



**Planning Advisory Board/Zoning Commission Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
January 14, 2020 - 3:00 PM**

OPEN MEETING

1. Call to Order 3:00 P.M.
2. Roll Call-Board Introductions
Peter Fontana-Chair
Dave Bertelsen
Kelly Buschmeyer
Tory Mills
Charles Pankratz
Samantha Shinaberger
Laura Vukasin
3. Recognition of Staff
4. Approval of Meeting Minutes - December 10, 2019

BOARD ACTIONS REQUIRING PUBLIC HEARING

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

5. OCCGF Title 17, Chapter 36 Parking Code Amendments (Ordinance 3200)
6. Ordinance 3211, "An Ordinance Amending Title 17 of the Official Code of the City of Great Falls (OCCGF): Reserving Chapters 41 through 43; and, repealing and replacing Chapter 44 Pertaining to Landscaping" and Ordinance 3212, "An Ordinance Amending Title 17 of the OCCGF: Repealing Appendix B Pertaining to the List of Required Boulevard Areas and Street Medians."

COMMUNICATIONS

7. Election of New Vice Chair
8. Next Meeting Agenda - January 28, 2020

PUBLIC COMMENT

Public Comment on any matter and that is within the jurisdiction of the Planning Advisory Board/Zoning Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and address for the record.

ADJOURNMENT

(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.)

Assistive listening devices are available for the hard of hearing, please arrive a few minutes early for set up, or contact the City Clerk's Office in advance at 455-8451. Wi-Fi is available during the meetings for viewing of the online meeting documents.

Planning Advisory Board/Zoning Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Meetings are re-aired on cable channel 190 the following Thursday at 7 p.m.

**MINUTES OF THE MEETING
OF THE
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
DECEMBER 10, 2019**

CALL TO ORDER

The regular meeting of the Great Falls Planning Advisory Board/Zoning Commission was called to order by Chair Pete Fontana at 3:17 p.m. in the Commission Chambers of the Civic Center.

ROLL CALL & ATTENDANCE

Planning Board Members present:

Peter Fontana, Chair
Michael Wedekind, Vice Chair
Anthony Houtz
Tory Mills
Charles Pankratz

Planning Board Members absent:

Dave Bertelsen
Kelly Buschmeyer
Samantha Shinaberger

Planning Staff Members present:

Erin Borland, Planner III
Jamie Nygard, Sr. Admin Assistant
Craig Raymond, Director Planning and Community Development

Other Staff present:

Joseph Cik, Assistant City Attorney
Darcy Dea, Deputy City Clerk

Mr. Raymond affirmed a quorum of the Board was present.

MINUTES

Chair Pete Fontana asked if there were any comments or corrections to the minutes of the meeting held on September 24, 2019. Seeing none, Mr. Wedekind moved to approve the minutes. Mr. Mills seconded, and all being in favor, the minutes were approved.

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

Resolution 10323, “A Resolution Declaring that the Great Falls Planning Advisory Board and Zoning Commission Shall Consist of Seven (7) Members.”

Assistant City Attorney Cik stated that the resolution would declare that the Planning Advisory Board/Zoning Commission would be made up of seven members, instead of nine. If it is adopted will go in to effect January 1, 2020. He also stated that with the resignation of Mr. VanWorth and the terming out with Mr. Houtz, that there would not be a need to advertise to fill the positions. It will also lower the quorum, which in the past has been challenging. Assistant City Attorney Cik did state that the staff is recommending that the Planning Advisory Board/Zoning Commission recommend to the City Commission, to adopt Resolution 10323.

PETITIONER’S PRESENTATION

There were no Petitioner’s present

PUBLIC QUESTION AND ANSWER SESSION

There were no questions from the public

PUBLIC COMMENT

There were no proponents or opponents of the recommendation

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board and Zoning Commission recommend the City Commission approve to adopt Resolution 10323

Made by: Mr. Wedekind

Second: Mr. Houtz

VOTE: All in favor, the motion carried.

Recommendation to City Commission to reappoint Michael Wedekind for one term and Charles Pankratz for two terms.

Chair Fontana refereed to Assistant City Attorney Cik to ask if there needed to be a motion for reappointment of existing members of the board. Assistant City Attorney Cik stated that there is a reappointment policy. He also stated that the Planning Advisory Board/Zoning Commission would need to recommend reappointment and it would need to go to City Commission for approval.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board and Zoning Commission recommend the City Commission to reappoint Michael Wedekind for one term and Charles Pankratz for two terms.

Made by: Mr. Mills

There was discussion among the board members about the number of terms that may be served by a board member. If there is three terms, than Mr. Houtz would not be terming on 12/31/2019. Assistant City Attorney Cik said that he would do some research so there was a short recess at 3:31 p.m. The meeting was called back to order at 3:36 p.m. Assistant City Attorney Cik did some research and found Resolution 10235 Section 1 that was adopted by City Commission that states that the maximum uninterrupted length of service of any Board or Commission member shall be two consecutive terms exclusive of the time served on any expired term for each person appointed by the City Commission. The recently adopted Section 17.1.12.1040 states each member may be reappointed when his or her term expires as set by Commission resolution. Therefore, two terms is the maximum number of terms as set forth by the City Commission.

PETITIONER'S PRESENTATION

There were no Petitioner's present

PUBLIC QUESTION AND ANSWER SESSION

There were no questions from the public

PUBLIC COMMENT

There were no proponents or opponents of the recommendation

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board and Zoning Commission recommend the City Commission to reappoint Michael Wedekind for one term and Charles Pankratz for two terms.

Made by: Mr. Mills

AMMENDED MOTION: That the Planning Advisory Board and Zoning Commission recommend the City Commission to reappoint Michael Wedekind and Charles Pankratz

MOTION: Mr. Mills
Second: Mr. Houtz

VOTE: All in favor, the motion carried.

COMMUNICATIONS

Next Meeting Agenda – Tuesday, January 14, 2019

Petitions and Applications Received:

Ms. Borland, Planner III, stated that Planning and Community Development received a petition from the Charles M. Russell Museum. They are applying for a rezone, a non-administrative plat and a vacation of right of way. The application is not complete, but planning is working with them on it. Ms. Borland explained to the board that the museum has acquired all or the houses to the north of them on 5th Avenue North. They are wanting to demo all of the houses and Planning has received all of the demo applications for them. The museum is looking for more parking there, but they are also planning for an expansion. The application is being reviewed by staff. It will be for the vacation of 5th Avenue North, the rezone of the residential houses from R-3 to PLI, and a non-administrative plat to aggregate all of the parcels together.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Chair Pete Fontana adjourned the meeting at 3:36 p.m.

CHAIRMAN

SECRETARY



CITY OF GREAT FALLS
PLANNING ADVISORY BOARD / ZONING COMMISSION AGENDA REPORT

Item: OCCGF Title 17, Chapter 36 Parking Code Amendments (Ordinance 3200)
From: Planning & Community Development Department
Initiated By: Planning & Community Development/Legal Departments
Presented By: Planning Staff
Action Requested: Recommendation to the City Commission

Suggested Motion:

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission (adopt/deny) Ordinance 3200.”

2. Chair calls for a second, public comment, Board discussion, and calls for the vote.

Background:

First adopted in 2005 as the City’s first comprehensive, inclusive compilation of code provisions relating to development, Title 17 to the Official Code of the City of Great Falls (OCCGF) has been modified a number of times to keep the Title relevant and to correct errors or omissions in the original adopted Title.

As part of the current comprehensive review of the City’s development process, the City Commission asked staff to look at Title 17, referred to as the “Land Development Code”, to see if there were opportunities for streamlining and improvement to provide better service to the development community. In late 2019, staff undertook a review of two Chapters within the Land Development Code: Chapter 36 Parking, and Chapter 44 Landscaping.

Based upon this comprehensive review, input from focus groups, and comparisons with Codes from other, similar communities, staff has recommended revisions to both Chapters. To that end, the Planning Advisory Board is being asked to review and make a recommendation regarding Ordinance 3200, amending Title 17, Chapter 36 Parking, attached to this report as Exhibits A and B and D. A separate agenda item and action is also being brought before the Board for consideration of changes to Chapter 44 Landscaping.

Review Process:

Staff was tasked with reviewing and analyzing the existing Parking chapter to determine if the Code was outdated; if it was deficient; and/or, if there were opportunities for reducing the burden of the requirements upon new development. The general process staff followed included:

- Comparing the Code’s off-street parking requirements to those of eight different cities of similar size within the Northern Rockies and Great Plains region. The cities that were used for comparison were Casper, WY; Missoula, MT; Bozeman, MT; Helena, MT; Minot, ND; Billings, MT; Rapid City, SD; and, Idaho Falls, ID. Generally, Great Falls was on the lower end of requirements (e.g. required less off-street parking) among the various codes that were reviewed, including off-street parking standards from a planning study published by the American Planning Association;
- Meeting with a focus group of design professionals to solicit input regarding possible opportunities for Code changes that would positively impact the community and, at the same time, reduce developer responsibilities for off-street parking;
- Reviewing the Great Falls Growth Policy and the Long Range Transportation Plan for adopted guidance relating to off-street parking. The Growth Policy and Transportation Plan has guidance on pedestrian safety and access, and the Long Range Transportation Plan has suggestions on both bicycle and pedestrian access and safety;
- Line-by-line review of the Chapter to identify areas that needed clarification and also to identify redundant, unused or outdated provisions; and,
- Re-formatting to match the format of other, recently adopted Titles of the OCCGF, as well as correction of grammatical or wording errors.

Summary of Amendments:

The attached Exhibit C summarizes the proposed amendments, giving a brief explanation for each change. Generally, all of the changes fall under one or more of four categories: Simplification, Flexibility, Reduced Requirements, and Safety.

SIMPLIFICATION – *Eliminate redundant or unused Code provisions to reduce the regulatory burden and make the Code more readable and less confusing.*

A number of Code provisions are recommended for deletion. These include:

1. Eliminate accessible (ADA) parking space requirements, as these are redundant to provisions contained within the City’s adopted Building Code;
2. Eliminate the requirement to provide loading facilities for specific uses;
3. Eliminate a table that provided recommendations for bicycle parking spaces by type of use; and,
4. Eliminate a table showing examples of uses that could potentially share a parking area.

FLEXIBILITY – *Increase opportunities for flexibility to allow for more developer-driven decision-making.*

Many of the proposed amendments are directed toward giving developers more site design flexibility to fit the needs of the site and development. These include:

Options for reducing the number of required spaces

Introducing more flexibility into the Code can be accomplished by providing more options for calculating and determining the required amount of off-street parking spaces, including:

1. Allow a reduction in the amount of required spaces through the preparation and approval of a use-specific study that shows a reduced number is appropriate;

2. Allow off-street parking in the C-4 and C-5 (Central Business Core and Central Business Periphery) zones to be optional and at the discretion of the developer; and
3. Increase the bicycle parking credit/incentive (wherein providing bicycle parking spaces could reduce the amount of required vehicular parking spaces).

Location of off-street parking

Because some sites cannot accommodate all the necessary development requirements (e.g. parking, landscaping, storm water management facilities), the proposed amendments increase the allowable distance to provide primary or shared parking. Specifically, the proposed amendment would increase the allowable distance for shared or primary parking from 400 to 1000 feet from the use it serves.

Increase off-street parking maximum for small sites

The amendments propose allowing small sites to increase the number of spaces up to 20% or **10 additional spaces**, whichever is greater. All sites are currently allowed the 20% increase in the amount of spaces provided.

Dimensional flexibility for parking layouts

Instead of a fixed set of dimensions for parking spaces and aisle widths, the proposed amendments provide a range of widths that can be selected by the site designer rather than have the width dictated by the Code. The table below shows the proposed revised dimensional guidance for parking stalls and aisles.

Parking Stall and Aisle Dimensional Standards					
Angle	Parking Type	Stall Width	1-Way Aisle	2-Way Aisle	Stall Depth
0	Standard	9-10	12-14	24-28	9
	Compact	8	12-14	24-28	8
30	Standard	9-10	12-14	24-28	18-20
	Compact	8	12-14	24-28	15
45	Standard	9-10	12-14	24-28	18-20
	Compact	8	12-14	24-28	15
60	Standard	9-10	18-20	24-28	18-20
	Compact	8	15-17	24-28	15
90	Standard	9-10	24-26	25-29	18-20
	Compact	8	22-24	24-28	15

Surfacing options

The recommended amendments propose allowing additional surfacing options, including gravel surfacing in I-2 Heavy Industrial zoning districts and permeable pavers in all zoning districts. This would reduce

the burden upon industrial developments, and it would also increase flexibility for a developer to more efficiently address stormwater treatment and management.

Bicycle parking space credit

Bicycle parking can reduce the need for some vehicle parking, and allow customers and residents with safe, secure parking options. The proposed amendments keep the existing incentive to provide bicycle parking through an allowed reduction in vehicle parking, but add the option of “short term bicycle parking” or “long term bicycle parking.” A greater benefit is proposed for long-term parking (i.e., parking that is more secure and shielded from the elements).

REDUCED REQUIREMENTS – *Reduce minimum parking space requirements to assist in development or redevelopment of tighter sites.*

Too much required parking can inhibit redevelopment, increase stormwater management needs, and increase development costs. To better accommodate tight site constraints and to reduce environmental impacts, it was important to find reductions in parking minimums.

While a number of examples of reduced requirements are included in the “Flexibility” section, the amendments also propose reductions in parking minimums for some specific land uses. The table below outlines the proposed reductions.

Proposed Reductions to Parking Minimums	
Land Use	Minimum Off-Street Parking Spaces
Banks, finance companies	1 per 300 400 sf
Bars, lounges, taverns	1 per 2.5 3 seats + 1 per employee
Exercise facilities, spas	1 per 200 300 sf
Office, business and professional	1 per 300 sf
Retail	1 per 240 300 sf
Retail over 5,000 60,000 sf	20 200 + 1 per 300 500 sf in excess of 5,000 60,000 sf

SAFETY - *Enhance safety for motorists, bicyclists and pedestrians through clarification of design elements.*

Improper design of parking lots can lead to crashes in parking lots, driver frustration and conflict between pedestrians and motorists. The proposed amendments correct and clarify design language and add provisions for better protection of and facilities for pedestrians. Some of the changes will:

1. Clarify that non-residential off-street parking spaces may not back out into a public street, which eliminates the potential for conflict with pedestrians on the public sidewalk, as well as conflicts with higher speed traffic;
2. Clarify the need to provide for safe pedestrian movements to and through a site – emphasizing safe navigation through parking lots;
3. Clarify that public rights-of-way are not intended to be used for off-street parking, except in unique circumstances that include approval through an encroachment permit;
4. Enhance and clarify the location and design provisions for bicycle parking; and,
5. Enhance and clarify loading area design and location provisions. Remove unused and unnecessary requirements.

Summary of Amendments:

The proposed amendments are summarized in the attached Exhibit C – Summary of Proposed Amendments. The table lists the amendments one-by-one, with a brief explanation of the reason for each change.

The attached Exhibit A illustrates the recommended amendments to Title 17, Chapter 36, with added language in **bold** and deleted language in ~~strikethrough~~. Exhibit B illustrates the proposed Chapter 36 in clean format.

Concurrences:

The City Legal and Public Works Departments concur with the proposed amendments.

Fiscal Impact:

The proposed Ordinance 3200 and associated amendments to Title 17, Chapter 36 are not expected to have any negative fiscal impact to the City of Great Falls. Instead, staff believes that the proposed revisions to the Parking Chapter of the Code will have a positive impact on private sector development in the community.

Staff Recommendation:

Staff recommends the Planning Advisory Board recommend the City Commission approve the amendments to Title 17, Chapter 36, as outlined in Ordinance 3200 and Exhibit A.

Alternatives:

Alternatively, the Planning Advisory Board could take no action, recommend denial of the Ordinance as presented, or recommend approval with changes.

