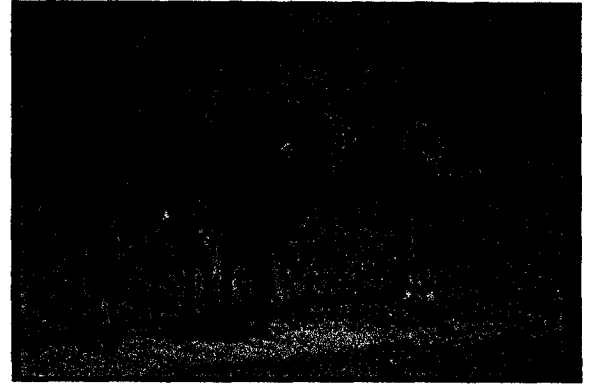


Resolution 614A

**EAST YELLOWSTONE ZONING DISTRICT
PARK COUNTY, MONTANA**



ADOPTED NOVEMBER 13, 1997



Resolution No. 614A

EAST YELLOWSTONE ZONING DISTRICT

SECTION ONE TITLE, CREATION AND ADOPTION

This resolution shall be known as the East Yellowstone Zoning Resolution and is adopted specifically for the East Yellowstone Zoning District. The district has been created by resolution of the Board of County Commissioners, Park County, Montana.

Pursuant to Section 76-2-101, MCA there has been created a Planning and Zoning Commission for the East Yellowstone Zoning District which consists of the three County Commissioners, the County Clerk & Recorder and the County Clerk of Courts.

Pursuant to Section 76-2-101, MCA, there is hereby adopted a development pattern consisting of the East Yellowstone Zoning Resolution and Zoning Map.

The Planning and Zoning Commission shall have all the powers given to it by the state statutes of the State of Montana and by this Resolution.

SECTION TWO PURPOSE

The purpose of the zoning is to help guide growth and development in the area, to maintain the rural character of the area and allow for development that is consistent and compatible with the existing pattern of growth, to protect and enhance property values and amenities, and to protect and enhance the natural environment, water quality, and wildlife.

SECTION THREE BOUNDARY

North boundary
The Yellowstone River

East boundary
Felton Ranch Access

West boundary
Highway 89 North

South boundary
Burlington Northern Right of Way.

The district boundaries are shown on the attached map.

SECTION FOUR

ESTABLISHMENT OF DISTRICTS

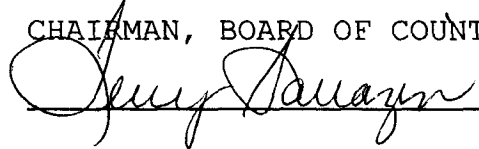
The jurisdiction of the East Yellowstone Zoning District is one district, as shown on the official zoning map, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Resolution.

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 4 of the East Yellowstone Zoning District Resolution.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS



Attested _____ Date of Adoption _____

If any changes to the map are made by amendment of this Resolution in accordance with Section Fourteen, 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 Official 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.

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 East Yellowstone 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 East Yellowstone Zoning District, Park County, Montana.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

Attested _____

Date _____

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

In interpreting use classification, the Zoning Commission shall determine:

1. That the use and its operation are compatible with the uses permitted in the district wherein the use is proposed to be located.
2. That the use is similar to one or more uses permitted in the district wherein it is proposed to be located.
3. That the use will not cause substantial injury to values of property in the neighborhood or district wherein it is proposed to be located.
4. That neither the intent of the resolution nor the intent of the district will be abrogated by such classification.

SECTION FIVE

DEFINITIONS

- A. Accessory Building
A subordinate structure on the same lot as the principal or main building and the structure is devoted to a use incidental to the principal use.
- B. Agricultural Use
Any management of any land for agriculture; raising of cows, horses, pigs, poultry and other livestock; forestry; horticulture or orchards; including the sale of products grown or raised directly on such land; and including the construction, alteration or maintenance of agricultural buildings, roads, drainage systems, irrigation systems, farm ponds, and fish ponds.

Agricultural use does not include large commercial hog or chicken establishments or commercial feed lots.

C. Building

Any structure including attached decking having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

D. Commercial Use

Any use involving the sale, rental, or distribution of goods, services, or commodities, either retail or wholesale, or the provision of recreation facilities or activities for a fee, except as may be allowed as a conditional use home occupation.

