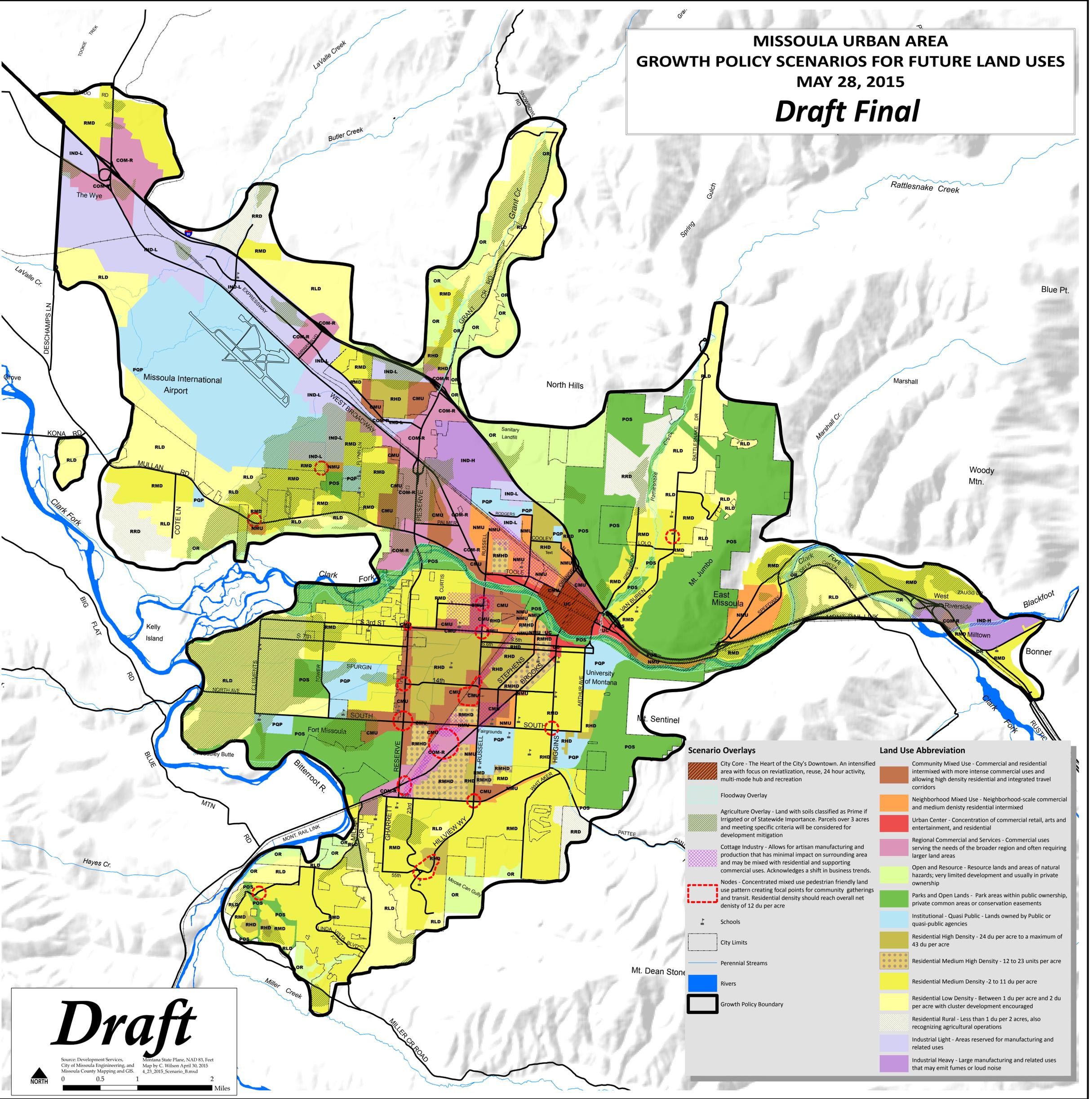


**MISSOULA URBAN AREA
GROWTH POLICY SCENARIOS FOR FUTURE LAND USES
MAY 28, 2015
*Draft Final***



| Scenario Overlays | Land Use Abbreviation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City Core - The Heart of the City's Downtown. An intensified area with focus on revitalization, reuse, 24 hour activity, multi-mode hub and recreation | Community Mixed Use - Commercial and residential intermixed with more intense commercial uses and allowing high density residential and integrated travel corridors |
| Floodway Overlay | Neighborhood Mixed Use - Neighborhood-scale commercial and medium density residential intermixed |
| Agriculture Overlay - Land with soils classified as Prime if Irrigated or of Statewide Importance. Parcels over 3 acres and meeting specific criteria will be considered for development mitigation | Urban Center - Concentration of commercial retail, arts and entertainment, and residential |
| Cottage Industry - Allows for artisan manufacturing and production that has minimal impact on surrounding area and may be mixed with residential and supporting commercial uses. Acknowledges a shift in business trends. | Regional Commercial and Services - Commercial uses serving the needs of the broader region and often requiring larger land areas |
| Nodes - Concentrated mixed use pedestrian friendly land use pattern creating focal points for community gatherings and transit. Residential density should reach overall net density of 12 du per acre | Open and Resource - Resource lands and areas of natural hazards; very limited development and usually in private ownership |
| Schools | Parks and Open Lands - Park areas within public ownership, private common areas or conservation easements |
| City Limits | Institutional - Quasi Public - Lands owned by Public or quasi-public agencies |
| Perennial Streams | Residential High Density - 24 du per acre to a maximum of 43 du per acre |
| Rivers | Residential Medium High Density - 12 to 23 units per acre |
| Growth Policy Boundary | Residential Medium Density - 2 to 11 du per acre |
| | Residential Low Density - Between 1 du per acre and 2 du per acre with cluster development encouraged |
| | Residential Rural - Less than 1 du per 2 acres, also recognizing agricultural operations |
| | Industrial Light - Areas reserved for manufacturing and related uses |
| | Industrial Heavy - Large manufacturing and related uses that may emit fumes or loud noise |

Draft

Source: Development Services, City of Missoula Engineering, and Missoula County Mapping and GIS.
 Montana State Plane, NAD 83, Feet
 Map by C. Wilson April 30, 2015
 4_23_2015_Scenario_B.mxd

NORTH

0 0.5 1 2 Miles