Attachments/Exhibits:

Exhibit A: Title 17 – Land Development Code – Chapter 36 Parking amendments (bolded/strikethrough)

Exhibit B: Title 17 – Land Development Code – Chapter 36 Parking amendments (clean version)

Exhibit C: Summary of Proposed Amendments

Exhibit D: Ordinance 3200

Chapter 33 RESERVED

Chapter 34 RESERVED

Chapter 35 RESERVED

Chapter 36 PARKING

Articles:

Article 1 - GENERAL PROVISIONS

Article 2 - VEHICLE PARKING

Article 3 - BICYCLE PARKING

Article 4 - LOADING AREAS

Article 1 GENERAL PROVISIONS

Sections:

~~17.36.1.010 Legislative findings.~~

~~17.36.1.020 Purpose.~~

~~17.36.1.030 Applicability.~~

~~17.36.1.040 Calculations.~~

17.36.1.010 Legislative findings.

17.36.1.020 Purpose.

17.36.1.030 Applicability.

17.36.1.040 Calculations.

17.36.1.010 Legislative findings.

The City Commission makes the following findings:

- 1.—**A.** The design of parking areas is critically important to the economic viability of commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community ~~image and~~ livability-;
- 2.—**B.** Standards are needed to establish the minimum and maximum number of parking spaces that are needed to serve various land uses-;

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- 3.—**C.** Excessive parking lots reduce density, increase the cost of development, create an unhealthy built environment, contribute to the heat island effect associated with urban areas, and decrease the infiltration of stormwater into the ground-;
- 4.—**D.** Special standards are needed to accommodate the needs of the disabled-;
- 5.—**E.** A growing number of people use or would like to use bicycles for recreation, commuting, and general transportation-;
- 6.—**F.** Inadequate bicycle parking facilities and fear of theft are major deterrents to bicycle transportation-;
- 7.—**G.** Shared parking can reduce parking facility costs ~~(including aesthetic and environmental impacts), allows,~~ **allow** greater flexibility in facility location and site design, and ~~encourages~~ **encourage** more efficient land use-;
- 8.—**H.** Parking lots and their ~~access~~ **accesses** represent a vital ~~connection~~ **connections** between the local transportation network and land development-; **and**
- 9.—**I.** Incorrectly designed parking lots and site access have negative impacts on the site itself, the adjacent and nearby public roadways, and the image of the business district, river corridor, and the City.

17.36.1.020 Purpose.

This ~~chapter~~ **Chapter** is established to promote the public health, safety, and general welfare and is intended to accomplish the following purposes:

- 1.—**A.** Increase the safety and capacity of public streets by requiring off-street parking ~~or off-street loading facilities~~-;
- 2.—**B.** Minimize adverse effects of off-street parking and off-street loading facilities on adjacent properties and surrounding neighborhoods through the requirement of design and maintenance standards-;
- 3.—**C.** Lessen congestion and prevent the overtaking of public streets by regulating the location and capacity of accessory off-street parking or off-street loading facilities-;
- 4.—**D.** Maintain and enhance a safe and efficient transportation system-;
- 5.—**E.** Provide adequate and safe facilities for the storage of bicycles-; **and**
- F. Ensure safe pedestrian movements through parking lots to the primary uses they serve.**

17.36.1.030 Applicability.

- A.— **New construction/ or uses.** For all **new** buildings and structures ~~erected~~ and all **new** uses of land ~~established after the effective date of this chapter~~, facilities required in this ~~chapter~~ **Chapter** shall be provided as specified.
- B.— **Same use with an increase in intensity of use.** When a building, structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other unit of measurement specified herein, facilities required in this ~~chapter~~ **Chapter** shall be provided for the amount being added.
- C.— **Change in use.** When an existing use is changed to a new use, facilities required in this ~~chapter~~ **Chapter** shall be provided as required for such new use. ~~However, if~~ **If** the building or structure housing the new use was erected prior to the effective date of this ~~chapter~~

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Chapter, facilities required in this ~~chapter~~ **Chapter** shall be provided in the amount to account for the difference between the new and old use.

- D.— **Restriping.** When a parking area is restriped, accessible parking spaces, ~~as required by the federal Americans with Disabilities Act,~~ shall be marked and designated consistent with this ~~chapter~~ **Chapter**.
- E. **Compliance with adopted Codes.** In addition to the provisions in this Chapter, off-street parking facilities must comply with relevant provisions contained within the latest adopted Building and Fire Codes.
- F. **Continued compliance.** An existing parking facility may not be altered to cause or increase nonconformity with the provisions of this Chapter.

17.36.1.040 Calculations.

When a calculation results in a fraction, ~~the minimum~~ it shall be rounded ~~up~~ **down** to the next whole number.

Article 2 VEHICLE PARKING

Sections:

~~17.36.2.010 General requirements.~~

~~17.36.2.020 Minimum off-street parking requirements.~~

~~17.36.2.030 Construction and maintenance requirements.~~

~~17.36.2.040 Design requirements.~~

~~17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.~~

~~17.36.2.060 Shared parking.~~

~~17.36.2.070 Accessible parking and passenger loading.~~

~~17.36.2.080 Passenger loading zone.~~

17.36.2.010 General requirements.

17.36.2.020 Minimum off-street parking requirements.

17.36.2.030 Construction and maintenance requirements.

17.36.2.040 Design requirements.

17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.

17.36.2.060 Shared parking.

17.36.2.070 Accessible parking.

17.36.2.010 General requirements.

- A.— **Location of parking.**

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1. All parking spaces provided pursuant to this ~~article~~ **Article** shall be on the same lot ~~or an adjoining lot with as~~ the building, ~~except that~~ **primary use it serves. However,** the Director of Planning and Community Development may permit the parking spaces to be on a lot ~~within four hundred (400)~~ **up to one thousand (1000)** feet ~~of from the lot served by the parking~~ **primary use's** lot if he/ or she determines that it is impractical to provide parking on the same ~~or adjoining lot.~~ **lot and that there is no detriment to the general public to do so.**
 2. **No portion of off-street parking facilities, except for approved driveways, may be located within the public right-of-way.**
- B.— **Off-site parking agreements.** If required parking is to be provided **on a lot other than that of the use it serves, the** off-site, ~~the use of such a site for~~ parking shall be:
1. **Be secured with a long-term agreement acceptable to the** ~~between the property owners, with the agreement being approved by the City Legal Department as to form and content. Such instrument shall be~~ recorded ~~with in the office of the County Clerk and Recorder.~~ **and a copy filed with the Planning and Community Development Department.** The City shall be named in that agreement as one (1) of the parties with rights of enforcement.; **and**
 2. **Comply with all provisions of this Chapter.**
- C.— **Change in use.** Any area once designated **and developed** as required parking shall not be changed to any other use **or modified to reduce the number of spaces,** unless and until equal facilities are provided elsewhere **or unless such modification is in compliance with Exhibit 36-1,** in accordance with this ~~article.~~ **Article.**

~~(Ord. 2950, 2007)~~

- D.— **Accessibility.** All parking spaces shall be accessible at all times, from a street, alley, **service drive, drive aisle** or driveway intended to serve such parking.

~~(Ord. 2950, 2007)~~

- E.— **Use of parking spaces.** The required off-street parking shall be for occupants, employees, visitors, and patrons. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles on such parking area is prohibited., **unless otherwise allowed by the OCCGF.** In addition, the use of a parking lot for overnight camping, including recreational vehicle camping, is prohibited.

~~(Ord. 2950, 2007)~~

~~(Ord. No. 3056, § 1, 8-17-2010)~~

17.36.2.020 Minimum off-street parking requirements.

- A.— **Minimum number of spaces.** ~~The~~ **Except as otherwise provided by this Chapter,** the number of off-street parking spaces required shall be no less than as set forth in Exhibit 36-1, ~~except as otherwise provided for in this chapter.~~
- B.— **Maximum number of spaces.**

Exhibit A

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

1. The number of parking spaces provided in a ground surface parking lot ~~may~~ **shall** not exceed the minimum number by more than twenty (20) percent. ~~However, there or by ten (10) spaces, whichever is greater;~~
 2. **There** shall be no limitation on the number of parking spaces provided when the spaces exceeding the minimum are located in a parking garage or similar structure; ~~and~~
1. Any additional ground parking spaces above ~~twenty (20) percent~~ **shall the maximum exceedance may** be allowed ~~only~~ as a conditional use and shall be granted upon a finding that additional spaces are needed for that particular use and/or location.
- C.— **Unspecified uses.** For uses not specifically listed in ~~this table~~ **Exhibit 36-1**, parking requirements shall be based on the most comparable use.
- D.— **Mixed use requirements.** For mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. ~~Off-street parking facilities for one (1) use shall not be considered as providing parking facilities for any other use, except when considered shared parking as herein is provided~~ **or justified through review and approval by the Planning and Community Development Director of a parking study as noted in § 17.36.2.020(F.) of this Chapter.**
- E.— **Compact cars.** Up to ten (10) percent of the required number of parking spaces may be sized for compact cars.
- F. **Optional minimum number of spaces calculation.** **The Planning and Community Development Director may accept a reduction in the minimum number of required spaces, if such reduction is supported by a study that is affirmed as valid by the Planning and Community Development Director or designee.**

Exhibit 36-1. Non-accessible Minimum parking requirements

<i>Land Use</i>	<i>Minimum number of required spaces</i>
<i>Residential</i>	
Single-family dwelling	2 per dwelling
Two-family dwelling	2 per dwelling
Multi-family dwelling	1.5 per dwelling
Retirement home, housing projects for senior citizens	1 per 3 dwelling units, plus 1 per employee per shift
Motel, hotel	1 per guest unit, plus 1 per employee per shift
Fraternalities, sororities, cooperatives, and dormitories	1 for each 3 occupants for which sleeping facilities are provided
Boarding houses, lodging homes, and similar	1 per guest unit
<i>Institutional</i>	
Convalescent homes, nursing home, rest home	1 per 5 beds, plus 1 per employee per shift

Exhibit A

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Chapter 36 PARKING

Church, temple, club, lodge, funeral home, auditorium, and similar	1 per 5 seats or 1 per 50 square feet of assemblage area, whichever is greater
Hospitals	1 per bed plus 1 per employee per shift
Libraries, museums, art galleries, cultural institutions	1 per 50 250 square feet
Day care centers, preschools, nursery schools	1 per employee per shift plus 1 for each five every eight (8) children the facility is licensed by the State to accommodate
Schools, elementary and junior high	2 per classroom or 1 per 5 seats in the auditorium or gymnasium or 1 per 50 square feet of assemblage area, whichever is greater
Schools, senior high, colleges or universities	2 per classroom plus 1 for each 4 students the school is designed to accommodate or 1 per 5 seats in the auditorium or gymnasium or 1 per 50 square feet of assemblage area whichever is greater
<i>Commercial</i>	
Amusement centers, arcades, dance studios, skating rinks	1 per 200 square feet of gross floor area
Banks, savings and finance companies	1 per 300 400 square feet of gross floor area
Bars, lounges, night clubs, taverns, casinos	1 per 2-5 3 seats plus 1 per employee per shift
Beauty and barber shops	2 per barber or beauty shop chair
Bowling alleys	5 per alley
Drive-in restaurants, fast-food restaurants	1 per 2.5 seats plus 1 per employee per shift
Exercise facilities, health spas	1 per 200 300 square feet of gross floor area
Furniture, home furnishing, appliances	1 per 800 square feet of gross floor area
Golf Courses courses	3 spaces per hole of main course
Household appliance, small engine, TV, radio and furniture repair	1 per 300 square feet of gross floor area
Medical and dental laboratories and clinics	1 per 250 square feet of gross floor area
Miniature golf courses	1 per hole
Motor vehicle Vehicle maintenance and service shops	2 per service area or work bays bay plus 1 per employee per shift
Movie theaters	1 per 4 seats
Newspaper and printing houses, advertising agencies	1 per 300 square feet of gross floor area
Office, business and professional and photography studio	1 per 250 300 square feet of gross floor area or 1.1 per employee whichever is greater

Exhibit A

Title 17 - LAND DEVELOPMENT CODE

Chapter 36 PARKING

Restaurants, cafes	1 per 2.5 seats plus 1 per employee per shift
Retail home improvement center	1 per 300 square feet of gross floor area
Retail sales if less than 5 (under 60,000 square feet of floor space gross building area)	1 per 240 300 square feet of gross floor area
Retail sales if (over 5 60,000 square feet of floor space gross building area)	20 200 plus 1 per 300 500 square feet in excess of 5 60,000 square feet
Stadiums, sports arenas and similar open assemblies	1 per 5 seats plus 1 per 100 square feet of assemblage area without seats
Shoe, clothing and hat repair, laundry Laundry , dry cleaning, tailor shop, locksmith	1 per 300 square feet of gross floor areas area
Vehicle sales	2 per service area or work bay plus 1.5 per employee per shift or 5 spaces, whichever is greater
Veterinary clinics	1 per examination room plus 1 per employee per shift
<i>Industrial</i>	
Warehouses, storage, freight freight terminals	1 per employee per shift
Wholesale business	1 per employee per shift plus 1 per 1,000 square feet of gross floor area
Manufacturing, production, assembling, research testing and processing	1 per employee per shift
Lumber yards and building supplies	1 per employee per shift plus 1 per 1,000 square feet of gross floor area
Heavy equipment, tractor and farm equipment sales and service	1 per employee per shift plus 1 per 1,000 square feet of gross floor area

17.36.2.030 Construction and maintenance requirements.

A.— **Surfacing.** ~~Except as otherwise noted in 17.32.150, all~~ **All** off-street parking areas **facilities** shall be surfaced and maintained with Portland cement concrete or asphaltic concrete in accordance with standards prescribed by the City Engineer., **with the following exceptions:**

1. **Permeable pavers or similar paving may be allowed, at the discretion of the City Engineer;**
2. **Certain residential parking, in compliance with Chapter 32 of this Title; and**
3. **For parking areas constructed in the Heavy Industrial (I-2) zoning district (including Planned Unit Development (PUD) zoning districts with underlying I-2 zoning) gravel surfacing may be allowed at the discretion of the Planning and Community Development Director.**

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- B.— **Border barricades.** Every parking area located adjacent to a property line shall be provided with a suitable **concrete** curb (~~asphalt or concrete~~) so as to protect the adjacent property. Such curb shall be placed at least two (2) feet from the property line to prevent extension of vehicles beyond the property line.
- C.— **Outdoor lighting.** Outdoor lighting shall be provided consistent with Chapter 40 of this Title.
- D.— **Landscaping.** Landscaping shall be provided consistent with Chapter 44 of this Title.
- E.— **Curb cuts and driveways.** Curb cuts and driveways that access ~~to~~ parking areas shall be provided consistent with Chapter 32 of this Title.

~~(Ord. 3155, 2017)~~

17.36.2.040 Design requirements.

- A.— **Parking space dimensions.** ~~Standard and compact parking~~ **Parking** spaces shall conform to the dimensions in Exhibit 36-2.
- B.— ~~**Service drive, when required.** Groups of three (3) or more parking spaces~~ Backing into a public street. No parking space shall require a vehicle to back into a public street, except for those in conjunction with ~~that serve~~ single-family or two-family dwellings ~~on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a public right-of-way, other than an alley, will be required.~~ **Parking spaces that require a vehicle to back into an alley may be allowed at the discretion of the City Engineer.**
- C.— ~~**Service drive, standards.** Service drives~~ **and drive aisles** shall be ~~designated~~ **designed** and constructed to facilitate the flow of traffic, provide maximum safety in traffic ingress and egress ~~and maximum,~~ **maximize** safety of pedestrian and vehicular traffic on the site, and meet the dimensional standards in Exhibit 36-2.
- D.— **Drive-through stacking requirements.** Drive-through facilities shall have stacking room for at least six (6) vehicles, including one (1) vehicle at the window ~~(or call box, etc.).~~ **Stacked. Drive-through facilities shall be designed to prohibit stacked** vehicles shall ~~not extend from extending~~ into any public street, road, alley or right-of-way, **driveway, drive aisle,** or required service drive.

~~(Ord. 2950, 2007)~~ **E. Access to parking spaces. All spaces shall be accessible at all times and connect to a service drive, drive aisle, or other allowable access. Dead-end drive aisles shall have ample room to allow for safe backing movements from the end parking spaces.**

- F. **Internal sidewalks.** Sidewalks connecting to and through vehicle use areas shall be at least five (5) feet in width and provide for connectivity between the public sidewalk and the front entrance of buildings within the development. When a parking space abuts an internal sidewalk, the sidewalk shall be at least seven (7) feet in width or the space shall include a wheel stop to prevent a vehicle from overhanging the sidewalk.
- G. **Obstructions on internal sidewalks.** Placement of obstructions upon internal sidewalks (such as merchandise, electric charging stations, vending machines and the like) must accommodate a minimum five (5) feet of clear path-of-travel for pedestrians.
- H. **Pedestrian connectivity.** Where a parking lot is located between a primary structure and a public sidewalk, sidewalks with safe crossings (including striped crosswalks and curb ramps where necessary) of the parking lot shall be provided. When a development is located on a corner lot, sidewalks shall connect the primary structure with public sidewalks on both frontages in a direct manner.

