support of the determination and shall be based on substantial evidence provided in the application that the above criteria are met.

4. **Appeal.** Such determination shall be subject to the appeal provisions of this Zoning Regulation.

D. Interpretation of Boundaries.

1. Boundaries indicated as approximately following the center line of roads

or highways shall be construed to follow such center lines.

2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as following the center line of streams, rivers, canals, or ditches shall be construed to follow such center lines.
4. Boundaries indicated as parallel to or extensions of features indicated on the Official Zoning Map shall be determined by the scale of the map.
5. Boundaries indicated as following Section lines of quarter section lines of quarter-quarter section lines shall be construed as following such lines.
6. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map or where other circumstances or controversy arises over District boundaries, the Board of County Commissioners shall interpret the District boundary.

SECTION FIVE

DEFINITIONS

- I. Generally. All words in the Zoning Regulation shall be first defined as provided in this Section, and if not defined in this Section, shall be as defined in the Park County Growth Policy, and if not defined there, shall have their customary dictionary definitions.

- II. Rules of Interpretation. The Rules of Interpretation include: Words used in the present tense include the future tense; words used in the singular include the plural, and words used in the plural include the singular; the word "shall" is always mandatory, the word "person" includes a firm, association, organization, partnership, trust, corporation or company, as well as an individual; the word "Parcel" includes the words "lot" or "parcel" or "tract of record"; the words "used" or "occupied," as applied to any land or Structure, shall be construed to include the word "intended, arranged, or designed to be occupied"; the words "map" or "zoning map" mean the Official Zoning Map of the Zoning District that delineate the area to be governed by this Resolution and the Regulation.

For purposes of this Regulation, the following words and terms shall be defined as follows:

A. Accessory Building

A Building that is (1) subordinate in size, area, and purpose to the principal Building or principal Use on the same Parcel, (2) the use of which is incidental to the principal Building or principal Use, and (3) which contributes to the comfort, convenience, or necessity of the occupants of the Principal Building or Principal Use.

B. Accessory Dwelling Unit

An Accessory Building and second Dwelling Unit, either attached or detached from and located on the same Parcel as the Primary Dwelling Unit and designed for use or occupancy by the landowner's guests.

C. Adjacent Landowner

An Adjacent Landowner is the owner of any Parcel, tract, or lot adjoining the subject property, regardless of any easement, stream river, or road right-of-way, for which a Variance or Conditional Use Permit application has been made or other request or determination provided for by this Regulation.

D. Agriculture or Agricultural Use

Subject to the limitations in this Paragraph, any management of any land for farming, ranching, and other agricultural and Livestock production, including planting, raising and harvesting agricultural crops, and further including apiaries; forestry; horticulture, orchards, the sale of products grown or raised directly on such land; and the construction, alteration or maintenance, for Agricultural purposes, of agricultural buildings, roads, drainage systems, irrigation systems, farm ponds, and fish ponds; and which includes Open Range Grazing. Agricultural Use does not include the location or operation of any "Commercial Feed Operation" or the raising of swine,

hogs, and poultry on a commercial scale and associated facilities. For the purposes of this Regulation, commercial scale shall be, for example, 10 or more sows or 100 or more chickens. As distinguishable from a Commercial Feed Operation, Agricultural Use shall include seasonally confining livestock in areas for feeding, lambing, shearing, calving, or similar activities, and leasing pasture, corral, and agricultural improvements to third parties.

E. *Approved Nonconforming Status*

A decision by the Zoning Administrator, after considering documentation of the lawful establishment of a Use prior to the adoption or amendment of the Zoning Regulation or Zoning District, that does not comply with one or more requirements of the Zoning Regulation or Zoning District, that the Use is allowed to continue, subject to certain conditions and in accordance with Section Eight (8).

F. *Building*

Any Structure with a roof having a roof supported by columns or walls, and intended for the shelter, housing, or enclosure of any persons, animals, processes, equipment, goods, or materials of any kind or nature, including attached decking. When any portion thereof is completely separated from every other portion thereof by a division wall without openings, then each such portion shall be deemed to be a separate building.

G. *Commercial Use*

Any Use involving the sale, rental, or distribution of goods, services, or commodities, either retail or wholesale except as may be a permitted "Agricultural Use," or the provision of recreation facilities or activities for a fee, or except as may be allowed as a Home Occupation.

H. *Commercial Feed Operation*

A facility, Structure, or area used for the purpose of receiving, confining, and feeding livestock, Including, but not limited to pigs or hogs and poultry, for hire.

I. *Conditional Use*

A Use that is allowed with a Conditional Use Permit, approved by the Planning and Zoning Commission following a public hearing, based upon a finding that it complies with the applicable criteria as provided herein.

J. *County*

Park County.

K. *County Commission*

The Board of County Commissioners of Park County.

L. *District*

The Suce Creek Planning and Zoning District.

M. Dwelling Unit

A Building or portion thereof providing a complete independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, used exclusively for human habitation and residential uses only. Where a portion of a Building containing complete, independent living facilities may be separated from another portion of a Building also containing complete, independent living facilities, such Building shall be considered to contain more than one Dwelling Unit. For the purposes of this Regulation, mobile homes and recreational-type vehicles shall not be used as Primary Dwelling Unit. Mobile homes may be used as an Accessory Dwelling Unit.

N. Farm Produce Stand

An Accessory Building on the Parcel for the sale of produce and Agricultural-related goods produced.

O. Home Occupation

Any occupation carried on entirely within a Dwelling Unit or Accessory Dwelling Unit by the occupants thereof, which activity is clearly incidental to the use as a Dwelling Unit and which does not change the residential character thereof, and is conducted in such a manner as to not give any outward appearance nor manifest any characteristic of the occupation or a business in the ordinary meaning of the term, and does not infringe upon the rights of neighboring residents to enjoy the quiet and peaceful occupancy of their homes.

P. Legally Existing

A use in full compliance with all applicable laws, rules, and regulations, including but not limited to possession of and compliance with any permit, license, or other approval required under federal, state, or local regulations.

Q. Livestock

Cattle, sheep, swine, goats, horses, mules, asses, llamas, alpacas, bison, ostriches, rheas, emus, and domestic ungulates.

