

3. Sign Permits.

Permits are needed before businesses in town may put up a sign. The sign's size and placement is determined by their use and zone. A fee of \$25 is assessed for sign permits.



4. Fences and Walls.

Fences and walls are allowed with a zoning permit in all areas as long as they are no more than four feet tall in the front yard and do not obstruct the view of traffic along city streets. They must also be constructed within property lines; not on city right of way.



Residential zoning permits are \$15

5. Propane Tanks.

A Zoning Permit is required to permanently place a propane tank in your yard. Propane tanks must be within the property lines, not within the front yard setback, and dependent upon size, at least ten (10) feet from any building.



Residential zoning permits are \$15.

6. Home Business.

Residential districts within the city allow home occupations as long as the activity is secondary to the main use of the building as a dwelling. A current business license for the home occupation must be on file. All other businesses wishing to locate in residential areas will need to apply for a variance from zoning regulations.



7. Moving a Mobile Home onto a Lot.

Both zoning and building permits are required to move a mobile home onto a lot within the city limits. These permits are to ensure that the mobile home is blocked safely and orientated on the lot in the best way possible to meet setback requirements.



Zoning permits are \$15.

Building permits are \$25.

8. Building Permits.

A building permit is required for additions, or any structure over one hundred twenty (120) square feet. The City of Colstrip requires that all construction be checked to make sure it complies with the International Building Codes. Thereby protecting you and your neighbors against any potential structural problems that may arise during building construction. Fees vary but usually run around \$10 per 100 square feet.



9. Residential Construction— Zoning Permit Needed but No Building Permit Needed.



- Roofing
- Patios or decks that are not covered or enclosed
- Driveways or sidewalks
- Sliding window or door replacement
- Structures under 120 square feet

It is the Code Officer's job to help residents comply with zoning regulations or determine if a permit is needed. Just call. We are always glad to help.



Zoning and Building Enforcement

A Guide to Common Problems



Tomorrow's Town ... Today!

Zoning & Code Enforcement Office

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Phone (406) 748-2300 * Fax (406) 748-2303
zoning@cityofcolstrip.com

CODE ENFORCEMENT ADDRESSES ISSUES THAT AFFECT PROPERTY VALUES, SAFETY, HEALTH, ENVIRONMENT AND GENERAL QUALITY OF LIFE.

BELOW ARE THE KINDS OF CODE VIOLATIONS THAT ARE FREQUENTLY REPORTED TO CODE ENFORCEMENT

1. Overgrown Lots.

Grass or weeds must be cut to a height of less than nine (9) inches on developed parcels of land within the city.



2. Debris on Private Property.

Any collection of junk, rubbish, debris, or discarded materials and appliances must be stored in an enclosed building.



3. Inoperative or Abandoned Vehicles on Private Property.

Inoperable cars or car parts must be stored in an enclosed building or removed from the property.



4. Storage of Trailers, Boats and Recreational Vehicles in Residential Areas.

City codes prohibit living in a Recreational Vehicle on the same lot as the primary residence in a single family residential zone.



Any vehicle, trailer, boat or recreational vehicle may not be left standing on city streets for a period longer than five (5) consecutive days. During possible snow months (November—April) that time frame is reduced to two (2) consecutive days. No vehicle or motor vehicle may be stored on the street when not in actual use.

Off street parking in residential areas is limited to the same lot as the dwelling and must not be in the front yard except in the driveway.

5. Clear Vision at Street Intersections.

Nothing may be erected, placed, planted, or allowed to grow in any manner that would impede the visibility of vehicles entering an intersection for a distance of fifty (50) feet from the back of the curb along each street.



6. Sidewalk Obstruction

No vehicles, accumulated snow or other objects may block sidewalks. This allows pedestrians a safe place to walk.



7. Political and Other Temporary Signs.

Are permitted in all districts as long as they are placed on private property, do not restrict driver visibility at intersections and are removed after the event.



LICENCES AND PERMITS ARE REQUIRED FOR PUBLIC SAFETY AND WELL BEING.

ZONING PERMITS ENSURE THAT SETBACK REQUIREMENTS ARE MET TO PROTECT PUBLIC SAFETY AND PROPERTY VALUES.

BUILDING PERMITS ENSURE THAT BUILDING CONSTRUCTION COMPLIES WITH THE INTERNATIONAL BUILDING CODES.

BELOW ARE SOME COMMON PERMITS AND LICENCES REQUIRED WITHIN THE CITY LIMITS.

1. Business License.

A city business license is required in order to operate a business within the City of Colstrip. The license is provided at no cost as long as the owner lives within the city limits and an application is submitted by October 1st each year. New businesses are required to fill out an application within thirty days of their opening. A late fee of \$20 is assessed to all businesses who fail to submit their applications within the time allowed.



2. Dog and Cat Licenses.

Licenses are required on both dogs and cats over five (5) months old. Fees vary between \$5 and \$20 dependent upon age and whether the animal is spayed or neutered.