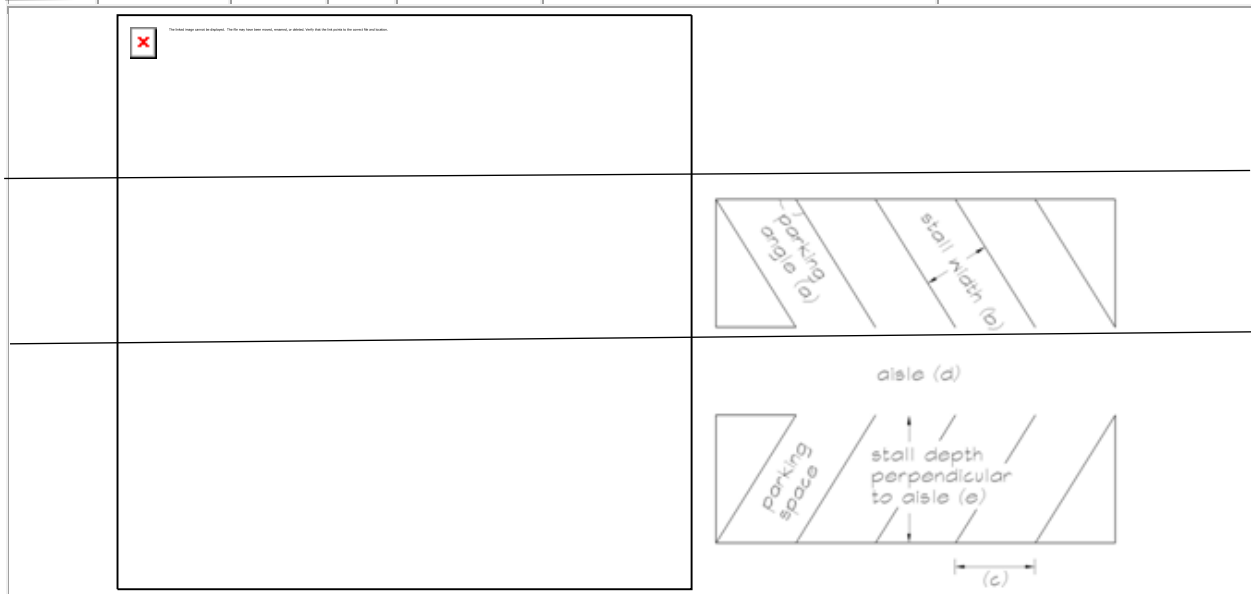
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Exhibit 36-2. Dimensional standards for standard and compact parking spaces

Angle (a)	Parking Type	Stall Width (b)	Curb Length (c)	1-Way aisle Width (d)	2-Way aisle Width (d)	Stall Depth (e)	
0°	Standard	9 ft.	22 ft. 6 in.	12 ft.	24 ft.	9 ft.	
	Compact	8 ft.	19 ft. 6 in.	12 ft.	24 ft.	8 ft.	
30°	Standard	10 ft.	20 ft.	12 ft.	24 ft.	17 ft.	
	Compact	8 ft.	16 ft.	12 ft.	24 ft.	14 ft.	
45°	Standard	10 ft.		14 ft. 2 in.	12 ft.	24 ft.	19 ft.
	Compact	8 ft.	11 ft. 4 in.	12 ft.	24 ft.	16 ft.	
60°	Standard	10 ft.	11 ft. 7 in.	18 ft.	24 ft.	20 ft.	
	Compact	8 ft.		9 ft. 3 in.		15 ft.	24 ft.
90°	Standard	10 ft.	10 ft.	24 ft.	25 ft.	19 ft.	
	Compact	8 ft.	8 ft.	22 ft.	24 ft.	15 ft.	



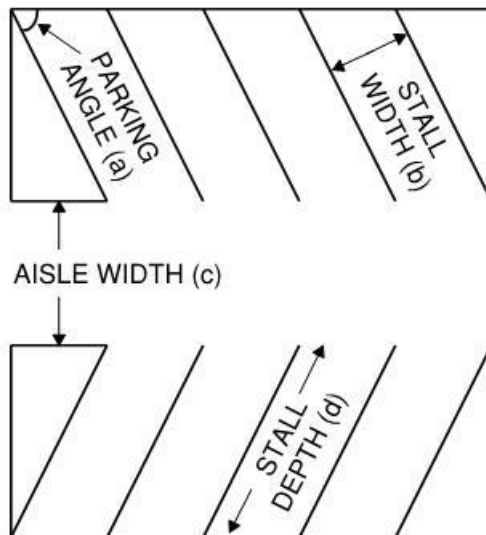
Angle (a)	Parking Type	Stall Width (b)	1-Way aisle Width (c)	2-Way aisle Width (c)	Stall Depth (d)
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0°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	9 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	8 ft.
30°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
45°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
60°	Standard	9-10 ft.	18-20 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	15-17 ft.	24-28 ft.	15 ft.
90°	Standard	9-10 ft.	24-26 ft.	25-29 ft.	18-20 ft.
	Compact	8 ft.	22-24 ft.	24-28 ft.	15 ft.



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~~(Ord. No. 3056, § 1, 8-17-2010)~~

17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.

A.—**Generally.** In the central business core (C-4) and the central business periphery (C-5) zoning districts, ~~the Director of Planning and Community Development may reduce the number of required parking spaces depending on the circumstances of the property and surrounding land uses.~~ **number of parking spaces may be reduced below the minimums in Exhibit 36-1. If off-street parking facilities are provided within those zoning districts, they shall conform to all other applicable requirements in this Chapter.**

~~(Ord. No. 3056, § 1, 8-17-2010; Ord. No. 3087, § 1(Exh. A), 6-19-2012, eff. 7-19-2012)~~

17.36.2.060 Shared parking.

There may be instances where two (2) or more land uses could share the same parking facilities ~~as shown in Exhibit 36-3.~~ The Director of Planning and Community Development may, upon application, authorize the joint use of parking facilities required by said uses, provided that:

- ~~1.—~~**A.** The applicant shows that there is no substantial conflict or overlap in the principal operating hours of the building or use for which the joint use of parking facilities is proposed; ~~and,~~
- ~~2.—~~**B.** The parking facility for which joint use is proposed ~~shall be~~ **is** located within ~~400~~**one thousand (1000)** feet of the building or use required to provide parking; ~~and,~~
- ~~3.—~~**C.** ~~The parties owners of properties concerned in the joint use of off-street parking facilities shall evidence their~~ **provide a long-term** agreement for such joint use by a legal instrument approved by the City Attorney ~~as to form~~ **Legal Department and reviewed** and content. ~~Such instrument, when approved as conforming to the provisions of~~ **for compliance with this chapter, Chapter by the Planning and Community Development Department. The City shall be named in that agreement as one (1) of the parties with rights of enforcement. The approved agreement** shall be recorded ~~in~~ **with** the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department; ~~and,~~
- ~~4.—~~**D.** Directional signage is provided where appropriate; ~~and,~~
- ~~5.—~~**E.** Pedestrian links **between the shared parking areas and the affected land uses** are direct, clear, and safe; and, **where the land uses function as a unified development, sidewalks between the land uses are provided; and**
- F. All shared Accessible** parking and passenger loading facilities comply with this Chapter.

~~6.— Parking lots are located within the same zoning district as the use they serve.~~

~~**Exhibit 36-3. Examples of uses that could potentially share a parking area**~~

Exhibit A

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Land uses with typical Weekday peaks	Land uses with typical Evening peaks	Land uses with typical Weekend peaks
Banks	Auditoriums	Religious institutions
Schools	Bars and dance halls	Parks
Distribution facilities	Meeting halls	Malls (some types, but not all)
Factories	Restaurants (some types, but not all)	
Medical clinics	Movie theaters	
Offices		
Professional services		

(Ord. No. 3056, § 1, 8-17-2010)

17.36.2.070 Accessible parking.

Generally. Accessible parking spaces shall be provided in accordance with provisions contained within applicable building codes adopted by and referenced in Title 12 OCCGF.

- ~~A. **Generally.** Accessible parking spaces shall be provided subject to this part, the Americans with Disabilities Act (ADA), "ADA Standards for Accessible Design" 28 CFR 36, revised as of July 1, 1994, and amendments thereto.~~
- ~~B. **Number required.** If parking spaces are required, then accessible spaces shall be provided, inclusive of the required number of regular spaces, in the quantity as shown in Exhibit 36-4. One (1) of eight (8) accessible parking spaces, but always at least one (1), must be van-accessible.~~

(Ord. 2950, 2007)

Exhibit 36-4. Minimum number of required accessible parking spaces

Total number of required parking spaces	Minimum number of additional accessible spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7

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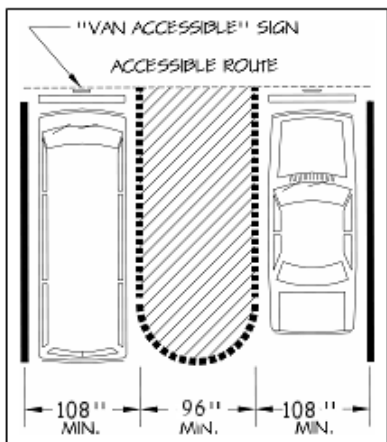
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301 to 400	8
401 to 500	9
501 to 1000	2-percent of total
1,001 and over	20, plus 1 for each 200 over 1,000

C. ~~Location.~~ Accessible spaces serving a particular building shall be located on the shortest accessible route of travel between the parking and the accessible entrance. When there are multiple entrances to a building of similar prominence (e.g., shopping mall) **in accordance** with nearby parking, accessible spaces shall be dispersed and provided at each location. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. ~~provisions contained within applicable building codes adopted by and referenced in Title 12 OCCGF.~~

D. ~~Dimensions.~~ Accessible parking spaces shall be at least one hundred eight (108) inches wide.

~~Exhibit 36-5. Layout of standard and van accessible parking spaces~~



E. ~~Vertical clearance.~~ For van-accessible parking spaces, a ninety-eight-inch high clearance shall be maintained above the space, access aisle, and on the route to and from the van-accessible space.

F. ~~Maximum slope.~~ Accessible spaces and adjoining access aisles shall have a maximum slope of 1:50 in all directions. When accessible spaces are provided in an existing parking lot, the spaces shall be located on the most level surface close to the accessible building entrance.

G. ~~Signage.~~ Each accessible space shall be so designated with a sign identified by the international symbol of accessibility mounted on a vertical pole. In addition, van-accessible spaces shall be so designated with a sign indicating "Van Accessible". Such signs shall be located so they cannot be obscured by a vehicle parked in the space (a minimum of six (6) feet in height).

H. ~~Pavement striping and markings.~~ The boundary of the access aisle must be marked and the end of which may be squared or a semicircle. Additional pavement markings denoting the space are optional.

I. ~~Accessible route.~~ An accessible route must be provided from the accessible parking space to the accessible entrance of the building. It must be at least thirty-six (36) inches wide, without steps or

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~~curbs. It shall be paved and not contain any feature that would restrict, inhibit, or unreasonably impeded the movement of a physically disabled individual. (See Exhibit 36-5)~~

~~J. **Access aisle.** An access aisle for an accessible space shall be the same length as the adjacent parking space it serves and be at least sixty (60) inches wide for car access and ninety-six (96) inches wide for van accessibility. Two (2) adjoining accessible parking spaces may share a common access aisle. (See Exhibit 36-5) An access aisle for a passenger loading zone shall be sixty (60) inches wide and twenty (20) feet long and adjacent and parallel to the space.~~

~~(Ord. No. 3056, § 1, 8-17-2010)~~

~~**17.36.2.080 — Passenger loading zone.**~~

~~If passenger loading zones are provided in the project, then at least one (1) shall be accessible pursuant to this chapter.~~

Article 3 BICYCLE PARKING

~~**17.36.3.010 Bicycle parking.**~~

Sections:

~~**17.36.3.010 Bicycle parking.**~~

17.36.3.010 Bicycle parking.

A. — Generally.

1. **Bicycle parking may for non-residential and multi-family uses is encouraged and may be provided as an alternative to some required vehicular parking spaces.**
2. **If provided, bicycle parking should be provided consistent with the recommended standards guidance contained in Exhibit 36-6. When the most recently adopted Great Falls Long Range Transportation Plan.**
3. **Two (2) short-term bicycle parking is provided, each such space spaces may substitute for a one (1) required vehicular parking space up to a maximum of five (5) ten (10) percent of the required number of vehicle parking spaces or ten (10) spaces, whichever is less. For example, if the standards as applied to a project call for one hundred (100) vehicle parking spaces, no more than five (5) bicycle parking spaces may be provided if substituted for vehicle parking spaces (ninety-five (95) vehicle parking spaces and five (5) bicycle parking spaces.**
4. **If long-term bicycle spaces are provided, each long-term space may substitute for one (1) required vehicular parking space up to a maximum of twenty-five (25) percent of the required number of vehicle parking spaces or twenty-five (25) spaces, whichever is less.**
5. **There is no maximum limit on the number of bicycle parking spaces.**

~~**Exhibit 36-6. Recommended**~~

Land-use	Number of recommended spaces
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Exhibit A

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Multi-family	1 space per 2 apartments
Primary or secondary school	10% of the number of students, plus 3% of the number of employees
College or university	6% of the number of students, plus 3% of the number of employees
Dorms, fraternities, sororities	1 space per 3 students
Shopping mall	5% of the number of vehicle parking spaces
Office	5% of the number of vehicle parking spaces
Governmental	10% of the number of vehicle parking spaces
Movie theater	5% of the number of vehicle parking spaces
Restaurant	5% of the number of vehicle parking spaces
Manufacturing/industrial	3% of the number of vehicle parking spaces
Other	5% to 10% of the number of vehicle parking spaces

B.— **Location.** Bicycle parking shall be located:

1. **Located** in visible and prominent locations near the building **main entrance(s) or internal to the building**, and shall be as close or closer to the entrance(s) than the nearest **vehicle** parking space. ~~Under no circumstance should bicycle parking be;~~
2. **If employees generally use a different entrance than customers, distributed between the employee entrance and the main entrance(s), with at least fifty (50) percent located near the main entrance(s) and equally distributed if there is more than one hundred (100) feet from the main entrance.** ~~Where there is;~~
3. **Located no more than one (1) building on a site, or where a building has more than one (1) main fifty (50) feet from the entrance, the parking must be distributed and connected to that entrance by a sidewalk; and**
4. **Distributed** to serve all buildings or main entrances. ~~If possible, racks should be protected from the elements by an awning, overhang, or similar covering. Racks should not be placed so they block the entrance or inhibit pedestrian flow in or out of the building.~~ **where there is more than one (1) occupied building on a site.**

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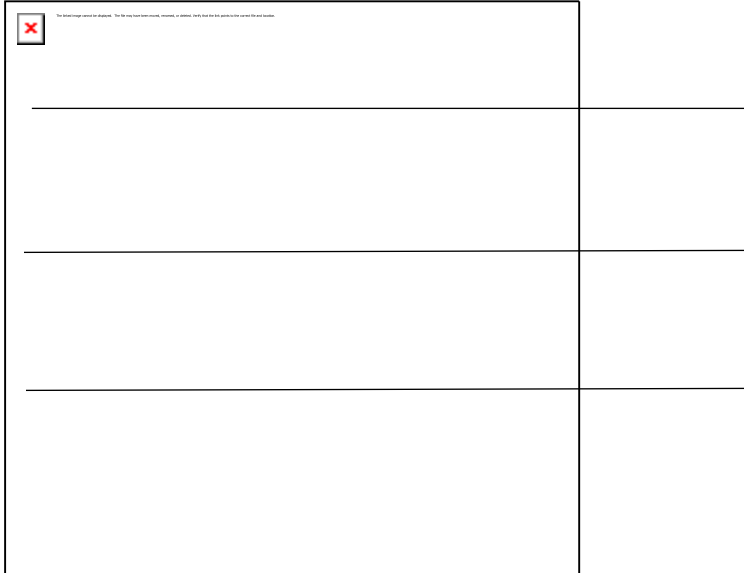
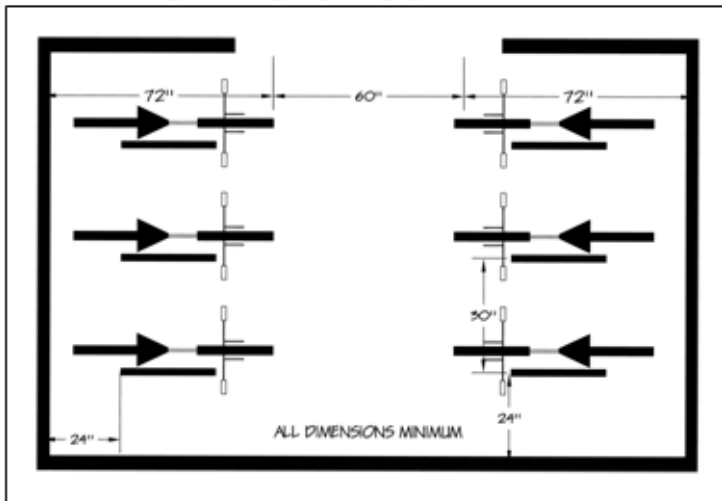