R. Local Services

Services provided by local government entities for such things as water supply, sewage disposal, law enforcement, fire protection, emergency services, transportation system, educational system, among others.

S. MCA

The current version of the Montana Code Annotated, the state statutes of Montana.

T. Nonconforming Use, Parcel, or Building

A Use or activity, Parcel or lot, or Building or structure that was lawful prior to the adoption, revision, or amendment to the Zoning Regulation, but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Zoning Regulation.

U. Notice, Certified Mail

Notice that is sent by certified mail to all Adjacent Landowners to the real property that is the subject of an application or request.

V. Open Range Grazing

Grazing on lands not enclosed by a fence of not less than two wires in good repair, in accordance with traditional grazing practices in the Zoning District at the time of adoption of these Zoning Regulation. The term "open range" includes all highways outside of private enclosures and used by the public whether or not the same have been formally dedicated to the public.

W. Parcel

An individual parcel of land, irrespective of ownership, that can be identified by legal description, independent of any other parcel of land, using documents on file in the records of the county clerk and recorder's office, for example the most recent certificate of survey, deed, subdivision plat, or other document and also known as a tract of record.

X. Permitted Use

A Use or activity which is allowed by the Zoning Regulation.

Y. Planning Department

The Planning Department shall be the Park County Planning Department.

Z. Planning and Zoning Commission

The Planning and Zoning Commission consists of the three (3) County Commissioners, the County Surveyor or the County Clerk and Recorder, two citizen members each of whom resides in a different zoning district, or if only one zoning district exists, both from that district, and a County official appointed by the County Commissioners. [Section 76-2-102, MCA]

AA. Primary Dwelling Unit

A detached Building, or portion thereof, containing one (1) non-commercial Dwelling Unit for habitation by one family, or one or more persons co-residing therein, and their domestic employees. For the purposes of this Regulation, single-wide and double-wide mobile homes and recreational-type vehicles are not acceptable single-family, residential units, and shall not be used as such.

BB. Prohibited Use

A Use or activity which is not allowed within the Zoning District.

CC. Regulation

The Suce Creek Planning and Zoning Regulation.

DD. Resolution

The Suce Creek Planning and Zoning Resolution.

EE. Short Term Rental

Rental of a Primary Dwelling Unit or Accessory Dwelling Unit, or a room or rooms in either, for a period of less than thirty (30) days. Such use may also be known as a vacation rental, public accommodation, or the like, licensed by the state, subject to lodging taxes, and which may be listed on platforms such as VRBO, Booking, Airbnb, and the like.

FF. Structure

A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water. A Structure includes a Building for the purposes of this Regulation.

GG. Structural Alteration

A change in the shape or size of a portion of an existing Structure or of the supporting members of an existing Structure that increases the exterior dimension of the existing Structure, including but not limited to walls, columns, beams, arches, girders, foundation, floor joists or roof joists.

HH. Use

Any purpose for which a Building, structure, or a Parcel may be designed, arranged, intended, maintained, or occupied for any activity, occupation, business, or operation carried on or intended to be carried on in a Building, structure, or on a Parcel.

II. Variance

A modification, deviation, or variation from the physical standards of the Zoning Regulation as applied to a specific piece of property and approved in accordance with the procedure provided herein.

JJ. Zoning District

The Suce Creek Planning and Zoning District.

KK. Zoning Administrator

The Zoning Administrator shall be the Park County Planning Department, Planning Director, or other person authorized by Park County to administer and carry out the duties and responsibilities as specified by the Zoning Regulation.

LL. Zoning Enforcement Agent

The person authorized by Park County to carry out those enforcement duties and responsibilities as specified by the Zoning Regulation, which may be the Park County Compliance Officer. If the Zoning Enforcement Agent position is not filled or is unable to act for any reason, the Zoning Administrator is authorized to act as the Zoning Enforcement Agent.

MM. Zoning Regulation

The Suce Creek Planning and Zoning Regulation.

SECTION SIX APPLICATION OF ZONING REGULATION

A. Application. Upon passage of this Zoning Regulation, no Building, Structure, land, Parcel, or subdivision or partition thereof, shall be used or occupied, erected, constructed, reconstructed, moved, or structurally altered unless it is in compliance with this Zoning Regulation. Property owners are responsible for ensuring all activity within and on their property conforms to this Regulation.

No Building, Structure, or land may be used for any purpose unless such Use is listed as a Permitted or Conditional Use and approval for that Use is obtained through the proper procedure, or unless such Use is deemed to be an appropriate Use pursuant to the interpretation process of this Regulation. All other uses are prohibited unless otherwise authorized by federal or state law.

The burden of proof is on an applicant to demonstrate that applicable requirements and review criteria of the Zoning Regulation are met. Where conditions of approval are attached to any approval issued under the Zoning Regulation, the failure to comply with any condition of approval is a violation of the Zoning Regulation.

B. Minimum Requirements. In their interpretation and application, the provisions of this Zoning Regulation shall be held to be the minimum requirement adopted for the promotion of the health, safety and general welfare of the Zoning District. Whenever the requirements of this Zoning Regulation are at variance with the requirements of any other lawfully adopted rules or regulations, the most restrictive or that imposing the higher standards shall govern.

C. Agricultural Operations. Nothing contained in this Regulation is intended to impede or regulate agricultural operations.

SECTION SEVEN DISTRICT REGULATION

A. Intent.

The intent of the Regulation is to preserve and maintain the open and rural residential character and agricultural nature of the District, maintain existing rural residential and Agricultural Uses, regulate and allow for development that is consistent and compatible with existing rural residential and Agricultural Uses, together which ensure public health and safety by affording adequate light, water, air, and food supply. In accordance with the foregoing, the intent of this Section is further to:

1. Preserve and maintain prime agricultural lands;
2. Preserve and maintain the agricultural heritage and economic base of the area by maintaining agriculturally productive Parcels;
3. Preserve and maintain the rural character and scenic, open space qualities of the Zoning District by protecting existing developed and undeveloped farmlands from unplanned residential, commercial, and industrial development; and,
4. Allow for individual rural homesites in locations less conducive to Agricultural Uses.
5. Protect and ensure adequate light, water resources, air, and food supplies for public health, safety, and general welfare.
6. Recognize the area's limited access and Local Services (e.g., gravel roads, volunteer fire department) to support additional population and provide for prompt and effective evacuation.