E. Conditional Use

Following a public hearing, the Zoning Commission may authorize such use, upon a finding that it is compatible with surrounding land uses and will comply with all conditions and standards for location, design, and operation of such use.

F. Dwelling Unit

A structure or portion thereof which is used exclusively for human habitation. For the purposes of this Resolution manufactured housing, single wide mobile homes and recreational type vehicles are not acceptable dwelling units and shall not be used as such.

G. Guest House

An accessory building designed for use for occupancy on a temporary basis by the landowner's guests.

H. Home Occupation

Any occupation carried on entirely within a residence or accessory structure by the occupants thereof, which activity is clearly incidental to the use of said residence as a dwelling and 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 a business in the ordinary meaning of the term, and does not infringe upon the rights of neighboring residents to enjoy a peaceful occupancy of their homes.

- I. Legally Existing
The use is 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.
- J. Permit
Written authorization issued by the Zoning Officer on behalf of Park County or by the Zoning Commission pursuant to these regulations.
- K. Permitted Use
A use or activity which is allowed by the district regulations for which a permit may be required.
- L. Prohibited Use
A use or activity which is not allowed within the zoning district. In order to establish a prohibited use, a variance must be issued by the Park County Zoning Commission.
- M. Residential Single Family
Any detached building containing one dwelling unit, containing facilities for cooking, living, and sleeping and designed for permanent occupancy by one family. For the purposes of this Resolution, manufactured housing, single wide mobile homes and recreational type vehicles are not acceptable single family residential units and shall not be used as such.
- N. Slope or Grade
The degree of deviation of a surface from horizontal. For the purposes of these regulations slope or grade is expressed in percent.
- O. Variance
Relief afforded to a landowner by the Zoning Commission from the standards contained in these regulations in accordance with 76-2-223 MCA

SECTION SIX

APPLICATION OF DISTRICT REGULATIONS

Upon passage of these regulations no new building, structure, or land shall be used or occupied, and no new building, structure, or part shall be erected, constructed, reconstructed, moved or structurally altered unless it is in compliance with the regulations.

SECTION SEVEN

DISTRICT REGULATIONS

A. Intent

The intent of regulations within the District is to maintain the open and rural residential character and allow for development that is consistent and compatible with the existing pattern of growth.

B. Permitted Uses

1. On-site constructed single family residential with an attached or detached garage.
2. One guest house.
3. Agriculture and the growing of timber.
4. Home Occupation.
5. Gravel removal for on-site uses.

C. Conditional Uses

1. Home Occupation accessory buildings greater than 500 square feet.
2. An existing stick built residence that is moved onto the premises.

D. Prohibited Uses

1. All uses not specifically allowed as a permitted use or may be allowed as a conditional use are expressly prohibited.

E. Density

1. One primary residential unit per thirty acres.

F. Structures

1. Accessory structures shall meet all setback requirements,
2. Structure height shall not exceed 30 feet as measured from the average ground elevation.
3. Wood shake roofing shall be prohibited on construction of new buildings. Existing buildings with wood shake roofing may be repaired or remodeled utilizing wood shakes, provided the new shakes are coated with fire retardant material.
4. No exterior siding shall be reflective, tar paper, or asphalt.
5. Non-agricultural accessory structures shall be architecturally compatible with the primary dwelling.
6. Setbacks
 - a. 100 feet from the Yellowstone River
 - b. 50 feet from any public road
 - c. 50 feet from any property line

7. Existing residential structures that do not meet the setback requirements may:
 - a. Be rebuilt in their present location in the event of being destroyed by fire or other natural disaster.
 - b. Be remodeled at their present location provided that the expansion of the ground coverage of the structure does not exceed 50 percent of the ground coverage of the existing structure, and provided that no portion of the expansion shall reduce any setback not meeting the requirements of this resolution.
8. A reasonable variance shall be granted to allow construction of a residence on lots that exist at the time zoning is adopted which cannot meet the setbacks in the zoning, provided that no residence shall be closer than 100 feet to the Yellowstone River.
9. All exterior construction shall be completed within eighteen months.
10. The principal residence shall have a minimum of 1200 sq.ft. on the main floor.

G. Land Division

All land divisions shall conform to the requirements of the zoning regulations.

H. Existing Uses

Nothing in this regulation shall be construed to prevent or prohibit the use of any legally existing building, structure, lot, or premises in use at the time of adoption of such Resolution.