Exhibit 36-7. Layout of bicycle parking spaces



- C.— **Design.** ~~Bicycle~~ **Off-street bicycle** parking areas should be incorporated into the overall building design, parking lot layout, and pedestrian circulation and coordinated with ~~street furniture (e.g., benches, street lights, planters) when it is part of the overall project.~~ **public space features such as benches, lights, planters, landscaping, mailboxes, etc.** If possible, bicycle parking racks should be protected from the elements by an awning, overhang, or similar covering. Racks shall not be placed so they block the entrance or inhibit pedestrian flow in or out of the building and shall be installed so that all bicycles are parked entirely upon a paved surface.
- D.— **Accessibility.** Each parking space shall be accessible without moving another bicycle, - generally, allowing for two (2) feet by six (6) feet for each bicycle parking space and providing an aisle at least five (5) feet wide behind all bicycle parking to allow room for maneuvering.
- E.— **Lighting.** Bicycle parking spaces shall have adequate lighting to promote security and ~~avoid vandalism and theft~~ **allow for night-time use.**

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F.— **Rack design.** Bicycle parking may be provided in floor, wall, or ceiling-mounted racks. Racks shall meet the following **minimum** requirements:

- 1.—~~Hold~~ **Hold** the bicycle frame, not just a wheel-;
- 2.—~~Can be used with~~ **Accommodate use of a** U-shaped shackle lock-;
- 3.—~~Accommodates~~ **Accommodate** a wide range of bicycle sizes, wheel sizes, and types-;
- 4.—~~Is~~ **Be** covered with material that will not chip the paint of a bicycle that leans against it-;
- 5.—~~Does not~~ **Not** have hazards, such as sharp edges-; **and**
- 6.—~~Is~~ **Be** securely fastened to the ground.

(Ord. No. 3056, § 1, 8 17 2010)

G. Maintenance. Bicycle parking racks and spaces must be maintained in a clean and serviceable state. Bicycles that have been abandoned or are non-functional must be removed in a timely manner, or upon request by the City of Great Falls.

Article 4 LOADING AREAS

~~17.36.4.010 Loading areas.~~

Sections:

~~17.36.4.010 Loading areas.~~

17.36.4.010 Loading areas.

~~A. **Number required.** The following and similar types of land uses shall provide loading berths as listed in Exhibit 36-8: museums, banks and other financial institutions, schools (e.g., colleges, universities, high schools, elementary schools, trade schools) hotels/motels, hospitals, health care clinics, department stores, professional offices, warehouses, wholesale facilities, industrial facilities, manufacturing facilities, and trucking terminals.~~

~~**Exhibit 36-8. Required number of loading berths**~~

Aggregate floor area	Number of berths required
Less than 24,999 square feet	0
25,000 square feet to 50,000 square feet	1
50,001 square feet to 100,000 square feet	2
For each additional 75,000 square feet	1 additional

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- A. **Use.** A loading berth shall be available at all times, except when occupied by a vehicle performing loading or unloading.
- B. **Location.** ~~Loading facilities~~ A loading area shall be located on the ~~same site they are~~ premise it is intended to serve. A loading berth may not be located within seventy-five (75) feet of a ~~residential zoning district~~ residentially zoned property, measured in a straight line between the closest edge of the berth and the closest edge of the residential property.
- ~~D.~~ C. **Direct access.** Each loading berth shall have direct access to a street or alley ~~without traversing a residential zoning district.~~
- ~~E.~~ D. **Size.** ~~Exclusive~~ A loading area shall be of ~~adequate size and maneuvering location~~ so as to keep any street, sidewalk, alley, drive aisle, service drive, driveway or parking space, a clear of obstruction by the vehicle using the loading berth ~~shall be at least twelve (12) feet wide, at least forty-five (45) feet long, and have at least fourteen (14) feet of vertical clearance.~~
- ~~F.~~ E. **Surfacing.** All loading areas shall be surfaced and maintained in compliance with ~~cement or asphaltic concrete in accordance with~~ the off-street parking surfacing standards prescribed by the City Engineer **provided by this Chapter.**

(Ord. 3200, 2020; Ord. 3155, 2017; Ord. 3087, 2012; Ord. 3056, 2010; Ord. 2950, 2007; Ord. 2923, 2005; Ord. 2616, 1992; Ord. 1557, 1967)

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Chapter 33 RESERVED

Chapter 34 RESERVED

Chapter 35 RESERVED

Chapter 36 PARKING

Articles:

Article 1 - GENERAL PROVISIONS

Article 2 - VEHICLE PARKING

Article 3 - BICYCLE PARKING

Article 4 - LOADING AREAS

Article 1 GENERAL PROVISIONS

Sections:

17.36.1.010 Legislative findings.

17.36.1.020 Purpose.

17.36.1.030 Applicability.

17.36.1.040 Calculations.

17.36.1.010 Legislative findings.

The City Commission makes the following findings:

- A. The design of parking areas is critically important to the economic viability of commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community livability;
- B. Standards are needed to establish the minimum and maximum number of parking spaces that are needed to serve various land uses;
- C. Excessive parking lots reduce density, increase the cost of development, create an unhealthy built environment, contribute to the heat island effect associated with urban areas, and decrease the infiltration of stormwater into the ground;
- D. Special standards are needed to accommodate the needs of the disabled;
- E. A growing number of people use or would like to use bicycles for recreation, commuting, and general transportation;
- F. Inadequate bicycle parking facilities and fear of theft are major deterrents to bicycle transportation;
- G. Shared parking can reduce parking facility costs, allow greater flexibility in facility location and site design, and encourage more efficient land use;
- H. Parking lots and their accesses represent vital connections between the local transportation network and land development; and

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- I. Incorrectly designed parking lots and site access have negative impacts on the site itself, the adjacent and nearby public roadways, and the image of the business district, river corridor, and the City.

17.36.1.020 Purpose.

This Chapter is established to promote the public health, safety, and general welfare and is intended to accomplish the following purposes:

- A. Increase the safety and capacity of public streets by requiring off-street parking;
- B. Minimize adverse effects of off-street parking and off-street loading facilities on adjacent properties and surrounding neighborhoods through the requirement of design and maintenance standards;
- C. Lessen congestion and prevent the overtaking of public streets by regulating the location and capacity of accessory off-street parking or off-street loading facilities;
- D. Maintain and enhance a safe and efficient transportation system;
- E. Provide adequate and safe facilities for the storage of bicycles; and
- F. Ensure safe pedestrian movements through parking lots to the primary uses they serve.

17.36.1.030 Applicability.

- A. **New construction or uses.** For all new buildings and structures and all new uses of land, facilities required in this Chapter shall be provided as specified.
- B. **Same use with an increase in intensity of use.** When a building, structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other unit of measurement specified herein, facilities required in this Chapter shall be provided for the amount being added.
- C. **Change in use.** When an existing use is changed to a new use, facilities required in this Chapter shall be provided as required for such new use. If the building or structure housing the new use was erected prior to the effective date of this Chapter, facilities required in this Chapter shall be provided in the amount to account for the difference between the new and old use.
- D. **Restriping.** When a parking area is restriped, accessible parking spaces shall be marked and designated consistent with this Chapter.
- E. **Compliance with adopted Codes.** In addition to the provisions in this Chapter, off-street parking facilities must comply with relevant provisions contained within the latest adopted Building and Fire Codes.
- F. **Continued compliance.** An existing parking facility may not be altered to cause or increase nonconformity with the provisions of this Chapter.

17.36.1.040 Calculations.

When a calculation results in a fraction, it shall be rounded down to the next whole number.

Article 2 VEHICLE PARKING

Sections:

17.36.2.010 General requirements.

17.36.2.020 Minimum off-street parking requirements.

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17.36.2.030 Construction and maintenance requirements.

17.36.2.040 Design requirements.

17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.

17.36.2.060 Shared parking.

17.36.2.070 Accessible parking.

17.36.2.010 General requirements.

A. Location of parking.

1. All parking spaces provided pursuant to this Article shall be on the same lot as the primary use it serves. However, the Director of Planning and Community Development may permit the parking spaces to be on a lot up to one thousand (1000) feet from the primary use's lot if he or she determines that it is impractical to provide parking on the same lot and that there is no detriment to the general public to do so.
2. No portion of off-street parking facilities, except for approved driveways, may be located within the public right-of-way.

B. Off-site parking agreements. If required parking is to be provided on a lot other than that of the use it serves, the off-site parking shall:

1. Be secured with a long-term agreement between the property owners, with the agreement being approved by the City Legal Department as to form and content. Such instrument shall be recorded in the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department. The City shall be named in that agreement as one (1) of the parties with rights of enforcement; and
2. Comply with all provisions of this Chapter.

C. Change in use. Any area once designated and developed as required parking shall not be changed to any other use or modified to reduce the number of spaces, unless and until equal facilities are provided elsewhere or unless such modification is in compliance with Exhibit 36-1, in accordance with this Article.

D. Accessibility. All parking spaces shall be accessible at all times, from a street, alley, service drive, drive aisle or driveway intended to serve such parking.

E. Use of parking spaces. The required off-street parking shall be for occupants, employees, visitors, and patrons. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles on such parking area is prohibited, unless otherwise allowed by the OCCGF. In addition, the use of a parking lot for overnight camping, including recreational vehicle camping, is prohibited.

17.36.2.020 Minimum off-street parking requirements.

A. Minimum number of spaces. Except as otherwise provided by this Chapter, the number of off-street parking spaces required shall be no less than as set forth in Exhibit 36-1.

B. Maximum number of spaces.

Exhibit B

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1. The number of parking spaces provided in a ground surface parking lot shall not exceed the minimum number by more than twenty (20) percent or by ten (10) spaces, whichever is greater;
 2. There shall be no limitation on the number of parking spaces provided when the spaces exceeding the minimum are located in a parking garage or similar structure; and
 3. Any additional ground parking spaces above the maximum exceedance may be allowed as a conditional use and shall be granted upon a finding that additional spaces are needed for that particular use and/or location.
- C. **Unspecified uses.** For uses not specifically listed in Exhibit 36-1, parking requirements shall be based on the most comparable use.
- D. **Mixed use requirements.** For mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses, except when shared parking is provided or justified through review and approval by the Planning and Community Development Director of a parking study as noted in § 17.36.2.020(F.) of this Chapter.
- E. **Compact cars.** Up to ten (10) percent of the required number of parking spaces may be sized for compact cars.
- F. **Optional minimum number of spaces calculation.** The Planning and Community Development Director may accept a reduction in the minimum number of required spaces, if such reduction is supported by a study that is affirmed as valid by the Planning and Community Development Director or designee.

Exhibit 36-1. Minimum parking requirements

<i>Land Use</i>	<i>Minimum number of required spaces</i>
<i>Residential</i>	
Single-family dwelling	2 per dwelling
Two-family dwelling	2 per dwelling
Multi-family dwelling	1.5 per dwelling
Retirement home, housing projects for senior citizens	1 per 3 dwelling units, plus 1 per employee per shift
Motel, hotel	1 per guest unit, plus 1 per employee per shift
Fraternities, sororities and dormitories	1 for each 3 occupants for which sleeping facilities are provided
Boarding houses, lodging homes, and similar	1 per guest unit
<i>Institutional</i>	
Convalescent homes, nursing home, rest home	1 per 5 beds, plus 1 per employee per shift
Church, temple, club, lodge, funeral home, auditorium, and similar	1 per 5 seats or 1 per 50 square feet of assemblage area, whichever is greater
Hospitals	1 per bed plus 1 per employee per shift

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Libraries, museums, art galleries, cultural institutions	1 per 250 square feet
Day care centers, preschools, nursery schools	1 per employee per shift plus 1 for every eight (8) children the facility is licensed by the State to accommodate
Schools, elementary and junior high	2 per classroom or 1 per 5 seats in the auditorium or gymnasium or 1 per 50 square feet of assemblage area
Schools, senior high, colleges or universities	2 per classroom plus 1 for each 4 students the school is designed to accommodate or 1 per 5 seats in the auditorium or gymnasium or 1 per 50 square feet of assemblage area
<i>Commercial</i>	
Amusement centers, arcades, dance studios, skating rinks	1 per 200 square feet of gross floor area
Banks, savings and finance companies	1 per 400 square feet of gross floor area
Bars, lounges, night clubs, taverns, casinos	1 per 3 seats plus 1 per employee per shift
Beauty and barber shops	2 per barber or beauty shop chair
Bowling alleys	5 per alley
Drive-in restaurants, fast-food restaurants	1 per 2.5 seats plus 1 per employee per shift
Exercise facilities, health spas	1 per 300 square feet of gross floor area
Furniture, home furnishing, appliances	1 per 800 square feet of gross floor area
Golf courses	3 spaces per hole of main course
Household appliance, small engine, TV, radio and furniture repair	1 per 300 square feet of gross floor area
Medical and dental clinics	1 per 250 square feet of gross floor area
Miniature golf courses	1 per hole
Vehicle maintenance and service shops	2 per service area or work bay plus 1 per employee per shift
Movie theaters	1 per 4 seats
Newspaper and printing houses, advertising agencies	1 per 300 square feet of gross floor area
Office, business and professional	1 per 300 square feet of gross floor area
Restaurants, cafes	1 per 2.5 seats plus 1 per employee per shift
Retail home improvement center	1 per 300 square feet of gross floor area
Retail sales (under 60,000 square feet of gross building area)	1 per 300 square feet of gross floor area

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Retail sales (over 60,000 square feet of gross building area)	200 plus 1 per 500 square feet in excess of 60,000
Stadiums, sports arenas and similar open assemblies	1 per 5 seats plus 1 per 100 square feet of assemblage area without seats
Laundry, dry cleaning, tailor shop, locksmith	1 per 300 square feet of gross floor area
Vehicle sales	2 per service area or work bay plus 1.5 per employee per shift or 5 spaces, whichever is greater
Veterinary clinics	1 per examination room plus 1 per employee per shift
<i>Industrial</i>	
Warehouses, storage, freight terminals	1 per employee per shift
Wholesale business	1 per employee per shift plus 1 per 1,000 square feet of gross floor area
Manufacturing, production, assembling, research testing and processing	1 per employee per shift
Lumber yards and building supplies	1 per employee per shift plus 1 per 1,000 square feet of gross floor area
Heavy equipment, tractor and farm equipment sales and service	1 per employee per shift plus 1 per 1,000 square feet of gross floor area

17.36.2.030 Construction and maintenance requirements.

- A. **Surfacing.** All off-street parking facilities shall be surfaced and maintained with Portland cement concrete or asphaltic concrete in accordance with standards prescribed by the City Engineer, with the following exceptions:
 - 1. Permeable pavers or similar paving may be allowed, at the discretion of the City Engineer;
 - 2. Certain residential parking, in compliance with Chapter 32 of this Title; and
 - 3. For parking areas constructed in the Heavy Industrial (I-2) zoning district (including Planned Unit Development (PUD) zoning districts with underlying I-2 zoning) gravel surfacing may be allowed at the discretion of the Planning and Community Development Director.
- B. **Border barricades.** Every parking area located adjacent to a property line shall be provided with a suitable concrete curb so as to protect the adjacent property. Such curb shall be placed at least two (2) feet from the property line to prevent extension of vehicles beyond the property line.
- C. **Outdoor lighting.** Outdoor lighting shall be provided consistent with Chapter 40 of this Title.
- D. **Landscaping.** Landscaping shall be provided consistent with Chapter 44 of this Title.