B. Permitted Uses (Uses Allowed as a Matter of Right).

1. One Primary Dwelling Unit with attached or detached garage per Parcel created in conformance with the Zoning Regulation or in existence at the time of its original adoption
2. One Accessory Dwelling Unit, attached or detached per Parcel created in conformance with the Zoning Regulation or in existence at the time of its original adoption
3. One Accessory Building, attached or detached per Parcel created in conformance with the Zoning Regulation or in existence at the time of its original adoption
4. The cultivation of ground, including the preparation of soil, planting or seeding

and the raising and harvesting of trees, timber, fruits, vegetable, flowers, grains, and other crops

5. Accessory Structures for Agricultural Uses, which need not be subordinate in size or area to the principal Use on the Parcel, and which may include, but are not limited to barns and corrals, and other Agricultural Structures customarily and necessarily related to and included within an agricultural pursuit, and accessory and incidental to the foregoing residential Uses
6. The maintenance and use of pasture and range lands for agricultural purposes
7. The raising, feeding, managing, and breeding of Livestock, poultry, fish, birds, and other animals that do not fall under the definition of a Commercial Feed Operation
8. The sale on the premises of products produced thereon, provided such sales operations are consistent and compatible with existing rural residential and Agricultural Use, including Farm Produce Stand
9. Signs warning against trespassing, shooting, or hunting on premises
10. Home Occupations within either the principal Primary Dwelling Unit or an Accessory Dwelling Unit or Accessory Building of less than 1000 square feet that have no adverse effect on the District
11. Gravel removal for on-site uses
12. Short-Term Rental of a Primary Dwelling Unit or Accessory Dwelling Unit on an owner-occupied Parcel

C. *Conditional Uses (Must Meet Conditional Use Criteria and receive a Conditional Use Permit).*

1. Additional Accessory Building or Accessory Dwelling Unit beyond those allowed As a Matter of Right
2. Home Occupation in an Accessory Building of greater than 1000 square feet
3. Day Care Homes registered with the Montana Department of Family Services under Montana Code Annotated Section 52-2-701, *et. seq.*
4. Short Term Rental of a Primary Dwelling Unit or Accessory Dwelling Unit on a non-owner-occupied Parcel

D. Minimum Parcel.

Minimum Parcel size shall be ten (10) acres. Unless exempt from zoning by statute, in the event of subdivision or other division of Land and the last parcel in the division is within ten percent (10%) of the Minimum Parcel size of ten (10) acres, a rounding off is permitted.

Example: Nineteen (19) acre Parcel
First Parcel: ten (10) acre Parcel
Second Parcel: nine (9) acre Parcel

E. Prohibited Uses.

All Uses not specifically allowed as a Permitted Use or that may be allowed as a Conditional Use upon approval of a Conditional Use Permit are expressly prohibited.

F. Existing Uses.

Nothing in the Zoning Regulation shall be constructed to prevent or prohibit the use of any Legally Existing Structure or Parcels in use at the time of adoption of the Resolution creating the Zoning District and Regulation. Changes to such pre-existing nonconforming Uses, Parcels, or Structure shall comply with Section 8 of this Regulation.

G. Agricultural Uses and Practices. The following are exempt from these Regulations.

1. Agricultural Uses as defined in this Regulation and Building and structures necessary and incidental thereto.
2. Yard lights used for Agricultural Uses.
3. Private gravel quarries on Parcels devoted to Agricultural Uses for non-commercial and non-industrial Uses.
4. Creation of Parcels for Agriculture or open space, provided that an agricultural use covenant is recorded with the Parcel restricting its Use for Agriculture or open space, and that no Building or Structure requiring water for human consumption or sewage facilities will be erected or utilized. The covenant shall run with the real property and be binding on all parties having any right, title or interest in the property, or any part thereof, their heirs, executors, successors, administrators, and assigns, and shall bind each owner thereof.

H. Agricultural Acknowledgement. Owners, inhabitants, and other users of property in the District acknowledge and accept that Parcels devoted to Agricultural Uses may result in noise; odors; dust; the operation of machinery of any kind, including aircraft; the storage and disposal of manure; the application of fertilizers, soil amendments,

herbicides, and pesticides, among other agriculture-related activities and normal and accepted agricultural practices and operations.

- I. *Conservation Easement.*** A conservation easement is a voluntary legal agreement that limits use of land, typically in perpetuity, to protect certain conservation values, which an Owner may voluntarily enter into with a land trust or unit of government. Nothing in this Regulation is intended to prohibit nor interfere with Conservation Easement in the District, whether entered into before or after the Zoning Regulation is adopted. To the extent that this Zoning Regulation may be at odds with the requirements of any Conservation Easement deed or agreement, the most restrictive or that imposing the higher standards shall govern.
- J. *Covenants, Conditions, and Restrictions.*** Whenever Covenants, Conditions, and Restrictions or other deed restrictions apply to Parcels within the District, the most restrictive requirement or that imposing the higher standards shall govern.

SECTION EIGHT

NONCONFORMING USES, PARCELS, AND STRUCTURES.

A. Intent.

Within the District there may be Nonconforming Uses, Parcels, and Structures that were lawful prior to the adoption of or amendment to this Regulation but which do not conform to the Regulation. It is the intent of this Regulation to establish a "grandfather" clause, allowing such Nonconforming Uses, Parcels, and Structures to remain in their present state. That is, it is the intent of this Regulation to allow Uses, Parcels, and Structures that were Legally Existing prior to the adoption of or amendment to the Zoning Regulation, but which do not conform to the adopted or amended Regulation, to remain in the state and location in which they existed at the time of adoption or amendment of the Regulation.

Legally Existing Nonconforming Uses may be continued, subject to the following, although such Uses do not conform with the Zoning Regulation, however, shall not be enlarged upon, expanded, or extended, unless a Determination of Nonconforming Use and Conditional Use Permit are approved as provided below and herein.