SECTION EIGHT NONCONFORMING USES AND LOTS

Intent - The lawful use of a building or premises existing at the time of the adoption of this Resolution may be continued, although such use does not conform with the provisions of the Resolution. It is the intent of this resolution that non conformities shall not be enlarged upon, expanded or extended, nor used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Nothing in this Resolution shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment to this Resolution. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation, demolition or removal of an existing building has been

substantially begun preparatory to rebuilding, such excavation, demolition or removal shall be deemed to be actual construction.

Nonconforming Lots of Record - Lots of record that existed prior to the adoption of this Resolution may be used for any allowed use within the district providing that they can still meet other requirements of the district.

Where lots are larger than required by this Resolution, said lots may be subdivided into smaller lots except no parcel may be divided so as to create a lot smaller in lot width or lot area than required by this Resolution.

Nonconforming Uses of Land - Where at the time of passage of this Resolution lawful use of land exists which would not be permitted by the regulations imposed by this Resolution, the 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 land than was occupied at the effective date of adoption or amendment of this Resolution. The existing gravel pit is a lawful use which may be enlarged.
2. No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Resolution.
3. If any such nonconforming use of land ceases for any reason for a period of more than three (3) years, any subsequent use of such land shall conform to the regulations specified by this resolution.
4. No additional nonconforming structure in connection with the requirements of this Resolution shall be erected in connection with such nonconforming uses of land.

Nonconforming Structures - Where a lawful structure exists at the effective date of adoption or amendment of this Resolution that could not be built under the terms of this Resolution by reason of restriction on lot area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such nonconforming structure may be altered or enlarged in any way which increases the nonconformity, but the structure may be altered to conform with this Resolution.

2. Should any nonconforming structure or nonconforming portions of a structure be destroyed by any means to the extent of more than 50 percent of its replacement cost, it shall if possible be constructed in conformity with the provisions of this Resolution. If it is not possible for the reconstruction to conform to the Resolution a variance shall be granted.
3. Should such a structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Nonconforming Uses of Structures - If lawful use of a structure or of structures and premises exists on the date of adoption or amendment of this Resolution that would not be allowed in the district under the terms of this Resolution, the lawful use may be continued while it remains otherwise lawful providing that:

1. No existing structure devoted to a nonconforming use shall be enlarged, extended, constructed, or structurally altered, unless the use is changed to a permitted use.
2. Nonconforming use of building, structures, or premises may be changed to another nonconforming use, provided that a conditional use permit is obtained from the Zoning Commission determining whether or not to grant the conditional use permit. The Zoning Commission shall determine that the proposed use is equally appropriate or more appropriate to the district than the existing Nonconforming use.
3. Whenever Nonconforming use of a structure or a premise cease for three years, the structure or premises shall not thereafter be used except in conformance with the regulations of the district in which it is located. The term "ceases" as used in this subsection shall mean that the activity in question has not been in operation for a period of three years.

Repairs and Maintenance - On any nonconforming structure or portion of the structure, work may be done on ordinary repairs and fixtures, wiring, plumbing, painting, or repair or replacement of non-bearing walls, provided that such work does not increase the size of the building. Nothing in this Resolution shall prevent the strengthening or restoring to a safe condition of any building or part declared to be unsafe by an official charged with protecting the public safety.

Conditional Uses - Conditional uses shall not be deemed a nonconforming use.

SECTION NINE HOME OCCUPATIONS

Home Occupations are permitted in the district. Home Occupation shall have no effect on the neighborhood. Home Occupations shall be required to obtain a zoning compliance permit. There will be no charge for a home occupation permit.

Home Occupations

1. Work on the premises shall be carried on wholly within the principal building, other accessory structure not to exceed five hundred square feet unless a conditional use permit is obtained from the zoning commission.
2. Not more than four (4) people who are not a member of the applicant's immediate family and who are not a resident of the applicant's home may be employed on-site.
3. Home occupations will be prohibited from creating visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the dwelling unit is prohibited.
4. There shall be no offensive noise, vibration, smoke, odors, heat or glare produced as a result of the home business.
5. The primary unit shall remain a residential structure; there shall be no exterior display or alteration that changes the residential character of the premises.
6. Signs shall not be greater than fifteen square feet, shall be attached to the dwelling or accessory structure, and shall not be illuminated. Signs shall be of material compatible with the structure to which they are attached.

SECTION TEN CONDITIONAL USES

Intent - The intent of conditional use permits is to provide for specific uses, other than those specifically permitted in each district, which may be appropriate under certain safeguards or conditions.