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- E. **Curb cuts and driveways.** Curb cuts and driveways that access parking areas shall be provided consistent with Chapter 32 of this Title.

17.36.2.040 Design requirements.

- A. **Parking space dimensions.** Parking spaces shall conform to the dimensions in Exhibit 36-2.
- B. **Backing into a public street.** No parking space shall require a vehicle to back into a public street, except for those that serve single-family or two-family dwellings. Parking spaces that require a vehicle to back into an alley may be allowed at the discretion of the City Engineer.
- C. **Service drive standards.** Service drives and drive aisles shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic ingress and egress, maximize safety of pedestrian and vehicular traffic on the site, and meet the dimensional standards in Exhibit 36-2.
- D. **Drive-through stacking requirements.** Drive-through facilities shall have stacking room for at least six (6) vehicles, including one (1) vehicle at the window. Drive-through facilities shall be designed to prohibit stacked vehicles from extending into any public street, road, alley or right-of-way, driveway, drive aisle, or required service drive.
- E. **Access to parking spaces.** All spaces shall be accessible at all times and connect to a service drive, drive aisle, or other allowable access. Dead-end drive aisles shall have ample room to allow for safe backing movements from the end parking spaces.
- F. **Internal sidewalks.** Sidewalks connecting to and through vehicle use areas shall be at least five (5) feet in width and provide for connectivity between the public sidewalk and the front entrance of buildings within the development. When a parking space abuts an internal sidewalk, the sidewalk shall be at least seven (7) feet in width or the space shall include a wheel stop to prevent a vehicle from overhanging the sidewalk.
- G. **Obstructions on internal sidewalks.** Placement of obstructions upon internal sidewalks (such as merchandise, electric charging stations, vending machines and the like) must accommodate a minimum five (5) feet of clear path-of-travel for pedestrians.
- H. **Pedestrian connectivity.** Where a parking lot is located between a primary structure and a public sidewalk, sidewalks with safe crossings (including striped crosswalks and curb ramps where necessary) of the parking lot shall be provided. When a development is located on a corner lot, sidewalks shall connect the primary structure with public sidewalks on both frontages in a direct manner.

Exhibit 36-2. Dimensional standards for standard and compact parking spaces

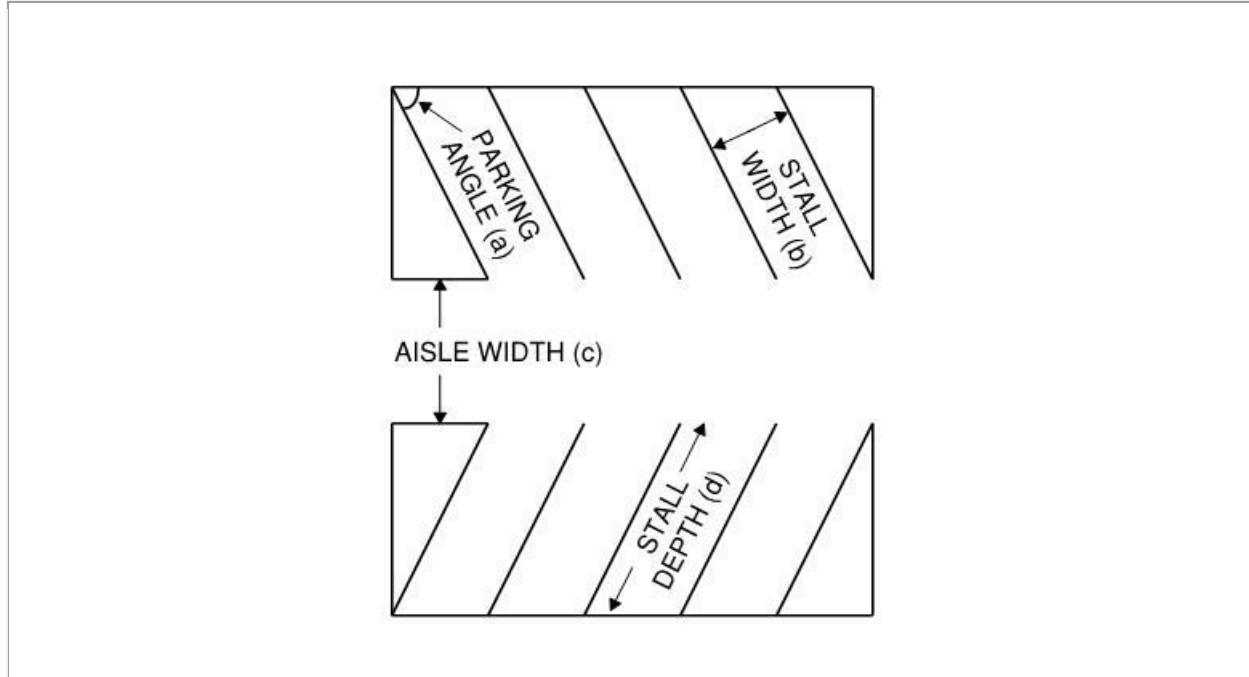
Angle (a)	Parking Type	Stall Width (b)	1-Way aisle Width (c)	2-Way aisle Width (c)	Stall Depth (d)
0°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	9 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	8 ft.
30°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
45°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
60°	Standard	9-10 ft.	18-20 ft.	24-28 ft.	18-20 ft.

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	Compact	8 ft.	15-17 ft.	24-28 ft.	15 ft.
90°	Standard	9-10 ft.	24-26 ft.	25-29 ft.	18-20 ft.
	Compact	8 ft.	22-24 ft.	24-28 ft.	15 ft.



17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts.

Generally. In the central business core (C-4) and the central business periphery (C-5) zoning districts, the number of parking spaces may be reduced below the minimums in Exhibit 36-1. If off-street parking facilities are provided within those zoning districts, they shall conform to all other applicable requirements in this Chapter.

17.36.2.060 Shared parking.

There may be instances where two (2) or more land uses could share the same parking facilities. The Director of Planning and Community Development may, upon application, authorize the joint use of parking facilities required by said uses, provided that:

- A. The applicant shows that there is no substantial conflict or overlap in the principal operating hours of the building or use for which the joint use of parking facilities is proposed;
- B. The parking facility for which joint use is proposed is located within one thousand (1000) feet of the building or use required to provide parking;
- C. The owners of properties concerned in the joint use of off-street parking facilities provide a long-term agreement for such joint use by a legal instrument approved by the City Legal Department and reviewed and approved for compliance with this Chapter by the Planning and Community Development Department. The City shall be named in that agreement as one (1) of the parties with rights of enforcement. The approved agreement shall be

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recorded with the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department;

- D. Directional signage is provided where appropriate;
- E. Pedestrian links between the shared parking areas and the affected land uses are direct, clear, and safe and, where the land uses function as a unified development, sidewalks between the land uses are provided; and
- F. All shared parking facilities comply with this Chapter.

17.36.2.070 Accessible parking.

Generally. Accessible parking spaces shall be provided in accordance with provisions contained within applicable building codes adopted by and referenced in Title 12 OCCGF.

Article 3 BICYCLE PARKING

Sections:

17.36.3.010 Bicycle parking.

17.36.3.010 Bicycle parking.

- A. **Generally.**
 - 1. Bicycle parking for non-residential and multi-family uses is encouraged and may be provided as an alternative to some required vehicular parking spaces.
 - 2. If provided, bicycle parking should be provided consistent with the guidance contained in the most recently adopted Great Falls Long Range Transportation Plan.
 - 3. Two (2) short-term bicycle parking spaces may substitute for one (1) required vehicular parking space up to a maximum of ten (10) percent of the required number of vehicle parking spaces or ten (10) spaces, whichever is less.
 - 4. If long-term bicycle parking spaces are provided, each long-term space may substitute for one (1) required vehicular parking space up to a maximum of twenty-five (25) percent of the required number of vehicle parking spaces or twenty-five (25) spaces, whichever is less.
 - 5. There is no maximum limit on the number of bicycle spaces.
- B. **Location.** Bicycle parking shall be:
 - 1. Located in visible and prominent locations near the building main entrance(s) or internal to the building, and shall be as close or closer to the entrance(s) than the nearest vehicle parking space;
 - 2. If employees generally use a different entrance than customers, distributed between the employee entrance and the main entrance(s), with at least fifty (50) percent located near the main entrance(s) and equally distributed if there is more than one main entrance;
 - 3. Located no more than fifty (50) feet from the entrance and connected to that entrance by a sidewalk; and
 - 4. Distributed to serve all buildings or main entrances where there is more than one (1) occupied building on a site.

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- C. **Design.** Off-street bicycle parking areas should be incorporated into the overall building design, parking lot layout, and pedestrian circulation and coordinated with public space features such as benches, lights, planters, landscaping, mailboxes, etc. If possible, bicycle parking racks should be protected from the elements by an awning, overhang, or similar covering. Racks shall not be placed so they block the entrance or inhibit pedestrian flow in or out of the building and shall be installed so that all bicycles are parked entirely upon a paved surface.
- D. **Accessibility.** Each parking space shall be accessible without moving another bicycle, generally allowing for two (2) feet by six (6) feet for each bicycle parking space and providing an aisle at least five (5) feet wide behind all bicycle parking to allow room for maneuvering.
- E. **Lighting.** Bicycle parking spaces shall have adequate lighting to promote security and allow for night-time use.
- F. **Rack design.** Bicycle parking may be provided in floor, wall, or ceiling-mounted racks. Racks shall meet the following minimum requirements:
 - 1. Hold the bicycle frame, not just a wheel;
 - 2. Accommodate use of a U-shaped shackle lock;
 - 3. Accommodate a wide range of bicycle sizes, wheel sizes, and types;
 - 4. Be covered with material that will not chip the paint of a bicycle that leans against it;
 - 5. Not have hazards, such as sharp edges; and
 - 6. Be securely fastened to the ground.
- G. **Maintenance.** Bicycle parking racks and spaces must be maintained in a clean and serviceable state. Bicycles that have been abandoned or are non-functional must be removed in a timely manner, or upon request by the City of Great Falls.

Article 4 LOADING AREAS

Sections:

17.36.4.010 Loading areas.

17.36.4.010 Loading areas.

- A. **Use.** A loading berth shall be available at all times, except when occupied by a vehicle performing loading or unloading.
- B. **Location.** A loading area shall be located on the premise it is intended to serve. A loading berth may not be located within seventy-five (75) feet of a residentially zoned property, measured in a straight line between the closest edge of the berth and the closest edge of the residential property.
- C. **Direct access.** Each loading berth shall have direct access to a street or alley.
- D. **Size.** A loading area shall be of adequate size and location so as to keep any street, sidewalk, alley, drive aisle, service drive, driveway or parking space clear of obstruction by the vehicle using the loading berth.
- E. **Surfacing.** All loading areas shall be surfaced and maintained in compliance with the off-street parking surfacing standards contained in this Chapter.

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(Ord. 3200, 2020; Ord. 3155, 2017; Ord. 3087, 2012; Ord. 3056, 2010; Ord. 2950, 2007; Ord. 2923, 2005; Ord. 2616, 1992; Ord. 1557, 1967)

Exhibit C – Summary of Proposed Amendments

Proposed Amendment	Reason for Amendment
17.36 Parking	
17.36.1 – General Provisions	
17.36.1.010 Legislative findings	
A. The design of parking areas is critically important to the economic viability of commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community image and livability	Removed due to subjectivity
G. Shared parking can reduce parking facility costs (including aesthetic and environmental impacts), allows greater flexibility in facility location and site design, and encourages more efficient land use	Removed due to subjectivity
17.36.1.020 Purpose	
A. Increase the safety and capacity of public streets by requiring off-street parking or off-street loading facilities	Removed, no longer requiring off-street loading facilities
F. Ensure safe pedestrian movements through parking lots to the primary uses they serve.	Establish pedestrian safety as purpose of the parking chapter
17.36.1.30 Applicability	
A. New construction/uses. For all new buildings and structures erected and all new uses of land established after the effective date of this chapter , facilities required in this Chapter shall be provided as specified.	Clarifies and removes unnecessary language
D. Restriping. When a parking area is restriped, accessible parking spaces, as required by the federal Americans with Disabilities Act , shall be marked and designated consistent with this Chapter.	Created more concise language, references 17.36.2.070
E. Compliance with adopted Codes. In addition to the provisions in this Chapter, off-street parking facilities must comply with relevant provisions contained within the latest adopted Building and Fire Codes.	Reference to the applicable codes that also contain off-street parking requirements
F. Continued compliance. An existing parking facility may not be altered to cause or increase nonconformity with the provisions of this Chapter.	Added to clarify code applies to existing parking facilities
17.36.1.040 Calculations	
When a calculation results in a fraction, the minimum it shall be rounded up down to the next whole number.	Reduces number parking spaces required

Exhibit C – Summary of Proposed Amendments

17.36.2 – Vehicle Parking	
17.36.2.010 General requirements	
<p>A. Location of parking</p> <ol style="list-style-type: none"> 1. All parking spaces provided pursuant to this Article shall be on the same lot or an adjoining lot with as the building primary use it serves. However, except that the Director of Planning and Community Development may permit the parking spaces to be on a lot within up to four hundred one thousand (400 1000) feet of the primary use’s lot served by the parking lot if he/she determines that it is impractical to provide parking on the same or adjoining lot and that there is no detriment to the general public to do so. 2. No portion of off-street parking facilities, except for approved driveways, may be located within the public right-of-way. <p>B. Off-site parking agreements. If required parking is to be provided off-site on a lot other than that of the use it serves, the use of such a site for off-site parking shall:</p> <ol style="list-style-type: none"> 1. Be secured with a long-term agreement between the property owners approved by the City Attorney as to form and content. Such instrument shall be acceptable to the City and recorded within the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department. The City shall be named in that agreement as one (1) of the parties with rights of enforcement; and 2. Comply with all provisions of this Chapter. The City shall be named in that agreement as one (1) of the parties with rights of enforcement. <p>C. Change in use. Any area once designated and developed as required parking shall not be changed to any other use, or modified to reduce the number of spaces, unless and until equal facilities are provided elsewhere or unless such modification is in compliance with Exhibit 36-1, in accordance with this Article.</p> <p>D. Accessibility. All parking spaces shall be accessible at all times, from a street, alley, service drive, drive aisle, or driveway intended to serve such parking.</p>	<p>Allows for more flexibility; increases safety</p> <p>Eliminates need for offstreet parking facilities to be out of public rights-of-way</p> <p>Clarifies the location of off-site parking; specifies content of agreements, combines the enforcement provision with the agreement provision</p> <p>Clarifies the meaning of "change in use"</p>

Exhibit C – Summary of Proposed Amendments

17.36.2.020 Minimum off-street requirements	
<p>B. Maximum number of spaces</p> <p>1. The number of parking spaces provided in a ground surface parking lot may shall not exceed the minimum number by more than twenty (20) percent or by ten (10) spaces, whichever is greater</p>	<p>Provides smaller uses with an opportunity to increase their parking</p>
<p>D. Mixed use requirements. For mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses, Off-street parking facilities for one (1) use shall not be considered as providing parking facilities for any other use except when considered shared parking as herein is provided or justified through review and approval by the Planning and Community Development Director of a parking study as noted in 17.36.2.020 (F) of this Chapter.</p>	<p>Eliminates confusing language and incorporates provisions referenced in the chapter</p>
<p>F. Optional minimum number of spaces calculation. The Planning and Community Development Director may accept a reduction in the minimum number of required spaces, if such reduction is supported by a study that is affirmed as valid by the Planning and Community Development Director or designee.</p>	<p>Adds flexibility in determining required parking spaces</p>
<p>Exhibit 36-1. Minimum parking requirements. See Attachment A.</p>	<p>Updated to reflect reduced number of required minimum parking spaces</p>
17.36.2.030 Construction and maintenance requirements	
<p>A. Surfacing</p> <p>1. Permeable pavers or similar paving may be allowed, at the discretion of the City Engineer;</p> <p>2. Certain residential parking, in compliance with Chapter 32 of this Title; and</p> <p>3. For parking areas constructed in the Heavy Industrial (I-2) zoning district (including Planned Unit Development (PUD) zoning districts with underlying I-2 zoning) gravel surfacing may be allowed at the discretion of the Planning and Community Development Director.</p>	<p>Provides more flexibility for paving standards</p>
17.36.2.40 Design requirements	
<p>B. Service drive, when required Backing into a public street. Groups of three (3) or more parking spaces, except those in conjunction with single family or two family dwellings on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a public right of way, other than an alley, will be required. No parking space shall require a vehicle to back into a public street, except for those that serve single-family or two-family dwellings. Parking spaces that require a vehicle to back into an alley may be allowed at the discretion of the City Engineer.</p>	<p>Increases safety</p>

