

**SECTION 11. MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)**

**A. PURPOSE**

The purpose of this district is to recognize the existing residential neighborhoods of Malta as well as those areas which are deemed appropriate for residential expansions. A variety of residential types and densities, including multiple family, will be accommodated to provide a balance within the community. It is intended that this district be maintained and expanded to preserve the residential attractiveness in a mixed-use atmosphere. This district also will accommodate those institutional and public uses compatible with residential neighborhoods.

**B. PERMITTED PRINCIPAL USES**

The following uses are permitted within this district, provided that only one principal use or structure is allowed on a single lot:

- (1) A single family residence;
- (2) A two or three family dwelling;
- (3) A multiple family dwelling;
- (4) A boarding house;
- (5) A nursing home;
- (6) A public or private school;
- (7) A church or any other place of worship;
- (8) A library; museum;
- (9) A park or recreation facilities;
- (10) A hospital;
- (11) Funeral home/mortuary without crematorium;
- (12) One story professional office building;

**C. CONDITIONAL USES**

USES

Mobile Home Courts/Parks

CONDITIONS

- 1. Mobile home lots shall be arranged to permit the safe and practical placement and removal of mobile homes.
- 2. All mobile homes shall comply with yard requirements as set forth in Section 11, Paragraph F., Items 1, 2, and 3.
- 3. Mobile home concrete ribbon footings shall be of suitable size to accommodate the mobile homes anticipated.

4. The mobile home concrete ribbon footings must be improved to support the mobile home and be provided with 4 anchors or tie-downs to assure the stability of the home.
5. At least 20 foot separation is Required between mobile homes, Including their attached structures, such as awnings or carports.
6. No detached structure, such as storage shed, may be located within 5 feet of any mobile home or its attached structures.
7. Each mobile home shall be skirted within 60 days after the mobile home is moved onto the lot. Skirting shall be of fire resistant material similar to that of the mobile home exterior.
8. Gas and electric utilities shall be installed according to the appropriate codes.
9. Storage facilities must be provided on each lot or in the compounds of within the park.
10. A central area for storage or parking of boats, trailers, or other RV vehicles must be provided.
11. The park must be equipped at all times with fire control equipment in good working order, and be of such type and number and be located as prescribed by the local fire authority.

12. Moving lanes of internal Streets must be at least 10 feet wide, or wider if necessary to accommodate the expected traffic or vehicles. Where on-street parking is allowed, parallel parking lanes must be 8 feet wide.
13. All mobile home courts/parks will be required to be licensed through the State of Montana and The City of Malta.

Doublewide Mobile Homes

1. Must have a minimum width of 20 feet.
2. The length must not exceed four (4) times its width.
3. The pitch of the roof has at least a vertical rise of 1 foot for each 5 feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in conventional housing.
4. The exterior siding consists of wood, hardboard, or similar materials comparable in composition, appearance and durability to siding commonly used in conventional housing.
5. The home is placed on a permanent perimeter foundation.
6. The tongue, axles, Transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.
7. The building date of the home shall not be older than five (5) years from the date of application for placement and shall bear the U.S. Housing and Urban Development seal.
8. One off street parking space must be provided.

9. All double wide mobile homes  
Shall comply with yard requirements as set forth in Section 11,  
Paragraph f, Items 1,2,3,4 and 5.

D. ACCESSORY AND TEMPORARY USES PERMITTED

The following accessory and temporary uses are permitted in this district;

- (1) Accessory buildings and uses incidental to the above uses.
- (2) Temporary buildings for and during construction only.
- (3) Home occupations under the requirements of Section 16.
- (4) Driveways, sidewalks, patios, retaining walls and steps require a permit. No fee charge.

E. SPECIAL PROVISIONS; MOBILE HOMES

- (1) Mobile homes in place at the time of this ordinance amendment will be allowed to remain and to be replaced.
- (2) All replacement mobile homes in R-2 districts will comply with Section 11A, Paragraph C, Items 1 through 8.

F. YARD REQUIREMENTS

Every lot shall have the following yard requirements as measured from the farthest extension of the structure:

- (1) **Front Yard** – A 30 foot yard shall be provided on all street frontages (as Measured from the curb, drainage or equivalent drainage facility). Corner lots shall be construed as having two frontages, each of which shall allow a 30 foot yard with the exception of corner lots located on streets with 60 foot rights-of-way, which shall allow for a 20 foot yard. Exception: or a yard that matches the established building line on that block.
- (2) **Side Yard** – Side yards abutting interior lot lines shall not be less than 3 feet.
- (3) **Rear Yard** – Rear yards of a least 3 feet shall be provided.
- (4) In determining building and yard requirements, the eaves shall be the determining factor.
- (5) A five (5) foot open entrance landing shall be allowed to all structures provided it remains three (3) feet back from interior property line.

G. LOT AREA AND WIDTH

Except for existing lots of record which, because of ownership, cannot be reassembled to conform to this requirement, the following lot areas and widths are required:

- (1) Single family dwelling – Each lot shall contain a minimum of 7,000 square feet, and be at least 50 feet wide.

- (2) Two or three family dwellings – Each lot shall contain a minimum of 4,000 square feet per dwelling unit, and be at least 50 feet wide.

H. BUILDING HEIGHT

- (1) Maximum building height shall be 24 feet for single family dwellings and all listed permitted principal uses and 32 feet for multiple family dwellings consisting of more than two units.
- (2) Maximum height for accessory buildings may not exceed one and one-half (1 ½) times the height of the primary dwelling, and shall not exceed 24 feet for single family or 32 feet for multiple family dwellings consisting of more than two units.
- (3) Accessory buildings located on the same lot (not involving the conduct of a business) including one private garage, or community garage.

Garages shall not exceed the following sizes for each lot:

Lot Size	Maximum Garage Size
3900 to 7000 sq. ft.	1000 sq. ft.
7001 to 10000 sq. ft.	1200 sq. ft.
over 10000 sq. ft.	1600 sq. ft.

- (4) Accessory buildings must comply with all setback requirements.
  - (5) No former rail cars, semi boxes, containers or comparables will be allowed for storage units
- I. OFF STREET PARKING
- (1) Single family dwellings - Two off street parking spaces are required per dwelling unit;
  - (2) Multiple family dwellings – One and one-half (1 ½) off street parking spaces are required per dwelling unit.
  - (3) Numbers of non-residential parking spaces and all off street parking requirements shall comply with Section 18 of these regulations.

J. SIGNS

- (1) For residential uses – non-illuminated signs of less than 6 square feet in area;
- (2) For all other uses, non-illuminated signs, including bulletin boards at schools and Churches, not exceeding 12 square feet in area, provided the sign is located at least 10 feet from any street right-of way and does not obstruct traffic visibility.

K. GARAGES ON VACANT LOTS

One garage shall be allowed on a vacant lot with the following criteria:

- (1) Section H, Part 3 for garage size allowed shall be followed.
- (2) Maximum height is not to exceed 24 feet.
- (3) Residential use only, no commercial use is allowed.
- (4) Garage must be placed on a cement foundation that meets city building codes, and placed towards the rear of a vacant lot to accommodate for a home to be built at a later date.

- (5) Proposed garage must have four walls, roof and siding that meets current building codes and an operational door. Pole barns are not an option in this area.
- (6) Only one (1) building per lot without a house will be allowed, either a garage or a storage shed.