

O R D I N A N C E NO. 80

AN ORDINANCE OF THE TOWN OF ENNIS TO ADD SECTION 30 TO ENNIS ORDINANCE NO. 52 ESTABLISHING DISTRICTS AND REGULATIONS AND RESTRICTIONS THEREIN FOR THE HEIGHT, NUMBER OF STORIES, AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS, AND OTHER SPACES, THE DENSITY OF POPULATION, AND THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE, PUBLIC, OR OTHER PURPOSES; REQUIRING THE PROVISION OF AUTO-MOBILE PARKING SPACES; MAKING EXCEPTIONS TO CERTAIN REGULATIONS; PROVIDING FOR AMENDMENTS; ESTABLISHING A BOARD OF ADJUSTMENTS; PROVIDING FOR ADMINISTRATION AND ENFORCEMENT; AND IMPOSING PENALTIES FOR VIOLATIONS.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ENNIS MONTANA:

SECTION 30 NC NEIGHBORHOOD COMMERCIAL DISTRICT

- A. Purpose: To provide a district which accommodates small retail and service activities frequently required by neighborhood residents while maintaining compatibility with adjacent residential uses.
- B. Permitted Uses: In NC, Neighborhood Commercial Districts, no building or premises shall be used and no building shall be hereafter erected or structurally altered except for one of the following purposes:
1. Stores or shops for the conduct of retail business, such as:
 - a. Appliance stores.
 - b. Food stores.
 - c. Variety stores.
 - d. Hardware stores.
 - e. Clothing stores.
 - f. Drug stores.
 2. Shops for repair and service, such as:
 - a. Barber and beauty shops.
 - b. Laundromat and dry cleaners.
 - c. Locksmith.
 - d. Shoe Repair.
 - e. Photography Studio.
 3. Banks
 4. Professional or Business Offices
 5. Restaurants
 6. Libraries, Museums and Art Galleries
 7. Accessory buildings and uses customarily incidental to the uses permitted in this district.
- C. Conditional Uses: The following uses are permitted in the NC, Neighborhood Commercial District, after a finding by the Zoning Commission that their mode of conduct and location will not hinder the use of nearby properties and will not disrupt the appropriate use of land and resources.

1. Dwellings, provided that they are compatible with the adjacent residential neighborhood.
2. Dwellings as an accessory to a commercial use. This can provide the opportunity for shopkeepers to live in an portion of their shop if questions such as off-street parking and compatibility with the adjacent residential neighborhood can be resolved.

D. Building Height Limit: Except as provided in Section 17 (Special Regulations), no structure shall exceed two (2) stories or thirty (30) feet in height.

E. Area Regulations: Subject to the modifications set forth in Section 17 (Special Regulations), the area regulations are as follows:

1. Minimum lot area and frontage: 5,000 square feet and 50 foot in width. These requirements can be reduced to 3,000 square feet and 28 feet in width when several lots are presented as a planned neighborhood commercial development.
2. Minimum front yard: 25 feet or as required by Section 17, if greater.
3. Minimum rear yard: No requirements except as contained in Section 17.
4. Minimum side yards: No requirements except on corner lots in which case the side yard shall not be less than 15 feet.

F. Other Regulations: The parking and signing requirements of Section 17 (Special Regulations) apply to the NC, Neighborhood Commercial District.

All ordinances and parts of ordinances in conflict herewith are hereby repealed

This ordinance shall be in full force and effect thirty days after its adoption by the Ennis Town Council and duly notice has been given to the public.

Passed and Adopted by the Town Council of the Town of Ennis this 8th of March, 1984.


RANDY KIRTLEY, MAYOR

ATTEST: 
VICKI J. MANNING, TOWN CLERK