Conditional Use Requirements - No structure or land may be used for any purpose in any 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.

Conditional use permits shall be granted only by the Zoning Commission when their findings are that:

1. The use conforms to the objectives of The East Yellowstone Zoning District and the intent of this Resolution, and;
2. Such use will not adversely affect nearby properties or their occupants, and;
3. Such use meets density, coverage, yard, height, and all other regulations of the district in which it is to be located, unless otherwise provided for in this Resolution, 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.

Conditional Use Procedure

1. All applications for conditional use permits shall be filed with the Zoning Commission accompanied with a \$200.00 filing fee.
2. Notice of public hearing for conditional use permits shall be published twice in a newspaper of general circulation within the county at least fifteen (15) days prior to the hearing. Adjacent property owners shall be notified by certified mail.
3. The Zoning Commission shall then designate the Zoning Enforcement Agent to review the facts of the application and determine if the application is consistent with the intent and purpose of this Resolution.
4. The Zoning Commission shall hold a public hearing to gather needed facts from all interested parties. The Zoning Commission may continue such hearing, to take additional information. The Zoning Commission shall either approve, conditionally approve or deny the application. Written findings of fact shall be sent to the applicant within fifteen (15) days of the Zoning Commission's decision.

Conditional Approval - The 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 code and preserve the character of the area.

Security - The Planning and Zoning Commission may require guarantees in the form of bonds, cash deposits and/or other evidences of compliance in order to secure compliance with conditions imposed.

Revocation or Modification of Permit - Upon notice of public hearing, conditional use permits may be revoked or modified by the Planning and Zoning Commission.

- 1 If the person holding this permit or variance has not engaged in the authorized use, or
2. If the person holding the permit or variance 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 permit or variance in the first instance. Appeals from modification or revocation shall be as set forth in the Resolution.

Building Permits - No zoning compliance permit shall be issued other than in accordance with the conditions and terms of the conditional use permit. No zoning compliance permit shall be issued until time for appeal on a conditional use permit has elapsed and all appeals finally decided.

SECTION ELEVEN VARIANCES

Authorization to Grant or Deny Variances - The Zoning Commission may authorize a variance from the requirements of this Resolution when it can be shown that because of special and unusual circumstances related to a specific piece of property, strict application of the Resolution would cause an undue or unnecessary hardship. No variance shall be granted to allow the use or development of property for a purpose not authorized within the zone in which the proposed development would be located. In granting a variance, the Zoning Commission may attach conditions it finds necessary to achieve compliance with the criteria of this Resolution.

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 same zone or vicinity and that result from lot size or shape, topography, or other circumstances over which the owners of property have had no control since enactment of this Resolution.
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 same area.
3. The variance would not be materially detrimental to property in the same zone or vicinity in which the property is located.
4. The variance requested is the minimum variance that would alleviate the hardship.

Procedure

1. Written applications for variance shall be filed with the Zoning Enforcement Agent. A fee of \$200.00 shall accompany each application. An application shall not be regarded as having been filed until the fee is paid.
2. The Zoning Commission shall designate the Zoning Enforcement Agent to review the application and determine if the application meets the requirements of the zoning Resolution.
3. There shall be a hearing for each variance application. The hearing shall be held at a time and place set by the Zoning Commission. Testimony shall be taken by the Zoning Commission from persons interested in said application and from the Zoning Enforcement Agent.
4. Notice of hearing shall be published twice in a newspaper of general circulation within the county at least fifteen (15) days prior to the hearing date. In addition, the county shall send a certified letter to record owners of property adjoining a proposed variance.
- 5/ In approving an application for a variance, the Zoning Commission may designate such lawful conditions as will secure substantial protection for the public health, safety, and general welfare and shall find the request to meet the criteria set forth in this Resolution. Any approval under this section shall be subject to the

terms of the conditions designated in connection therein.

6. Written findings of fact approving or denying the application shall be sent to the applicant within fifteen (15) days of the decision on the application

SECTION TWELVE ADMINISTRATION

Employees and Officers - In accordance with Section 76-2-102, MCA, the East Yellowstone Planning and Zoning Commission is hereby authorized to appoint and hire such employees and officers as shall be deemed necessary to carry out the provisions of this regulation, including a Zoning Enforcement Agent.

The Zoning Enforcement Agent may be an employee of the Park County and if so, shall perform duties hereunder without remuneration in excess of their regular salary.