Exhibit C – Summary of Proposed Amendments

<p>D. Drive-through stacking requirements. Drive-through facilities shall have stacking room for at least six (6) vehicles, including one (1) vehicle at the window (or call box, etc.). Drive-through facilities shall be designed to prohibit stacked vehicles shall not from extending into any public street, road, alley or right-of-way, driveway, drive aisle, or required service drive.</p>	<p>Clarification; increases safety and encourages better design principles</p>
<p>E. Access to parking spaces. All spaces shall be accessible at all times and connect to a service drive, drive aisle, or other allowable access. Dead-end drive aisles shall have ample room to allow for safe backing movements from the end parking spaces.</p>	<p>Increases safety</p>
<p>F. Internal sidewalks. Sidewalks connecting to and through vehicle use areas shall be at least five (5) feet in width and provide for connectivity between the public sidewalk and the front entrance of buildings within the development. When a parking space abuts an internal sidewalk, the sidewalk shall be at least seven (7) feet in width or the space shall include a wheel stop to prevent a vehicle from overhanging the sidewalk.</p>	<p>Increase pedestrian safety throughout parking lots</p>
<p>G. Obstruction on internal sidewalks. Placement of obstructions upon internal sidewalks (such as merchandise, electric charging stations, vending machines and the like) must accommodate a minimum five (5) feet of clear path-of-travel for pedestrians.</p>	<p>Increase pedestrian safety throughout parking lots</p>
<p>H. Pedestrian connectivity. Where a parking lot is located between a primary structure and a public sidewalk, sidewalks with safe crossings (including striped crosswalks and curb ramps where necessary) of the parking lot shall be provided. When a development is located on a corner lot, sidewalks shall connect the primary structure with public sidewalks on both frontages in a direct manner.</p>	<p>Increase pedestrian safety throughout parking lots</p>

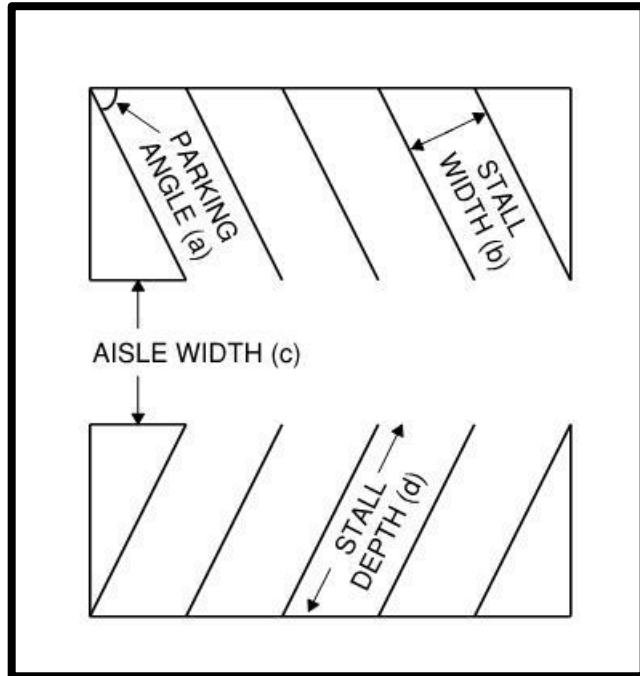
Exhibit C – Summary of Proposed Amendments

Exhibit 36-2 Dimensional standards for standard and parking spaces.

Angle (a)	Parking Type	Stall Width (b)	1-Way aisle Width (c)	2-Way aisle Width (c)	Stall Depth (d)
0°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	9 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	8 ft.
30°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
45°	Standard	9-10 ft.	12-14 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	12-14 ft.	24-28 ft.	15 ft.
60°	Standard	9-10 ft.	18-20 ft.	24-28 ft.	18-20 ft.
	Compact	8 ft.	15-17 ft.	24-28 ft.	15 ft.
90°	Standard	9-10 ft.	24-26 ft.	25-29 ft.	18-20 ft.
	Compact	8 ft.	22-24 ft.	24-28 ft.	15 ft.

Removed unused portions, provided range of widths and depths for increased flexibility

Exhibit C – Summary of Proposed Amendments



Updated exhibit to reflect changes

Exhibit C – Summary of Proposed Amendments

17.36.2.050 Parking requirement in the central business core (C-4) and central business periphery (C-5) zoning districts	
<p>A. Generally. In the central business core (C-4) and the central business periphery (C-5) zoning districts, the Director of Planning and Community Development may reduce the number of required parking spaces depending on the circumstances of the property and surrounding land uses the number of parking spaces may be reduced below the minimums noted in Exhibit 36-1 of this chapter. If off-street parking facilities are provided within those zoning districts, they shall conform to all other applicable requirements in this Chapter.</p>	Eliminates need for approval of PCD Director in order to reduce number of parking stalls in C-4 and C-5 districts, streamlining review process
17.36.2.60 Shared parking	
<p>B. The parking facility for which joint use is proposed shall be is located within 400 one thousand (1000) feet of the building or use required to provide parking</p>	Uniformity with 17.36.2.010
<p>C. The parties owners or properties concerned in the joint use of off-street parking facilities shall evidence provide long-term their agreement for such joint use by a legal instrument approved by the City Attorney Legal Department and reviewed and approved for compliance with this Chapter by the Planning and Community Development Department as to form and content. Such The instrument, when approved agreement as conforming to the provisions of this chapter, shall be recorded in with the office of the County Clerk and Recorder and a copy filed with the Planning and Community Development Department</p>	Clarifies shared parking agreement requirements
<p>E. Pedestrian links between the shared parking and the shared uses are direct, clear, and safe and, where the land uses function as a unified development, sidewalks between the land uses are provided; and</p>	Increases pedestrian safety
<p>F. Parking lots are located within the same zoning district as the use they serve. All shared parking facilities comply with this Chapter.</p>	Ensures compliance with chapter requirements
17.36.2.70 Accessible parking	
<p>A. Generally. Accessible parking space shall be provided subject to this part in accordance with, the Americans with Disabilities Act (ADA), “ADA Standards for Accessible Design” 28 CFR 36, revised as of July 1, 1994, and amendments thereto. provisions contained within applicable building codes adopted by and referenced in Title 12 OCCGF.</p>	Reference the standards that are used to assess accessibility compliance
<p>Removal of all language pertaining to accessible parking spaces</p>	Eliminated, as it is redundant to provisions regulated by building codes

Exhibit C – Summary of Proposed Amendments

17.36.3 – Bicycle Parking	
17.36.3.010 Bicycle parking	
<p>A. Generally.</p> <ol style="list-style-type: none"> 1. Bicycle parking for non-residential and multi-family uses is encouraged and may be provided as an alternative to some required vehicular parking spaces. 2. If provided, bicycle parking should be provided consistent with the guidance contained in the most recently adopted Great Falls Long Range Transportation Plan. 3. When bicycle parking is provided, Two (2) each short-term such bicycle parking spaces may substitute for a one (1) required vehicular parking space up to a maximum of five ten (5 10) percent of the required number of vehicle parking spaces of ten (10) spaces, whichever is less. 4. If long-term bicycle parking spaces are provided, each long-term space may substitute for one (1) required vehicular parking space up to a maximum of twenty-five (25) percent of the required number of vehicle parking spaces or twenty-five (25) spaces, whichever is less. 5. There is no maximum limit on the number of bicycle spaces. For example, if the standards as applied to a project call for one hundred (100) vehicle parking spaces, no more than five (5) bicycle parking spaces may be provided if substituted for vehicle parking spaces (ninety five (95) vehicle parking spaces and five (5) bicycle parking spaces). 	<p>Clarifies bicycle parking credit</p> <p>References the City's comprehensive transportation plan</p> <p>Creates more flexibility to meet required vehicle spaces and adds incentive for bicycle parking</p>
<p>Exhibit 36.6 Recommended number of bicycle parking spaces. Removed</p>	<p>Underutilized and out-of-date, reference to long range transportation plan</p>
<p>B. Location</p> <ol style="list-style-type: none"> 1. Located in visible and prominent locations near the building main entrance(s) or internal to the building, and shall be as close or closer to the entrance(s) than the nearest vehicle parking space 2. If employees generally use a different entrance than customers, distributed between the employee entrance and the main entrance(s), with at least 50% located near the main entrance(s) and equally distributed if there is more than one main entrance; 3. Under no circumstance should bicycle located parking be no more than one hundred fifty (100 50) feet from the entrance and connected to that entrance by a sidewalk; and 	<p>Clarification regarding location in relation to entrances</p> <p>Address employee entrances</p> <p>Update distance requirements</p>

Exhibit C – Summary of Proposed Amendments

<p>C. Design. Off-street bicycle parking areas should be incorporated into the overall building design parking lot layout and pedestrian circulation and coordinated with street public space features such as furniture (e.g. benches, street lights, planters, landscaping, mailboxes, etc.) when it is part of the overall project. If possible, bicycle parking racks should be protected from the elements by an awning, overhand, or similar covering. Racks shall not be placed so they block the entrance or inhibit pedestrian flow in or out of the building, and shall be installed so that all bicycles are parked entirely upon a paved surface.</p>	<p>Section moved from “B. LOCATION”; added design standards</p>
<p>G. Maintenance. Bicycle parking racks and spaces must be maintained in a clean and serviceable state. Bicycles that have been abandoned or are non-functional must be removed in a timely manner, or upon request by the City of Great Falls.</p>	<p>Promotes adequate and safe storage facilities for bicycles</p>
<p>17.36.4 – Loading Areas</p>	
<p>17.36.4.010 Loading areas</p>	
<p>A. Number required. Removed</p>	<p>Underutilized</p>
<p>Exhibit 36-8 Required number of loading berths. Removed</p>	<p>Underutilized</p>
<p>A. Use. A loading berth, when required, shall be available at all times, except when occupied by a vehicle performing loading or unloading</p> <p>B. Location. A loading facilities area shall be located on the same site premise it is they are intended to serve. A loading berth may not be located within seventy-five (75) feet of a residentially zoned property, measured in a straight line between the closest edge of the berth and the closest edge of the residential property. zoning district.</p> <p>C. Direct access. Each loading berth shall have direct access to a street or alley without traversing a residential zoning district.</p> <p>D. Size. Exclusive of aisle and maneuvering space, a loading berth shall be at least twelve (12) feet wide, at least forty five (45) feet long, and have at least fourteen (14) feet of vertical clearance A loading area shall be of adequate size and location so as to keep any street, sidewalk, alley, drive aisle, service drive, driveway, or parking space clear of obstruction by the vehicle using the loading berth.</p> <p>E. Surfacing. All loading areas shall be surfaced and maintained with cement or asphaltic concrete in accordance with standards prescribed by the City Engineer in compliance with the off-street parking surfacing standards contained in this Chapter.</p>	<p>Added clarification when measuring distance</p> <p>Removed unused/confusing language</p> <p>Ensure compliance with Chapter</p>

ORDINANCE 3200

AN ORDINANCE REPEALING AND REPLACING TITLE 17, CHAPTER 36 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF), AND RESERVING CHAPTERS 33 THROUGH 35.

* * * * *

WHEREAS, the City Commission established Title 17 of the OCCGF outlining provisions pertaining to, and known as, the Land Development Code; and

WHEREAS, the City Commission wishes to establish and reserve Chapters 33 through 35 of OCCGF Title 17; and

WHEREAS, the City Commission has recognized deficiencies in OCCGF Title 17, Chapter 36, including but not limited to, grammatical, formatting, and referencing deficiencies; and

WHEREAS, the City Commission wishes to cure the deficiencies and make substantive amendments to OCCGF Title 17, Chapter 36, as well as to establish consistency within the OCCGF and, where applicable, the Montana Code Annotated; and

WHEREAS, at its regularly scheduled January 14, 2020 meeting, the Great Falls Planning Advisory Board recommended that the City Commission adopt Ordinance 3200; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. OCCGF Title 17, Chapters 33-35 are hereby established and reserved;

Section 2. OCCGF Title 17, Chapter 36 is hereby repealed and replaced as depicted in Exhibit "A" attached hereto and by reference incorporated herein, with deleted language identified by ~~strike through~~ and inserted language **bolded**; and

Section 3. This ordinance shall be in full force and effect thirty (30) days after second reading and final adoption by the City Commission.

EXHIBIT D

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading February 4, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading and public hearing March 3, 2020.

Bob Kelly, Mayor

ATTEST:

(CITY SEAL)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT:

Joseph Cik, Assistant City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3200 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)



Agenda #: 6
Meeting Date: Jan. 14, 2020

CITY OF GREAT FALLS
PLANNING ADVISORY BOARD / ZONING COMMISSION AGENDA REPORT

Item: Ordinance 3211, “An Ordinance Amending Title 17 of the Official Code of the City of Great Falls (OCCGF): Reserving Chapters 41 through 43; and, repealing and replacing Chapter 44 Pertaining to Landscaping” and Ordinance 3212, “An Ordinance Amending Title 17 of the OCCGF: Repealing Appendix B Pertaining to the List of Required Boulevard Areas and Street Medians.”

From: Planning and Community Development Department

Initiated By: Planning & Community Development/Legal Departments

Presented By: Planning Staff

Action Requested: Recommendation to the City Commission.

Suggested Motion:

Board Member moves:

- I. “I move that the Planning Advisory Board recommend the City Commission (adopt/deny) Ordinance 3211.”

Chairperson calls for a second, public comment, board discussion, and calls for the vote.

Board Member moves:

- II. “I move that the Planning Advisory Board recommend the City Commission (adopt/deny) Ordinance 3212.”

Chairperson calls for a second, public comment, board discussion, and calls for the vote.

Background: First adopted in 2005 as the City’s first comprehensive, inclusive compilation of code provisions relating to development, Title 17 to the Official Code of the City of Great Falls (OCCGF) has been modified a number of times to keep the Code relevant. Members of the City Commission and Staff have examined numerous sections of the OCCGF and have identified various types of deficiencies throughout numerous sections of the Code. These deficiencies range from typographical errors, needed content updates, and conflicts with State and Federal law.

As part of the current comprehensive review of the City’s development process, Title 17, referred to as the “Land Development Code,” contains various development provisions and is the largest and most complex of all OCCGF Titles. In 2019, the City Commission asked Staff to look at the Code to see if

there were opportunities for streamlining and improvement to provide better service and flexibility to the development community.

In late 2019, Staff undertook a review of two Chapters of the Land Development Code: Chapter 36 Parking and Chapter 44 Landscaping. Based on a comprehensive review, input from focus groups, and comparison with Codes from other similar communities, Staff has recommended revisions to both Chapters. Therefore, the Planning Advisory Board is being asked to review and make recommendation regarding Chapter 44 Landscaping, attached to this report as Ordinance 3211, and Ordinance 3212 to repeal Appendix B in conjunction with the code changes to Chapter 44 Landscaping.

Ordinance 3211: Repealing and Replacing Chapter 44

As Staff has reviewed projects over the past few years, concerns have been brought to the attention of Staff on the regulations and requirements of the landscape chapter of the Code. These concerns came not only through comments during plan review, but through the process of the Design Review Board and through requests for Design Waivers submitted by applicants.

In response to these concerns as well as a request from City Commissioners to reevaluate the flexibility of the code and the requirements, Staff has reviewed the landscaping requirements and have proposed to repeal and replace the chapter with various revisions. An overview of these changes have been illustrated in the chart attached to this agenda report.

There are several substantive changes that Staff is proposing not only based on the comments received from the development community, but from research of codes from other Montana cities. The first is the reorganization of the chapter. Previously, the chapter was separated by the type of requirements and organized based on the types of buildings. The proposed chapter is now organized by land use types and all of the requirements for the particular land use are laid out in one section. Another key revision is that Multi-family and Industrial landscaping requirements are now combined with Commercial landscaping requirements. Additionally, sections of the Code that are covered in other Titles or no longer needed have been removed.