B. Nonconforming Uses.

A Nonconforming Use is a Use that was Legally Existing at the time of the adoption or amendment of this Regulation, which is not listed as a Permitted Use or a Conditional Use in this Zoning Regulation, thus deemed to be incompatible with those Uses. To avoid undue hardship a Nonconforming Use may be continued so long as it remains otherwise lawful, provided:

1. No such Nonconforming Use shall be enlarged or increased, nor extended to occupy a greater area of a Parcel or Building than was occupied at the effective date of adoption, until a Determination of Nonconforming Use Status has been obtained in accordance with this Section and Conditional Use Permit is granted as provided herein.
2. No such Nonconforming Use shall be moved in whole or in part to any portion of the Parcel or Building other than that occupied by such Nonconforming Use at the effective date of adoption, until a Determination of Nonconforming Use Status has been obtained in accordance with this Section and a Conditional Use Permit is granted as provided herein;
3. No additional Building shall be erected in connection with such Nonconforming Use, until a Determination of Nonconforming Use Status has been obtained in accordance with this Section and a Conditional Use Permit is granted as provided herein; and,
4. If any such Nonconforming Use of a Parcel or Building ceases for any reason for

a period of more than three (3) years, any subsequent use of such land shall conform to this Zoning Regulation. The term "ceases" as used in this subsection shall mean that the Nonconforming Use has not been in operation or ongoing for the requisite period of time.

C. *Nonconforming Structures*

A Nonconforming Structure is a Legally Existing Structure existing as of the date of adoption of this Regulation that could not be built under the terms of the Regulation by reason of the Minimum Parcel Size, or other requirement, which Nonconforming Structure may remain, so long as it remains otherwise lawful, subject to the following.

On any Nonconforming Structure or portion thereof, ordinary repair and maintenance may be undertaken, provided that such ordinary repair and maintenance does not increase the size of the Nonconforming Structure. Nothing in this Zoning Regulation shall prevent the strengthening or restoring to a safe condition of any Structure or part declared to be unsafe by an official charged with protecting the public safety.

A Nonconforming Structure shall not be changed in any way to unless a Determination of Nonconforming Use Status has been obtained in accordance with this Section and Conditional Use Permit approval is granted as provided herein

D. *Nonconforming Parcels of Record*

Nonconforming Parcel of record is a Parcel existing as of the date of the adoption of the Regulation that does not conform with the Minimum Parcel size requirements of Section 7. Structures may be erected on any Nonconforming Parcel which was Legally Existing and of record on the effective date of this Regulation, provided the Structure otherwise complies with the Zoning Regulation. All other requirements and restrictions of this Regulation apply.

A Nonconforming Parcel shall not be divided, boundaries changed, or changed in any other way to increase its nonconformity unless a Determination of Nonconforming Use Status is obtained as provided in this Section and Conditional Use Permit approval is granted as provided herein.

E. *Determination of Nonconforming Status.*

1. **Nonconforming Status.** To apply for a Conditional Use Permit to expand (increase, enlarge, add a Structure) or otherwise change a Nonconforming Use or Nonconforming Parcel or Nonconforming Structure, an Applicant shall first demonstrate and the Zoning Administrator shall first determine that nonconformity has accepted Nonconforming Status.
2. **Application.** A written application for Nonconforming Status shall be filed with

the Zoning Administrator accompanied by the applicable fee, in accordance with the fee schedule, and signed by the property owner. An application shall not be regarded as having been filed until the fee is paid. It shall be the burden of the applicant to prove entitlement to Nonconforming Status by submitting sufficient supporting information and documentation relevant to the request.

3. **Sufficiency.** The Zoning Administrator will review the application and, within ten (10) working days of receipt of the application and fee, the Zoning Administrator shall determine whether the application contains all the information and materials required and shall give written notice to the applicant either that:
 - i. information or materials are missing, identifying those, and that no further action shall be taken on the application until the missing information or materials are submitted, and the application is deemed complete by the Zoning Administrator; or,
 - ii. the application is complete.

The process of identifying insufficiencies may be repeated until the application is deemed complete by the Zoning Administrator. Failure to submit the missing information or materials within sixty (60) days of being notified of deficiencies shall nullify the application.

4. **Notice.** Upon receipt of the Nonconforming Status request, the Zoning Administrator shall send notice of the request to Adjacent Landowners via Certified Mail and provide for a comment period of no less than thirty (30) days from the date of the notice. The notice shall inform the Adjacent Landowners of the nature of the request and that they must contact the Zoning Administrator if they wish to receive notice of the decision on the request.
5. **Investigation and Determination.** Upon receipt of a completed application, the Zoning Administrator shall initiate an investigation and analysis and shall determine on a case-by-case basis, based on the facts and circumstances of the particular case, the information provided by the applicant, and its own investigation whether a Parcel, Structure, or Use may be granted Approved Nonconforming Status and shall issue a written determination, with written findings in support of the determination, to the owner of record.
6. **Appeal.** Such determination shall be subject to the appeal provisions of this Zoning Regulation.

F. *Conditional Use Permit for Expansion of Nonconforming Use or Nonconforming Parcel or Nonconforming Structure*

1. **Application.** Once a Determination of Nonconforming Status has been issued

by the Zoning Administrator, application for a Conditional Use Permit to expand any nonconformity may be submitted to the Zoning Administrator for review and consideration. This is accomplished by following the Conditional Use Permit procedural requirements set forth in Section 10.

2. **Determination and Criteria.** To approve a Conditional Use Permit to expand a nonconformity, the Planning and Zoning Commission shall make its determination and findings based upon the following criteria listed in lieu of the Conditional Use Permit criteria in Section 10.
 - i. The proposed expansion or change does not substantially increase the degree of nonconformity with the Zoning Regulation and any applicable growth policy or development pattern, and in general will result in greater conformance with the Zoning Regulation.
 - ii. Other than the known nonconformity, the proposed expansion complies with all other applicable standards of the Zoning Regulation.
 - iii. The proposed expansion reasonably mitigates the following:
 - a. any unsafe or hazardous conditions; and,
 - b. conflict with other Uses in the surrounding area, including but not limited to: visual impacts; on-site and off-site impacts from noise, dust, smoke, traffic, surface or groundwater contamination, stormwater runoff/drainage, parking, water quality or water quantity impact that may exist as a result of the approved nonconformity or that could be created as a result of the proposed expansion of or change to the nonconformity.