If the Zoning Enforcement Agent shall find that provisions of this Resolution are being violated with respect to zoning requirements, the Agent shall notify in writing the person responsible for such violations, indicating the nature of the violation and requesting that action be taken to correct it. The Zoning Enforcement Agent shall request discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this Resolution to ensure compliance with or prevent violation of its provisions.

The Zoning Commission shall appoint a volunteer local five member advisory committee to act in an advisory capacity to the Zoning Commission. The advisory committee shall advise the Zoning Commission on variances, zone changes and conditional uses.

Permits - No building or other structure shall be erected, moved, or added to and no land use shall be changed without a valid zoning compliance permit as prescribed herein. No zoning compliance permit shall be issued without a valid septic permit and any other permits required by the county, state, or federal government.

The zoning compliance permit shall be obtained from the Zoning Enforcement Agent.

The application shall include such information as lawfully may be required by the Zoning Enforcement Agent including existing or proposed buildings and land; the number of families, housing units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to

determine conformance with, and provide for enforcement of this Resolution.

Conformance - No permit of any type shall be issued unless in conformance with the regulations contained within this Resolution. Permits issued on the basis of plans and applications approved by the Zoning Enforcement Agent authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Use, arrangement, or construction at variance with that authorized shall be a violation of this Resolution.

Conditional use permits and variances by the Planning and Zoning Commission shall be considered to be in conformance with this Resolution. However, zoning compliance permits shall be issued only in accordance with the terms set forth in the conditional use permit and variance sections of this Resolution.

Expiration of Permits - Every zoning compliance permit issued by the Zoning Enforcement Agent under the provisions of this Resolution shall become null and void, if the building or work authorized by such permit has not commenced within six months from the date of issuance. If the permit is expired, a new permit shall be required. All exterior construction shall be completed within 18 months of the date of issuance of the zoning compliance permit.

Permits Issued Contrary to this Resolution - Any zoning compliance permit, or any authorization issued, granted, or approved in violation of the provisions of this Resolution, shall be null and void and of no effect without the necessity of any proceedings or a revocation or nullification thereof, and any work undertaken or use established pursuant to any such zoning compliance permit or other authorization shall be unlawful.

Duties of the Zoning Enforcement Agent - It shall be the duty of the Zoning Enforcement Agent to issue all zoning compliance permits and review all applications submitted to the Planning and Zoning Commission for conditional use permits, variances, rezoning requests and amendments to the Resolution. The Zoning Enforcement Agent and staff shall work for the Planning and Zoning Commission and be in an advisory capacity making recommendations on all requests. The Zoning Enforcement Agent and staff shall also investigate any possible violations to the zoning Resolution.

Appeals - Appeals from the decision of the Zoning Enforcement Agent concerning interpretation of this Resolution may be taken in writing to the Zoning Commission. Such an appeal from the decision of the Zoning Enforcement Agent must be taken within ten (10) working days in writing to the Zoning Commission.

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

Schedule of Fees, Charges and Expenses - The Planning and Zoning Commission shall establish a schedule of fees, charges, and expenses and a collection procedure for zoning compliance permits, appeals and other matters pertaining to this Resolution. The schedule of fees listed below shall be effective and may be altered or amended only by the Planning and Zoning Commission.

No permit, zone change, conditional use, or variance shall be issued unless or until such costs, charges, fees or expenses listed below have been paid in full, nor shall any action be taken on proceedings before the Planning and Zoning Commission, unless, or until, preliminary charges and fees have been paid in full.

Amendments	\$350
Zoning Changes.....	\$350
Variance.....	\$200
Conditional Uses.....	\$200
Zoning compliance permits:	
Value of Construction	
5,000-10,000.....	\$100
10,000-50,000.....	\$125
Greater than 50,000.....	\$150

SECTION THIRTEEN

MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this Resolution shall be held to be the minimum requirements adopted for the promotion of the health, safety, and general welfare of the zoning district. Whenever the requirements of this Resolution 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.

SECTION FOURTEEN

AMENDMENTS AND CHANGES

Zoning Resolution Amendments - This Resolution 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 Resolution.