The second substantive change is the revision to the single-family and two-family landscaping requirements. Currently, the code reads as follows:

1. A canopy tree or evergreen tree shall be planted and maintained for each one thousand five hundred (1,500) square feet of net lot area. Up to two (2) shade trees located in the boulevard area may be applied to this requirement, provided that at least one (1) canopy tree or evergreen tree shall be planted within the interior.
2. Turf grass or ground cover plants shall cover at least fifty (50) percent of the net lot area.

Staff has determined that the requirement for the interior trees was asking too much from the homeowner and was difficult for Staff to inspect. Therefore, Staff proposes that the requirement be reduced to one interior tree for single-family and two-family building lots.

Another substantive change that will affect several requirements of the landscape code and will help address several of the comments and concerns of the development community, are proposed revisions to provide design flexibility. This will be done in several ways including the reduction of non-residential boulevard tree requirements and planting rates.

Currently, for non-residential developments, a boulevard tree is required to be planted every thirty-five (35) lineal feet. This does not take into account driveways and sidewalks which can reduce the amount of space to plant trees and make it very difficult to meet the requirements without planting trees very close together. This can affect the health of the tree and does not provide a boulevard that the Code envisioned. Therefore, Staff proposes that the requirement be reduced to one tree per fifty (50) lineal feet of street frontage not encumbered by driveways, sidewalks, or other approved hard surfaces.

Additionally, when Staff evaluated the planting rates that currently exist in the Code, several concerns were identified including; fitting all the required plants on site, whether the rates work for sites of different sizes and what flexibility could be added. As a result, Staff proposes that the rate of plantings be categorized by size. This results in the proposal to create different requirements for sites under two (2) acres as opposed to projects two (2) acres and larger. Concerns arise with large sites based on the amount of plants that are required as well as leaving open space for possible expansion. Having separate requirements based on project size will help alleviate these concerns.

For sites under two (2) acres the existing and proposed rates are as follows:

1. Existing Planting Rate: 1 Tree and 7 Shrubs for every 400 square feet of required landscaping; and
2. Proposed Planting Rate: 1 Tree and **4 Shrubs** for every 400 square feet of required landscaping.

The chart below shows an example of how this reduction would affect a site that is a third of an acre.

1/3 Acre Site						
Gross Lot Area	14,505					2,176 square feet of interior landscaping
TREES						
Existing Code	2,176	<i>divided by</i>	400	5.44	6 trees	
Proposed Code amendment	2,176	<i>divided by</i>	400	5.44	5 trees	17% reduction
SHRUBS						
Existing Code equivalent	2,176	<i>divided by</i>	400	5.44		
	5.44	<i>multiplied by</i>	7	38.08	39 shrubs	
Proposed Code amendment	2,176	<i>divided by</i>	400	5.44		
	5.44	<i>multiplied by</i>	4	21.76	22 shrubs	43% reduction

Staff has additionally proposed that conventional rounding be used instead of always rounding up. This would actually reduce the amount trees in example noted above, and the reduction to the shrub count would give a project this size a 43% reduction on plant counts. This will result in planting beds not being over planted, crowded, and the minimum requirements easier to accomplish.

For sites two (2) acres and larger the existing and proposed rates are as follows:

1. Existing Planting Rate: 1 Tree and 7 Shrubs for every 400 square feet of required landscaping; and
2. Proposed Planting Rate: 1 Tree and **4 Shrubs** for every **500** square feet of required landscaping.

The chart below shows an example of how this reduction would affect a site that is two acres.

2 Acre Site						
Gross Lot Area	87,120					13,038 square feet of interior landscaping
TREES						
Existing Code	13,068	<i>divided by</i>	400	32.67	33 trees	
Proposed Code amendment	13,068	<i>divided by</i>	500	26.14	26 trees	21% reduction
SHRUBS						
Existing Code	13,068	<i>divided by</i>	400	32.67		
	32.67	<i>multiplied by</i>	7	228.69	229 shrubs	
Proposed Code amendment	13,068	<i>divided by</i>	500	26.14		
	26.14	<i>multiplied by</i>	4	104.544	105 shrubs	54% reduction

The proposed changes would give a 21% reduction to the tree count and a 54% reduction to the shrub count. This will ultimately give flexibility in the placement of the plants which could result in more turf area and also leave more area for building expansion on larger sites.

In addition to the reduction in the planting rates, Staff has proposed ways for more flexibilities in the types of plants that are used such as ornamental grasses and perennials instead of shrubs. Additionally, staff is proposing substitution options for the use of large boulders and sculptures in the landscape. The following are the proposed changes to the code:

1. Two (2) perennials or one (1) ornamental grass can substitute for one (1) shrub. Maximum of 30% of total required shrubs;
2. Nine (9) cubic feet of sculpture integrated into the landscaping can substitute for one (1) shrub. Maximum of 10% of total required shrubs; and
3. Each two (2) feet boulder or larger integrated into the landscaping can substitute for one (1) shrub. Maximum of 10% of total required shrubs

Finally, as mentioned previously, Multi-family residential land uses will now have the same requirements as a commercial land use. The previous requirements of having one (1) tree be planted every 1,500 square feet as well as needing 50 percent of the net lot area being landscaped made it quite a challenge to meet the requirements, especially for large apartment complexes. Staff feels the new classification will aid in compliance and create more flexibility on the design of multi-family development proposals.

Ordinance 3211 will reserve Chapters 41 through 43 and repeal and replace Chapter 44. Ordinance 3211 Exhibit “A” is a document illustrating the provisions that will replace the current OCCGF Title 17 Chapter 44 with added language in **bold** and deleted language in ~~strikethrough~~. Exhibit “B”, attached to this agenda report, illustrates the proposed Code in clean format.

Ordinance 3212: Repealing Appendix B

As Staff evaluated Chapter 44 and its requirements, staff also reviewed Appendix B which contains the “List of Required Boulevard Areas and Street Medians”. Throughout the years, the discussion has arose with Staff and the City Forester about the types of trees on this list. Several trees on the current codified list are prohibited by the City Forester because of threat of disease and insect infestation. Other trees have been added to the list to help give variety for developers and homeowners, and at times substitutions have been approved based on availability from local suppliers. Therefore, Staff proposes

to repeal the Appendix so that these decisions to amend the list can be made at any time, and codification of a new list does not have to be accomplished every six months to a year if needed.

Ordinance 3212 Exhibit “A” is a document illustrating the provisions that will replace the current OCCGF Title 17 Chapter 44 with added language in **bold** and deleted language in ~~striketrough~~.

Concurrences: The proposed changes to Chapter 44 Landscaping and Appendix B of Title 17 have been reviewed by the various City departments for input and revisions.

Staff Recommendation: Staff recommends that the Planning Advisory Board recommend that the City Commission adopt Ordinances 3211 and 3212.

Alternatives: The Planning Advisory Board may choose not to recommend that the City Commission adopt Ordinance 3211 and 3212. The Planning Advisory Board may also table action on the item to a date certain to provide additional suggested revisions.

Attachments/Exhibits:

Summary Chart of Code Changes to the Chapter

Ordinance 3211

Ordinance 3211 Exhibit A

Ordinance 3211 Exhibit B

Ordinance 3212

Ordinance 3212 Exhibit A

Proposed Amendment	Reason for Amendment
17.44 Landscaping	
Articles	
<p>Article 1 - GENERAL PROVISIONS Article 2 - BOULEVARD AREAS AND STREET MEDIANS Article 3 - DESIGN STANDARDS FOR COMMERCIAL, INSTITUTIONAL AND CIVIC-USE BUILDINGS Article 4 - DESIGN STANDARDS FOR INDUSTRIAL BUILDINGS Article 5 - DESIGN STANDARDS FOR SINGLE FAMILY, DUPLEX AND MULTI-FAMILY DWELLINGS Article 2 - DESIGN STANDARDS FOR SINGLE FAMILY AND TWO-FAMILY RESIDENTIAL LAND USES Article 3 - DESIGN STANDARDS FOR ALL OTHER LAND USES</p>	<p>Boulevards are covered in Article 2 & 3 Commercial, Institutional, Civic-use in Article 3 Industrial included in Article 3 Multi-family residential in Article 3 New consolidated articles</p>
Article 1 – GENERAL PROVISIONS	
<p>Sections:</p> <p>17.44.1.010 Legislative findings. 17.44.1.020 Purpose. 17.44.1.030 Installation and maintenance. 17.44.1.040 Specifications for landscaping materials. 17.44.1.050 Retaining wall standards. 17.44.1.060 Calculations.</p> <p>17.44.1.010 Legislative findings. 17.44.1.020 Purpose. 17.44.1.030 Applicability. 17.44.1.040 Installation and maintenance. 17.44.1.050 Specifications for landscaping materials. 17.44.1.060 Calculations.</p>	<p>New stand-alone section</p>

17.44.1.010 Legislative findings.	
2. Landscaping is a means of making City living more pleasant.	Removed due to subjectivity
17.44.1.020 Purpose.	
1. Make the City more attractive and aesthetically pleasing.	Removed due to subjectivity
G. Enhance ambient environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, storm water runoff retardation mitigation , and noise, glare and heat abatement. ; and	“Mitigation” matches typical industry language Noise and glare repeated from B.
17.44.1.030 Applicability.	
<p>The landscaping requirements set forth in Articles 2 and 3 apply to:</p> <p>A. New buildings constructed after the effective date of this Chapter;</p> <p>B. All buildings being increased in size by at least twenty (20) percent;</p> <p>C. All buildings greater than twenty thousand (20,000) square feet undergoing major exterior renovations including modification of at least fifty percent (50%) of the total building façade area;</p> <p>D. New or reconstructed vehicular use areas, unless the vehicle use area are located within a parking garage or within a building;</p> <p>E. An expansion of a vehicular use area by twenty (20) percent or more, if it equates to five (5) or more additional parking spaces; and</p> <p>F. All existing properties may not be altered to cause or increase nonconformity with the provisions of this Chapter.</p>	<p>New Applicability section combines all provisions that were previously separated throughout the Chapter into one section to be more concise and easier to reference.</p> <p>Language added to clarify major exterior renovations</p>
17.44.1.040 Installation and maintenance.	
A. Standards. All landscaping shall be installed with standard practices in accordance with the American National Standard Institute (ANSI) A300 and shall be live vegetation.	References industry standards

<p>B. Landscaping and certificate of occupancy. Prior to the issuance of a certificate of occupancy, all landscaping required in this chapter Chapter shall be installed or the following must be completed:</p> <ol style="list-style-type: none"> For all uses except single family and two-family residential land uses; an improvement guarantee shall be filed and accepted by the City consistent with Chapter 68 of this Title. Interior landscaping for single family dwellings shall be installed within one (1) year from the date of the certificate of occupancy. B.—For single-family and two-family residential land uses; landscaping shall be installed within one (1) year from the date of the certificate of occupancy in association with the completion of a Landscape and screening Letter of Commitment on file in the Planning and Community Development Department. 	<p>Clarifies by separating into two sections to match existing policy</p> <p>Reference to Letter of Commitment matches existing Department policy</p>
<p>C. Landscape maintenance and replacement. The property owner shall:</p> <ol style="list-style-type: none"> Maintain landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse, weeds, and debris in accordance with the landscaping plan as originally approved; Replace plant materials within six (6) months that have died or have otherwise been damaged or removed; Maintain all non-live living landscaping materials; and The owner, tenant, or agent, if any, shall be jointly responsible for the maintenance of all All landscaping shall be installed in accordance with "Arboricultural Standards and Specifications" and 	<p>Relocated</p> <p>Timeframe added for clarity</p> <p>Relocated</p>
<p>D. Boulevards. Any property owner wishing to construct a principal building on a vacant lot shall be live vegetation responsible for installing and maintaining the boulevard landscaping consistent with this Article.</p> <ol style="list-style-type: none"> Removal of a boulevard tree shall be consistent with OCCGF Title 12, Chapter 15. Trees shall be pruned to provide vertical clearance of eight (8) feet over sidewalks and fourteen (14) feet over streets. Trees required in the boulevard areas shall be selected from the list of "Trees for Boulevard Areas in Great Falls" on file in the Planning and Community Development Department. Mulch must be contained so as to not spill into the street and/or onto the sidewalk. Property owners are required to remove any spillage. D- Existing significant boulevard trees that are alive and in healthy condition shall be preserved unless approval is given pursuant to OCCGF Title 12, Chapter 15. 	<p>Relocated</p> <p>Added Reference to Chapter 15 - TREE REMOVAL</p> <p>Document removed from Appendix B to allow for easier modification as urban forest issues evolve requiring an update to the list</p> <p>Added to preserve existing healthy trees</p>

<p>E. Street Medians. When a median is incorporated into a subdivision, the developer shall be responsible for installing the landscaping as part of the project and a homeowners' association shall be responsible for perpetual maintenance, or the City, at its discretion, may accept responsibility. Designs shall be approved by the City.</p>	<p>Relocated</p>
<p>F. Mature tree credit. Mature coverage of existing canopy trees will be computed and applied directly to the required landscaping— as follows:</p> <ol style="list-style-type: none"> 1. Every existing mature tree of at least six (6) inches of diameter will be applied as the equivalent of two (2) required interior trees. 2. The diameter of the mature tree will be measured pursuant to the requirements of this Article. 3. Health and placement of the mature tree will be taken into consideration by the City when applying the mature tree credit. 	<p>Mature tree credit re-written to be more concise and less confusing</p>
<p>17.44.1.030(G) Tree protection and replacement.</p>	<p>Existing mature tree credit section replaced above</p>
<p>17.44.1.050 Specifications for landscaping materials.</p>	
<p>Generally. All plant material shall be healthy, vigorous, and free of disease and insects. Plant material shall conform to the specifications of the American Association of Nurserymen (AAN) for Grade No. 1 grade.</p> <p>B. Trees. Trees shall meet the following standards:</p> <ol style="list-style-type: none"> 1. Shade trees shall be at least one and one-half (1½) inches trunk caliper, measured one (1) foot above six (6) inches from the ground—soil line or root flare; 2. Ornamental trees shall be at least one and one-quarter (1¼) inches trunk caliper measured one (1) foot above six (6) inches from the ground—soil line or root flare; and 3. Evergreen trees shall have a minimum planting height of five (5) feet. <p>C. Shrubs. Shrubs shall be at least two-gallon container-grown material or of equivalent size if bare-root. of eighteen (18) inches of height or greater.</p> <p>D. Groundcover. Groundcover Perennials. Perennials shall be at least one-gallon container-grown material or of equivalent size if bare-root.</p> <p>E. Turf. Turf areas may be sodded or seeded. In areas subject to erosion, sod shall be used. Sod shall be commercially grown and clean and free of weeds, noxious pests, and diseases. If seeded, temporary watering is required, and a vegetative cover shall be established with a density of at least 70% of the seeded area in order for a certificate of occupancy to be issued.</p> <p>F. Mulch. Acceptable mulches include organic materials (wood chips and shredded bark), and inert inorganic materials (decomposed granite, cobble and gravel). Where mulch is used as a ground treatment, it shall be applied to a depth of four (4) three (3) inches. A suitable landscape fabric shall be placed between the soil and mulch to impede weed growth for inert organic materials.</p>	<p>Standard industry measurement</p> <p>Industry standard measurement</p> <p>Changed all references from groundcovers to the industry standard term “perennials”</p> <p>70% establishment required per EPA standards for stabilization</p> <p>Clarifies what materials are acceptable</p> <p>3 inches is industry standard</p>