The Planning and Zoning Commission shall issue written findings in support of its decision per the procedural requirements of Section 10.

SECTION NINE HOME OCCUPATIONS

Home Occupation, as defined herein, may be a Permitted Use or a Conditional Use within the Zoning District in accordance with Section 7, and is further subject to the following.

A. Home Occupations.

1. The Home Occupation shall be carried on wholly within the principal Building or Accessory Building, the size of which shall not exceed one thousand (1000) square feet unless a Conditional Use Permit is granted by the Planning and Zoning Commission, and not be visible from Suce Creek Road.
2. Home Occupations are prohibited from creating visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the Dwelling Unit.
3. There shall be no offensive or excessive noise, vibration, smoke, odors, heat, or glare resulting from the Home Occupation.
4. The principal Building and Use shall remain residential and/or agricultural, as applicable, and there shall be no exterior display or alteration that changes the residential and/or agricultural character of the subject property on which the Home Occupation occurs or the surrounding area.

SECTION TEN

CONDITIONAL USES

A. Intent.

The intent of a Conditional Use Permit is to provide for specific uses, other than those specifically permitted in the District Regulations, which may be appropriate under certain safeguards or conditions. The Conditional Permit Review process is to provide a transparent, public review for Uses that because of widely varying design, operational characteristics, and potential to cause off-site impacts, require case-by-case review in order to determine they will be compatible with surrounding Uses and patterns of development, and, if necessary, develop appropriate conditions of approval.

B. Conditional Use Permit Criteria.

No Building, Structure or land may be used for any purpose in the District where such use is not a Permitted Use, unless such Use is listed as a Conditional Use, and approval for that Use is obtained through the proper procedure as provided herein.

Condition Use Permits shall be granted only by the Planning and Zoning Commission when finding that:

1. The Use conforms to the purpose and intent of this Regulation and the intent of District Regulations;
2. Such Use will not adversely affect nearby properties or their occupants;
3. Such Use meets density and all other provisions of this Regulation; and
4. Public hearings have been held after the required legal notices have been given, and the public has been given a chance to be heard upon the matter.

C. Conditional Use Procedure.

1. **Application.** Written application for a Conditional Use Permit shall be filed with the Zoning Administrator, accompanied by a filing fee established by the fee schedule. An application shall not be regarded as having been filed until the fee is paid. It shall be the burden of the applicant to demonstrate compliance with the Conditional Use Permit Criteria by submitting sufficient supporting information and documentation relevant to the request.
2. **Sufficiency.** The Zoning Administrator will review the application and, within ten (10) working days of receipt of the application and fee, the Zoning Administrator shall determine whether the application contains all the information and materials required and shall give written notice to the applicant either that:

- i. information or materials are missing, identifying those, and that no further action shall be taken on the application until the missing information or materials are submitted, and the application is deemed complete by the Zoning Administrator; or,
- ii. the application is complete.

The process of identifying insufficiencies may be repeated until the application is deemed complete by the Zoning Administrator. Failure to submit the missing information or materials within sixty (60) days of being notified of deficiencies shall nullify the application

3. **Staff Report.** Upon receipt of a completed Conditional Use Permit application, the Zoning Administrator shall review the application, determine if the application meets the requirements of the Regulation, and generate a staff report or memorandum to the Planning and Zoning Commission, with information regarding the application's consistency with the Regulation and compliance with the review criteria provided in Section 10.B.
4. **Public Hearing.** There shall be a public hearing for each Conditional Use Permit application, held at a time and place set by Park County. Public comment shall be taken by the from persons interested in the application.
5. **Notice.** Notice of public hearing for Conditional Use permits shall be published twice in a newspaper of general circulation within the County and sent to Adjacent Landowners by Certified Mail at least fifteen (15) days prior to the hearing.
6. **Determination.** The Planning and Zoning Commission shall either approve, conditionally approve, or deny the application based upon findings that each of the criteria in Section 10.B have been met. All application materials, public comment, staff recommendations, and any other applicable information shall be considered prior to the determination.
7. **Findings.** The Planning and Zoning Commission shall make written findings to justify its determination and shall provide those to the applicant within fifteen (15) working days of the decision.

D. *Conditional Approval.*

The Planning and Zoning Commission may make the granting of a Conditional Use Permit subject to reasonable limitations or conditions as it may deem necessary to conform with the Zoning Regulation, mitigate impacts, preserve the character of the area, protect public health and

safety, or to reduce any adverse effects on nearby property or residence. These conditions may include but are not limited to the following:

1. Special setbacks, yards, open spaces, and buffers.
2. Fences and walls.
3. Lighting.
4. Regulation of signs.
5. Regulation of vehicular ingress and egress.
6. Regulation of time of activities that have off-site impacts.
7. Landscaping and the maintenance thereof.
8. Time schedule of proposed development.
9. Regulation of odors, smoke, dust, airborne particles, vibration, glare, heat, and noise.
10. Mitigation of fire hazards.
11. Mitigation of traffic impacts.
12. Dedication or improvements of rights-of-way.
13. Regulation of placement of uses on the property.
14. Regulation of height.
15. Regulation of the nature and extent of the use.
16. Regulation of the length of time such use may be permitted.
17. Requirements for restoration of property.
18. Financial Security in the form of bonds, cash deposits and/or security acceptable to the County in order to ensure compliance with conditions of approval.

The failure to comply with any condition of approval is a violation of the Zoning Regulation.

E. *Revocation or Modification of Conditional Use Permit.*

Upon notice of public hearing, Conditional Use Permits may be revoked or modified by the Planning and Zoning Commission if:

1. The person holding the Conditional Use permit has not engaged in the authorized Use; or
2. The person holding the Conditional Use Permit has not complied with conditions upon which it was issued. Modification or revocation may only be had after following the same formal procedure for notice and hearing required for the granting of a Conditional Use Permit in the first instance. Appeals from modification or revocation shall be as set forth in the Appeals Section of the Regulation.