An amendment may be initiated by:

1. The petition of one or more land owners of property affected by the proposed amendment, which petition shall be signed by petitioning land owners and shall be filed

with the Zoning Enforcement Agent by a fee of \$350.00 payable to the County of Park, no part which shall be returnable to the petitioner; or

2. Resolution of intention of the Board of County Commissioners; or
3. Resolution of intention by the Planning and Zoning Commission. Such amendment shall not become effective until after a public hearing has been held before the Zoning Commission, legal notice of which shall have been given in a newspaper of general circulation in the County not less than fifteen (15) days prior to the date of hearing

SECTION FIFTEEN

VIOLATION OF RESOLUTION

Compliance Regarding Violations - Whenever a violation of this Resolution occurs or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Planning and Zoning Commission or the Zoning Enforcement Agent. The Zoning Enforcement Agent shall then properly record the complaint and immediately investigate and take action thereon as provided by this Resolution.

Penalties - Violation of the provisions of this Resolution or failure to comply with any of its requirements, including violations of conditions and safeguards established in connection with the grant of variances or conditional uses or any of the requirements for conditions imposed by the Planning and Zoning Commission shall constitute a misdemeanor. Any person who violates the Resolution or fails to comply with any of its requirements shall upon conviction thereof, be fined not more than \$500.00 or imprisoned not more than six (6) months or both and, in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense and punishable as such.

SECTION SIXTEEN

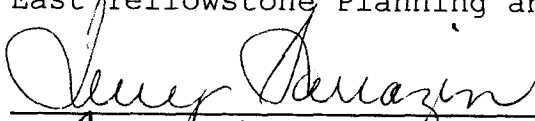
INVALIDATION

If any Section, subsection, subdivision, sentence, clause, paragraph or phrase of this regulation or any attachments hereto is for any reason held to be unconstitutional or void, such decision shall not affect the validity of the remaining portions of these regulations to render the same operative and reasonably effective for carrying out the main purpose intention of the regulation.

SECTION SEVENTEEN

ADOPTION

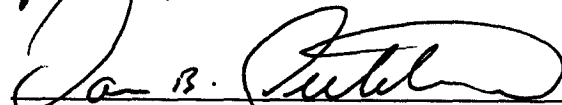
This entire regulation was adopted on November 13, 1997, by the East Yellowstone Planning and Zoning Commission.



