

SECTION 3.46

BMRR BIG MOUNTAIN RESORT RESIDENTIAL

3.46.010

Definition:

The BMRR district is intended to provide for lower urban densities with little or no commercial activity. Uses within the resort residential will include nightly rentals, timesharing, interval ownerships, vacation clubs, or other multiple ownership residential uses.

3.46.020

Permitted Uses (BMRR):

1. Bed and breakfast establishment.
2. Home occupation (See Chapter V – Performance Standards and Chapter VII - Definitions).
3. Dwelling, single family.
4. Dwelling, duplex.
5. Dwelling, multi-family.
6. Dwelling, resort: including resort and recreational condominiums, townhouses, time sharing and interval ownership residences or vacation units and other multiple ownership arrangement residential uses, allowing overnight accommodations and ancillary uses for the use of occupants and guests.
7. Public building.
8. Park and publicly owned recreational facility.
9. Recreational facility, high impact.
10. Recreational facility, low impact.
11. Ski area and support facilities.

3.46.030

Conditional Uses (BMRR):

1. Bar, lounge and tavern.
2. Churches and other places of worship.
3. Emergency medical clinic.
4. Information/reception center.
5. Lodge and fraternal and social organization, provided that any such establishments shall not be conducted primarily for gain.
6. Public utility service installation.
7. Resort area equipment maintenance facilities.
8. Restaurant.
9. School, primary and secondary.

3.46.040

Bulk and Dimensional Requirements (BMRR):

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| 1. | Minimum Designation Size: | As prescribed by the Big Mountain Neighborhood Plan Land Use Plan. |
| 2. | Minimum Lot Area: | As prescribed by the Big Mountain Neighborhood Plan Land Use Plan. |
| 3. | Minimum Lot Width: | Not Applicable. |

4. Setbacks:
 - A. Minimum Yard Requirements for Structures:

Front:	20 feet.
Side:	10 feet each.
Side Corner:	10 feet.
Rear:	20 feet.
 - B. Minimum Yard Requirements for Townhouses:

Side:	5 feet each.
Side Corner:	5 feet.
Rear:	15 feet.
 - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - D. Increase yard requirements as follows when property fronts:

MDT Maintained/County collector road:*	10 feet.
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5. Maximum Height:

One through Fourplex:	28 feet (to eave).
Fiveplex or Greater:	35 feet (to eave).
6. Permitted Lot Coverage: 40%.
7. Off-Street Parking: See Chapter VI-Parking and Loading.