SECTION ELEVEN VARIANCES

A. *Authorization to Grant or Deny Variances.*

The County Commission or Planning and Zoning Commission, at the discretion of the County, may authorize a Variance from the requirements of this Zoning Regulation as will not be contrary to the public interest, when it can be shown that because of special and unusual circumstances related to a specific piece of property, strict application of the Zoning Regulation would cause an undue or unnecessary hardship. No Variance shall be granted to allow the Use of property for a purpose not authorized by this Regulation.

B. *Criteria for Granting a Variance.*

A Variance may be granted only upon finding compliance with ***all*** of the following criteria:

1. Exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the vicinity, and that result from Parcel size or shape, topography, or other circumstances over which the owners of property have had no control since enactment of this Regulation;
2. The Variance is necessary for the preservation of a property right of the applicant that is substantially the same as that possessed by owners of other property in the Zoning District;
3. The Variance would not be materially detrimental to property in the vicinity in which the property is located; and,
4. The Variance requested is the minimum Variance that would alleviate the hardship.

C. *Procedure.*

1. **Application.** Written applications for a Variance shall be filed with Zoning Administrator, and the fee paid in accordance with the fee schedule. An application shall not be regarded as having been filed until the fee is paid. It shall be the burden of the applicant to demonstrate compliance with the Criteria for Granting a Variance by submitting sufficient supporting information and documentation relevant to the request.
2. **Sufficiency.** The Zoning Administrator will review the application, determine if the application contains all the information and materials required and meets the requirements of the Regulation, and shall give written notice to the applicant either that:

- i. information or materials are missing, identifying those, and that no further action shall be taken on the application until the missing information or materials are submitted, and the application is deemed complete by the Zoning Administrator; or,
- ii. the application is complete.

The process of identifying insufficiencies may be repeated until the application is deemed complete by the Zoning Administrator. Failure to submit the missing information or materials within sixty (60) days of being notified of deficiencies shall nullify the application.

3. **Staff Report.** Upon receipt of a completed application, the Zoning Administrator shall review the application, determine if the application meets the requirements of the Regulation, and generate a staff report to be submitted to the Planning and Zoning Commission, with information regarding the application's consistency with the Regulation and compliance with the review criteria provided in Section 11.B.
4. **Public Hearing.** There shall be a public hearing for each Variance application, held at a time and place set by Park County. Public comment shall be taken by the from persons interested in the application.
5. **Notice.** Notice of hearing shall be published twice in a newspaper of general circulation within the County and mailed to Adjacent Landowners by Certified Mail at least fifteen (15) days prior to the public hearing date.
6. **Determination.** The Planning and Zoning Commission shall either approve, conditionally approve, or deny the application based upon findings that each of the criteria in Section 11.B have been met. All application materials, public comment, staff recommendations, and any other applicable information shall be considered prior to the determination. In approving an application for a Variance, conditions may be attached as necessary to mitigate impacts to the District's goals and the surrounding area, and to meet the criteria for granting a Variance as set forth in this Section.
7. **Findings.** The Planning and Zoning Commission shall make written findings to justify its determination and shall provide those to the applicant within fifteen (15) working days of the decision.
8. **Conditions.** In approving an application for a Variance, conditions may be attached as necessary to mitigate impacts to the District's goals and surrounding area, secure substantial protection for public health, safety, and general welfare, and to meet the criteria for granting a Variance as set forth in this Section.

SECTION TWELVE ADMINISTRATION

A. *Employees and Officers.*

In accordance with § 76-2-102, MCA, and with the approval of the County Commission, the Planning and Zoning Commission may appoint and hire such employees and officers as shall be deemed necessary to carry out the provisions of the Zoning Regulation, including a Planning Department and Planning Director. The Planning Department, also referred to as the Zoning Administrator, is designated by the County Commission to administer this Regulation. There may also be a Zoning Enforcement Agent, which is an employee of the County.

B. *Duties of the Zoning Administrator and Zoning Enforcement Agent.*

The Zoning Administrator shall review all applications and requests submitted to the County or the Planning and Zoning Commission. The Zoning Administrator undertakes investigations, makes determinations as provided in this Regulation, prepares staff reports or memoranda, and makes recommendations on applications required to be decided upon by the Planning and Zoning Commission or County Commission. The Zoning Enforcement Agent investigates complaints and possible violations of the Zoning Regulation.

C. *Conformance.*

No permit of any type shall be issued unless in conformance with this Regulation. Permits issued since plans and applications approved by County authorize only the Use, arrangement, and construction set forth in such approved plans and applications, and no other Use, arrangement, or construction. Any Use, arrangement, or construction not in conformance with approved plans and applications shall be a violation of this Regulation.

D. *Appeals.*

Appeals from a decision of the Zoning Administrator or Zoning Enforcement Agent may be taken in writing to the Planning and Zoning Commission. Such an appeal must be taken within ten (10) working days, in writing, to the Park County Planning and Zoning Commission.

A public hearing shall be held on any appeal only if the matter appealed was required by the terms of this Zoning Regulation to be decided after holding a public hearing. Such hearing shall be held in accordance with this Regulation.

The appeal shall be heard by the Planning and Zoning Commission after providing Certified Mail notice no less than fifteen (15) days in advance to appellant and the Adjacent Landowners, if the matter appealed was subject to notice to Adjacent Landowners. The Planning and Zoning Commission shall issue its decision on the appeal within a reasonable time.

The Planning and Zoning Commission may reverse the Decision of the Zoning Administrator or Zoning Enforcement Agent only if the Planning and Zoning Commission finds, based on facts presented at the appeal or public hearing, that the decision was in error.

Any person aggrieved by any decision of the Planning and Zoning Commission or the County Commission, may, within thirty (30) days after such decision or order, appeal to the district court of Park County.