Terry Sarrazin, Chairman



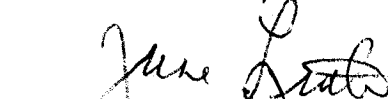
Jim Hunt, Member



Dan B. Gutebier, Member



Denise Nelson, Member

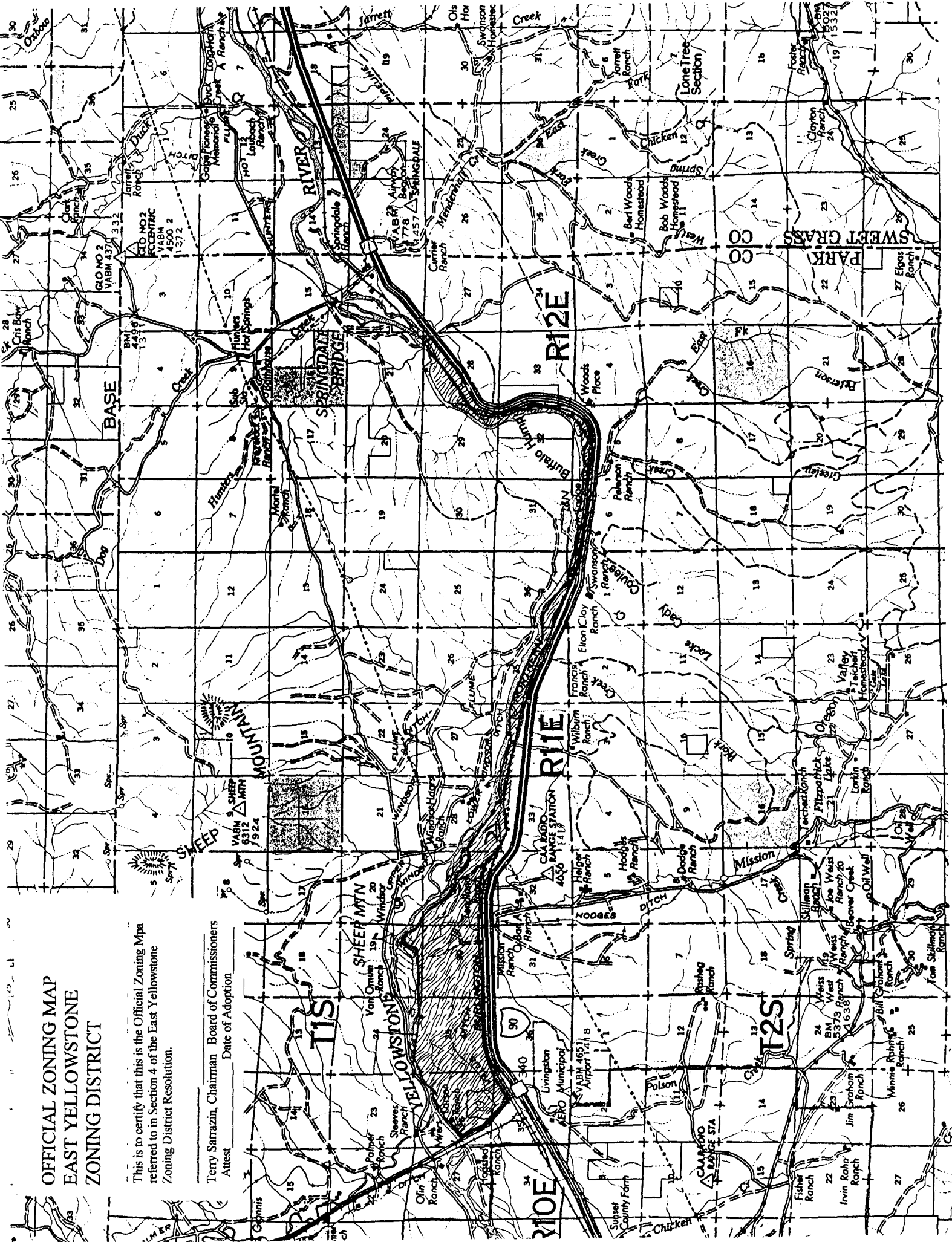


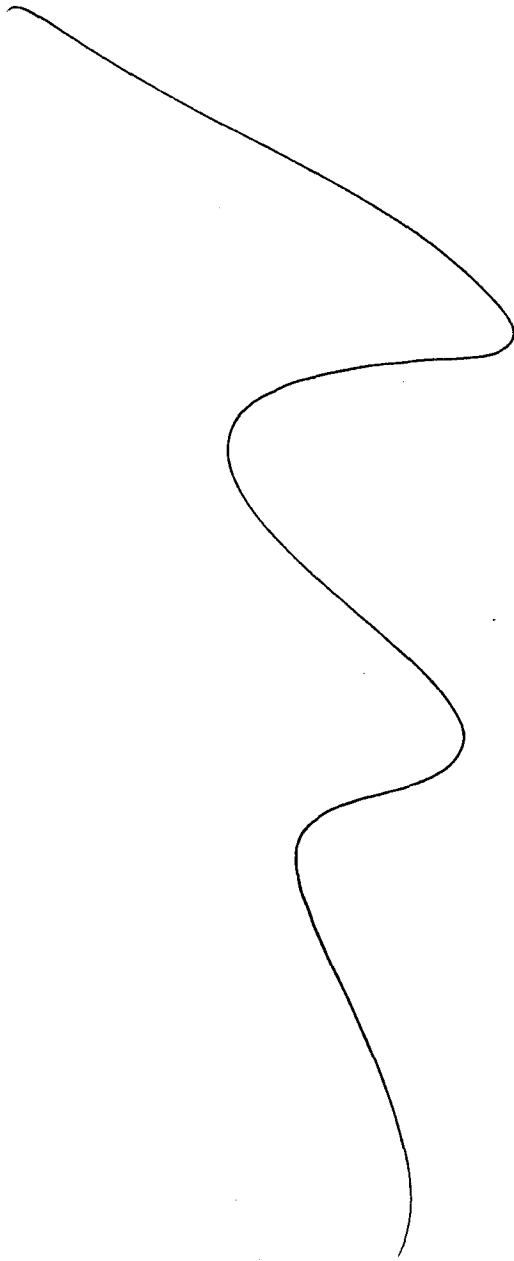
June Little, Member

OFFICIAL ZONING MAP EAST YELLOWSTONE ZONING DISTRICT

This is to certify that this is the Official Zoning Map referred to in Section 4 of the East Yellowstone Zoning District Resolution.

Terry Sarrazin, Chairman Board of Commissioners
Attest _____ Date of Adoption _____





614A Fee: \$0.00 _____

Park County Filed 11/13/1997 At 12:00 PM

Denise Nelson, Clk & Rcdr By CR