E. *Schedule of Fees, Charges and Expenses.*

The Planning and Zoning Commission shall establish a schedule of fees, costs, charges, and expenses (together referred to herein as "fees") and a collection procedure for Interpretation of Use, Nonconforming Status determinations, Conditional Use Permits, Variances, Amendments, Appeals and other matters, decisions, or determinations pertaining to the Zoning Regulation as determined by the Planning and Zoning Commission. The schedule of fees on file with the County shall be effective and may be altered or amended only by the Planning and Zoning Commission.

No Interpretation of Use, Nonconforming Status determination, Conditional Use Permit, Variance, Amendment, Appeal or other matter, decision, or determination pertaining to the Zoning Regulation shall be heard or issued unless and until such fees listed in the fee schedule have been paid in full, nor shall any action be taken on proceedings before the Planning and Zoning Commission or County Commission, unless or until fees have been paid in full.

No fees shall be returned under any circumstances.

SECTION THIRTEEN

AMENDMENTS

- A. This Regulation may be amended whenever the public necessity and convenience and general welfare requires such amendment and according to the procedure prescribed by law, and this Regulation.

- B. An amendment may be initiated by:
 - 1. The petition of one or more landowner(s) of property affected by the proposed amendment, which petition shall be signed by petitioning landowner(s), and shall be filed with the Zoning Administrator along with the applicable fee in accordance with the fee schedule, no part of which shall be returnable to the petitioner(s); or
 - 2. Resolution of intention of the Board of County Commissioners; or
 - 3. Resolution of intention of the Planning and Zoning Commission.

- C. After an amendment is initiated as set forth above, the Planning Department shall review the amendment to provide the Planning and Zoning Commission with information regarding the proposed amendment's consistency with the following criteria. The Planning and Zoning Commission may only approve the amendment based upon findings that all of the following have been satisfied.
 - 1. The public necessity, convenience, and general welfare require such amendment;
 - 2. The proposed amendment does not authorize potential Uses that are significantly different from prevailing Uses in the Zoning Regulation or vicinity in which the subject property is located;
 - 3. The proposed amendment will benefit the surrounding neighborhood, community, and the general public and not just benefit a small area and only one or few landowners; and,
 - 4. The proposed amendment is consistent with the Zoning Regulation and applicable growth policy or development plan and is not special legislation designed to benefit only one or a few landowners at the expense of the surrounding landowners or the general public.

- D. Such amendment shall not become effective until after a public hearing has been held before the Planning and Zoning Commission, legal notice of which shall have been given in a newspaper of general circulation in the County and shall be posted in at least three (3) public places within the area affected by the requested amendment not less than fifteen (15) days prior to the date of the hearing, and if the amendment is by petition of a landowner, Adjacent Landowners to the petitioning landowner shall be notified by Certified Mail Notice thirty (30) days prior to the hearing.

SECTION FOURTEEN

COMPLAINTS AND ENFORCEMENT

- A. **Intent.** It is the intent of this Section to provide for the efficient, reasonable, and impartial enforcement of the Zoning Regulations through the appointment and authorization of the Zoning Enforcement Agent and to set forth the basic procedures for compliance with and remedies for violations of the Zoning Regulation.
- B. **Violations.** Violation of this Regulation shall include failure to comply with the provisions of this Regulation or failure to comply with any of its requirements, including conditions established or imposed by the in connection with the granting of Variance or Conditional Use Permit.
- C. **Complaint Regarding Violations.** Whenever a violation of this Zoning Regulation occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint shall state fully the causes, facts and basis thereof, signed by the complainant, which shall be filed with the Zoning Enforcement Agent. The Zoning Enforcement Agent shall then property record the complaint and immediately investigate alleged violations and take action thereon as provided by this Regulation.
- D. **Investigation and Notice.** Upon receipt of information pertaining to a potential violation, the Zoning Enforcement Agent shall investigate the claim and verify nonconformance with the Zoning Regulations or approval granted thereunder. If the Zoning Enforcement Agent finds that provisions of this Zoning Regulation are being violated, the Zoning Enforcement Agent shall notify, in writing, the landowner(s), indicating the nature of the violation(s), and requesting that i) action be taken to correct such violation(s); or ii) discontinuance of unlawful Use; or iii) shall take any other action authorized by this Regulation and State law to ensure compliance with or prevent violation of its provisions
- E. **Liability.** The owner of any Building, Structure, Parcel, or part thereof, shall be held liable for any and all violations, remedies, remedial actions, fines, penalties, enforcement actions or proceedings, and shall be required to comply with any order, determination, and decision of the Zoning Enforcement Agent. In addition to the owner, any person as defined herein shall each, jointly and severally, be held liable for any and all violations, remedies, remedial actions, fines, penalties, enforcement actions or proceedings, and shall be required to comply with any order, determination, and decision of the Zoning Enforcement Agent.

The County and/or the Zoning Enforcement Agent shall have the right to proceed or take action jointly or severally against any or all persons, and the failure to proceed or take action against any person or persons shall not constitute a waiver of any rights or remedies whatsoever against any person or person.

F. Remedies.

1. If any person is determined to be in violation the Regulation or fails to comply with any of its requirements, the County shall take action to obtain an injunction against the violator to prevent further action, plus costs and damages.
2. The Zoning Enforcement Agent may put any person or entity believed to be responsible for a violation of the Zoning Regulations on notice of such violation. The Zoning Enforcement Agent may give such notice, in the name of County, and require the cessation of the violation. Such notice shall be sent by Certified Mail and may be sent by other means and is subject to appeal in accordance with the Appeal section hereof.
3. The County Commission may, at its discretion, begin enforcement proceedings in accordance with Section 76-1-113, MCA, notwithstanding action being undertaken by the Zoning Enforcement Agent.
4. The County Attorney may pursue all available legal remedies to compel compliance with this Zoning Regulation, including filing an action in district court to enjoin any violations thereof. The owner or tenant of any Building, Structure, Parcel, or part or portion thereof, and any architect, builder, contractor, agent, or other person or entity who commits, participates in, assists, or maintains such violation may each be held accountable. The prevailing party in any such action may be awarded all costs, including attorney's fees. The remedies in this Section are in addition to and not in lieu of any other remedies available to the County, or to any aggrieved person or entity, at law or in equity.

SECTION FIFTEEN INVALIDATION; SEVERABILITY

If any section, subsection, subdivision, sentence, clause, paragraph or phrase of this Zoning Regulation or any attachments hereto is for any reason held to be unconstitutional, void, or invalid, the remainder shall be considered severable, such decision shall not affect the validity of the remaining portions of the Zoning Regulation, and the Zoning Regulation shall remain operative and effective for carrying out the purpose and intent of the Zoning Regulation.

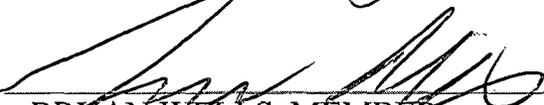
SECTION SIXTEEN

ADOPTION

This Resolution and the Regulation and Zoning District created thereby were adopted on this 19 day of August, 2025, by the Board of County Commissioners of Park County, Montana.



MIKE STORY, MEMBER and CHAIR



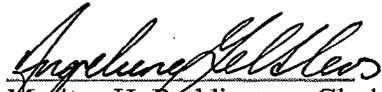
BRYAN WELLS, MEMBER



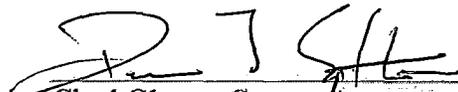
JENNIFER VERMILLION, MEMBER

ATTEST:

Approved as to form:



Maritza H. Reddington, Clerk and Recorder
Angeliene Calderloos



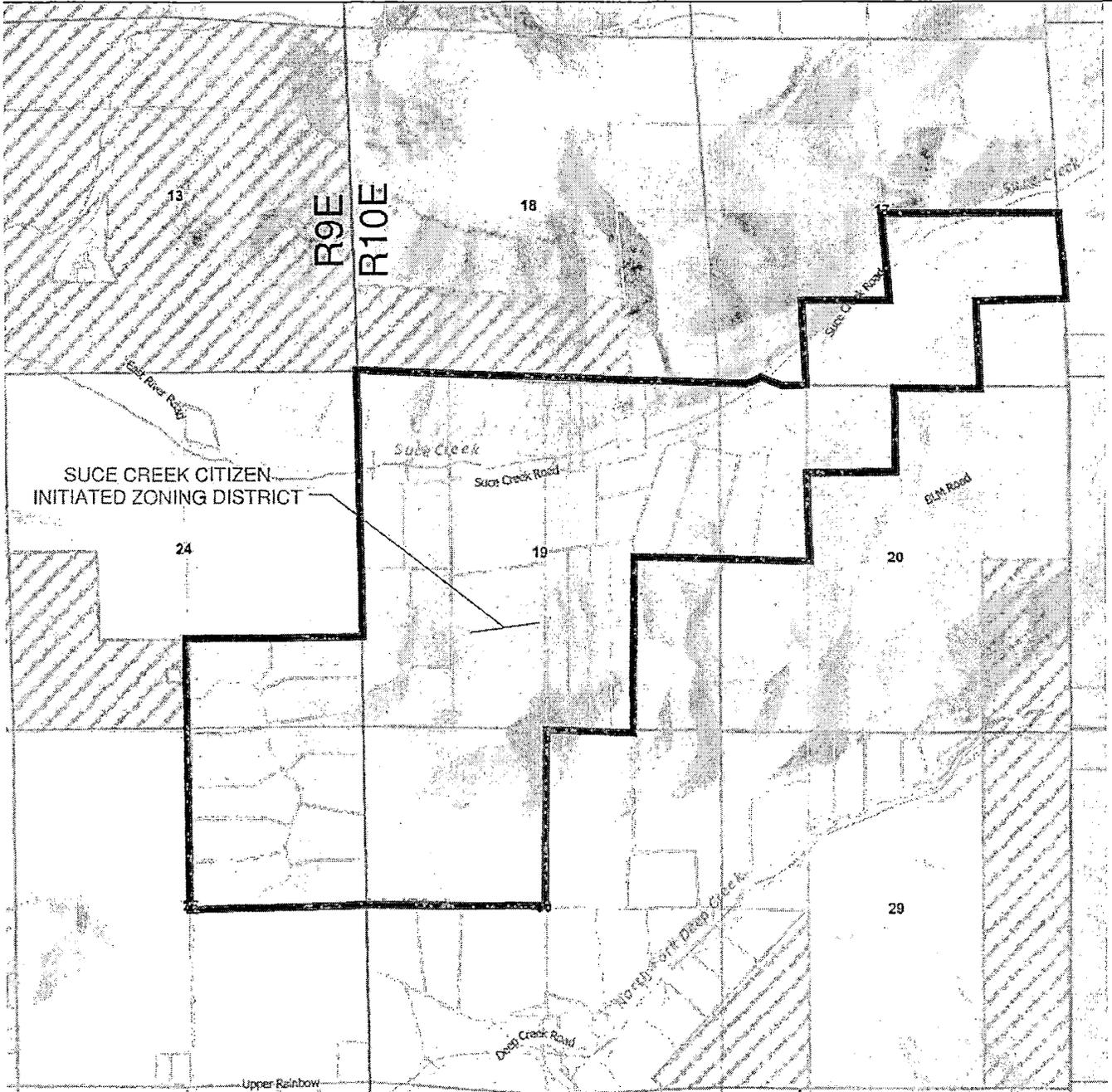
Chad Glenn, County Attorney
Paul Spitzer
Deputy

EXHIBIT A

SUCE CREEK

CITIZEN INITIATED ZONING DISTRICT

GRAPHIC DEPICTION



LIVINGSTON, MT
p 406.333.7974

SUCE CREEK CITIZEN INITIATED ZONING DISTRICT

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03.14.2025
SUCECRK_ZONE

TAG REVISION

**Cushing
Terrell**

GRAPHIC DEPICTION

CHECKED BY
BORNEMANN

REF SHEET SHEET NAME
EXHIBIT A 1

447033 Fee: \$0.00 _____

Park County, MT Filed 8/29/2025 At 8:38 AM

Angeliene Gelderloos, Clerk & Recorder By AG ____