<p>G. Lawn edging. It is recommended required that lawn edging be installed around all shrub beds. Acceptable lawn edging is includes steel, aluminum, polyethylene, and concrete curbing.</p>	<p>More specific language for clarification</p>
<p>17.44.1.050 Retaining wall standards.</p>	
<p>17.44.1.050 Retaining wall standards.</p>	<p>Section removed Covered in International Building Code (IBC)</p>
<p>17.44.1.060 Calculations.</p>	
<p>When a calculation is used to determine the number of required trees, or the like, and results in a fraction, the requirement shall be considered the whole number (rounded up) to the nearest whole number.</p>	<p>Changed to traditional rounding which will slightly drop plant counts (Previously 1.05 would round up to 2)</p>
<p>Article 2 – DESIGN STANDARDS FOR SINGLE FAMILY AND TWO-FAMILY RESIDENCE LAND USES</p>	
<p>Sections:</p> <p>17.44.2.010 General provisions. 17.44.2.020 Responsibility for installation of street trees. 17.44.2.030 Landscaping for street medians. 17.44.2.040 Landscaping for boulevard areas. 17.44.2.010 Boulevards. 17.44.2.020 Landscaping requirements.</p>	<p>Sections consolidated and simplified</p>
<p>17.44.2.010 General provisions.</p>	
<p>A. Permit required. A permit is required to:</p> <p>1. plant trees in the boulevard area</p> <p>2. remove or prune existing trees in the boulevard area</p> <p>B. Vertical clearance.</p> <p>C. Supplemental uses. Street medians and boulevard areas may contain sidewalks, utility installations, signs, benches, and other structures installed by a public agency.</p> <p>D. Tree selection. Trees required in this article shall be selected from the list contained in Appendix B.</p>	<p>Moved to Article 1 – General Provisions</p>

<p>E. Required removal. Any landscaping in the boulevard area or street median that impedes pedestrian travel or is deemed detrimental to public safety shall be removed immediately by the property owner or agent upon written notification by the City.</p> <p>F. Mulch.</p>	
<p>17.44.2.020 Responsibility for installation of street trees.</p>	
<p>The property owner wishing to construct a principal building on a vacant lot shall be responsible for installing the street trees consistent with this article.</p>	<p>Moved to Article 1 – General Provisions</p>
<p>17.44.2.030 Landscaping for street medians.</p>	
<p>A. Applicability. When a median is incorporated into a subdivision, the provisions of this section apply.</p> <p>B. Installation and maintenance responsibility. The developer shall be responsible for installing the landscaping as part of the project and a homeowners association shall be responsible for perpetual maintenance or the City, at its discretion, may accept responsibility.</p> <p>C. Number of trees required. At least two (2) ornamental trees or one (1) for each twenty-five (25) feet of length of the median, whichever is more, shall be planted and maintained within the median. By way of example, a median four hundred forty (440) feet long will require eighteen (18) ornamental trees and a forty-foot median requires two (2) trees.</p> <p>D. Placement of trees. Ornamental trees shall be planted at least three (3) feet from any curb or other pavement.</p> <p>E. Spacing of trees. Trees shall be spaced more or less evenly along the length of the median taking into account the location of light poles, fire hydrants, and the like and the mature canopy width of existing trees and those being planted.</p> <p>F. Shrubs, flowers and turf grass. Shrubs, ground cover, and flower beds may be planted in the median to supplement the trees. Turf grass shall be installed within the median except in those areas occupied planting beds for shrubs, ground cover, and/or flowers.</p>	<p>Moved applicability to Article 1</p> <p>Removed specific requirements of street medians and stated designs must be approved by the City in Article 1 - allows for design flexibility</p>
<p>17.44.2.010 Boulevards.</p>	
<p>A. Boulevards shall contain grass and trees (with three (3) foot diameter organic mulched reservoirs) and may include shrubs, flowers perennials, and/or ornamental plants (with organic mulched reservoirs within a landscaping bed).</p> <p>B. Materials and vegetation prohibited in a residential boulevard include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Artificial vegetation including, but not limited to, trees, shrubs, perennials, and grass; 2. All non-living material except as specifically allowed by this Chapter; 	<p>Added mulching requirement for clarification</p> <p>Relocated</p>

<p>3. Fences and/or walls (unless approved via a Boulevard Encroachment Permit by the City Engineer);</p> <p>4. Gravel, decomposed granite, or cobble; and</p> <p>5. Sand.</p>	
<p>17.44.2.020 Landscaping requirements.</p>	
<p>A. Single-family duplex dwellings shall contain at least one (1) interior tree in addition to the required boulevard trees.</p> <p>B. Turf grass or ground cover plants shall cover at least fifty (50) percent of the lot area not covered by a structure</p>	<p>Provision changed to address site constraints</p> <p>For Example: Typical Skyline lot is 11,000 sq ft 1 tree per 1,500 sq ft = 8 trees</p>
<p>Article 3 – DESIGN STANDARDS FOR ALL OTHER LAND USES</p>	
<p>Sections:</p> <p>17.44.3.010 Submittals.</p> <p>17.44.3.020 Boulevards.</p> <p>17.44.3.030 Landscaping requirements.</p>	<p>All new sections</p>
<p>17.44.3.010 Submittals.</p>	
<p>All landscape specifications, plans, etc. shall be submitted to the City Planning and Community Development Department for review and approval. Plans shall be replaced with approved plantings within three (3) months to scale, and shall include at a minimum:</p> <p>A. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, visibility triangles, easements, utilities and otherwise;</p> <p>C. An analysis of the requirements found in this Chapter including the calculation of required interior landscaping, rate of plantings, and boulevard tree requirements.</p>	<p>Relocated</p> <p>Added visibility triangles onto landscape plan to confirm clearance</p> <p>Added code analysis requirement to provide breakdown of calculations</p>

17.44.3.020 Boulevards.

~~C. Boulevards in non-residential areas. Boulevards in non-residential areas shall conform to the following standards: At least one (1) canopy type tree shall be planted and maintained in the boulevard section for each fifty (50) lineal feet of street and avenue frontage or portion thereof not covered by driveway, sidewalks, or other approved hard surface.~~

~~Boulevards shall contain grass and trees, and may contain shrubs, flowers, and/or ornamental plants.~~

~~4. At least one (1) canopy type tree shall be planted and maintained in the boulevard section for each thirty-five (35) lineal feet of street and avenue frontage or portion thereof.~~

~~5. Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like and the mature canopy width of existing trees and those being planted.~~

~~6. No shrub shall be planted within five (5) feet of a fire hydrant or within a clear visibility triangle (as defined in Chapter 32, Section 17.32.160 of this Title) if its mature height will exceed two and one-half (2½) feet. 7. Any landscaping in the boulevard area that impedes pedestrian travel or is deemed detrimental to public safety shall be removed immediately by the property owner, tenant, or agency upon written notification of the City.~~

~~8. Landscaping shall be maintained and those plantings which fail to survive shall be replaced with approved plantings within three (3) months.~~

~~9. An automatic irrigation system shall be required of all commercial projects and multi-family projects with four (4) or more dwelling units.~~

~~11. Materials and vegetation prohibited in a non-residential boulevard include, but are not limited to, the following:~~

~~a. Artificial vegetation including, but not limited to, trees, shrubs, vines, bushes, flowers, and grass.~~

~~b. Fences/walls (unless approved via a Boulevard Encroachment Permit by the City Engineer).~~

~~c. Sand.~~

J. An automatic irrigation system shall be required.

Increased from 35 lineal feet to 50 lineal feet to decrease tree count

Includes "Not covered by..." provision to increase design flexibility with site constraints

Relocated

Relocated

17.44.3.010 Applicability

~~A. General applicability. The landscaping requirements set forth in this article apply to:~~

~~1. New buildings constructed after the effective date of this chapter.~~

~~2. All buildings being increased in size by at least twenty (20) percent.~~

~~3. All buildings greater than twenty thousand (20,000) square feet changing occupancy or undergoing interior or exterior remodeling.~~

~~4. New vehicular use areas constructed after the effective date of this chapter.~~

Moved to Article 1

<p>5. An expansion of a vehicular use area by twenty (20) percent, if it equates to five (5) or more parking spaces.</p> <p>6. All buildings and vehicular use areas which have been cumulatively increased in size by twenty-five (25) percent over a ten-year period.</p> <p>B. Exemption. The following are exempt:</p> <p>1. Vehicle use areas located within a parking garage or within a building.</p>	
<p>17.44.3.020 Submittals</p>	
<p>Three (3) copies of all landscape specifications, plans, etc. shall be submitted to the City for review and approval. Plans shall be at a scale of one (1) inch equals twenty (20) feet (for sites one (1) acre or less in size) or one (1) inch equals fifty (50) feet (for sites larger than one (1) acre), and shall include at a minimum:</p> <p>1. A plant list containing botanical names, common name, plant size, number and variety of each plant used and mature area of coverage of canopy trees.</p> <p>2. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, easements, utilities and otherwise, and adjacent land uses.</p> <p>3. A plan showing location and construction details for all irrigation systems to be installed.</p>	<p>Moved to beginning of Chapter 3</p>
<p>17.44.3.030 Landscaping requirements.</p>	
<p>A. Minimum requirements for interior landscaping. Minimum—The minimum square footage of interior landscaping, inclusive of landscaping in vehicular use areas and foundation planting areas, shall be fifteen (15) percent of the gross property area to be developed or redeveloped for property located in a commercial zone, and seventeen (17) percent of the gross area to be developed for non-residential all uses in residential zones. except industrial.</p>	<p>Requirement remains the same</p> <p>This exception is consistent with previous industrial requirements</p>
<p>B. Vehicular use area requirements. A portion of the required landscaping, equal to at least A minimum of ten (10) percent of the off-street vehicular use areas, must be located within the vehicular use areas. landscaped. This requirement can be a part of the required interior landscaping pursuant to § 17.44.3.030(A.). The following specific standards shall apply:</p> <ol style="list-style-type: none"> 1. Each row of parking spaces in interior parking areas shall be terminated by a landscaped island; 2. There shall be no more than twenty (20) parking spaces in a row without a landscaped island; 3. Landscaped islands shall have a minimum island dimension (inside curb face to inside curb face) of six (6) feet and shall extend the length of the parking space. <p>(Ord. 2950, 2007);</p>	<p>Clarifies requirement</p>

<p>4. Landscaped areas within a vehicle vehicular use area shall be bounded by a continuous concrete curb or other curbs or similar barrier approved by the City Engineer;</p> <p>5. Landscaped islands shall must contain canopy shade trees, a tree with either shrubs and/or turf grass. If light poles are located within a landscape island, the island tree may be planted in another location within the interior area to be landscaped; and (Ord. 2950, 2007)</p> <p>6. Where a vehicular use area abuts a public-use roadway, a minimum six (6) feet of landscaping shall be provided between the vehicular use area and the sidewalk with at least seventy-five (75) percent of the area in turf grass. property line.</p>	<p>Now requiring a tree in each island unless there is a light pole to encourage more canopy coverage within parking lots to mitigate heat island effect</p> <p>Property line is more appropriate than sidewalk for this requirement</p>
<p>C. Irrigation of Landscaping. An automatic irrigation system shall be mounded required. <i>Mounding requirement adjacent to vehicular use areas.</i></p>	<p>Clarifies previous provision</p>
<p>D. Rate of plantings.</p> <p>1. For sites less than two (2) acres: There shall be a minimum of six (6) inches above the height of adjacent vehicular use areas, but not exceeding 3: one (1) tree and shall be protected from vehicular traffic four (4) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping.</p> <p>2. For sites two (2) acres and greater: There shall be a minimum of one (1) tree and four (4) shrubs planted and maintained per five hundred (500) square feet, or fraction thereof, of required interior landscaping.</p> <p>3. Perennial substitution: Two (2) perennials or one (1) ornamental grass may be substituted for one (1) shrub for a maximum of thirty (30) percent of total required shrubs.</p> <p>4. Non-vegetative special features:</p> <p>i. Nine (9) cubic feet of freestanding permanent sculpture which is integrated with curbing or other similar barrier landscaping may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs. Requirements shall be approved by the City Engineer.</p> <p>ii. Stone boulders not smaller than two (2) feet in diameter which are integrated with other landscaping may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs.</p>	<p>Separated planting rates into small and large sites to address feedback that large site plant counts are difficult to implement</p> <p>On small sites, dropped planting rate from 7 shrubs to 4 shrubs per 400 square feet which decreases shrub counts dramatically - around 43%</p> <p>On large sites, dropped planting rate from 7 shrubs per 400 square feet to 4 shrubs per 500 square feet to decrease shrub counts dramatically on large sites - around 54%</p> <p>Codifying perennial substitution which has become standard policy</p> <p>There two new items allow for artistic design flexibility with boulders and art</p>

<p>E. Boulevard landscaping credit. Twenty-five (25) percent of the boulevard landscaping area, excluding sidewalks and driveways, may be credited to the interior landscaping area requirement specified in (A). In addition, up to two (2) shade trees planted in the boulevard area may be credited toward interior tree requirements.</p>	<p>Clarifies previous credit</p>
<p>F. Buffer between uses. Where a non-residential use abuts a residential use, a minimum fifteen-foot landscape buffer shall be provided along the full length of the shared property line. The landscape buffer shall contain sod, trees, and shrubs. The plantings required for the landscape buffer may be counted towards the interior rate of plantings requirement.</p>	<p>Clarifies previous buffer requirement</p>
<p>G. Screening between uses. Where a vehicular use area abuts an adjacent residential use one of the following shall be installed to screen the residential use from the lights of the vehicles:</p> <ol style="list-style-type: none"> 1. Fence or wall. Provide a six-foot tall, 100% percent opaque wall or fence along the screening area shared property line; or 2. Landscape Berm. Provide a landscape berm at least three (3) feet in height with landscaping at the top of the berm. If the berm is less than five (5) feet in height, it must include at least one shrub or tree per three (3) linear feet along the top of the berm. 	<p>Re-worded for clarification</p> <p>Increased from 4 ft to provide a taller buffer</p> <p>Provides planting specifications for clarity</p>
<p>F. Rate of plantings. There shall be a minimum of one (1) tree and seven (7) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping.</p> <p>G. Buffer and screening between uses. Where a commercial or non-residential use abuts a residential use, a minimum fifteen-foot landscape buffer shall be provided along the shared property line. Where vehicular use areas abut adjacent residential property, the lot shall be screened with a decorative masonry or concrete wall at least four (4) feet in height, or with evergreen and deciduous trees and shrubs in combination with low soil berms that will provide ample screening within three (3) growing seasons to protect the residential property.</p> <p>H. Boulevard landscaping credit. Twenty-five (25) percent of the boulevard landscaping, excluding sidewalks and driveways, may be credited to the interior landscaping requirement specified in item A above.</p>	<p>These items are re-worded above</p>
<p>I. <i>Foundation planting requirements.</i> For commercial, institutional and civic use buildings in all commercial zoning districts, except the C-4 Central Business Core district, at least fifty (50) percent of the frontage of the building face shall be occupied by a foundation planting bed(s) and at least twenty (20) percent of the frontage of the side of the building shall be occupied by a foundation planting bed(s). The planting beds shall be at least four (4) feet wide, mulched, and contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs). For example, if a building measures one hundred twenty (120) feet on its face (length) by fifty (50) feet (depth), there would be sixty (60) feet of foundation plantings on the face and ten (10) feet on each of the sides.</p>	<p>Foundation requirements have been removed due to requests from engineers to relocate shrubs away from foundations due to soil conditions</p>

Article 4 – DESIGN STANDARDS FOR INDUSTRIAL BUILDINGS

Sections:

- ~~17.44.4.010 Applicability.~~
- ~~17.44.4.020 Submittals.~~
- ~~17.44.4.030 Landscaping requirements.~~

Industrial moved to Article 3

Article 5 – DESIGN STANDARDS FOR SINGLE FAMILY, DUPLEX AND MULTI-FAMILY DWELLINGS

Sections:

- ~~17.44.4.010 Applicability.~~
- ~~17.44.4.020 Submittals.~~
- ~~17.44.4.030 Landscaping requirements.~~

Residential moved to Article 2

ORDINANCE 3211

AN ORDINANCE AMENDING TITLE 17 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF): RESERVING CHAPTERS 41 THROUGH 43; AND, REPEALING AND REPLACING CHAPTER 44 PERTAINING TO LANDSCAPING.

* * * * *

WHEREAS, the City Commission established Title 17 of the OCCGF outlining provisions pertaining to, and known as, the Land Development Code; and

WHEREAS, the City Commission wishes to establish and reserve Chapters 41 through 43 of OCCGF Title 17; and

WHEREAS, the City Commission has recognized deficiencies throughout OCCGF Title 17, Chapter 44, including but not limited to, typographical, grammatical, formatting, and referencing deficiencies; and

WHEREAS, the City Commission wishes to cure the deficiencies and make substantive amendments to OCCGF Title 17, Chapter 44, as well as to establish consistency within the OCCGF and, where applicable, the Montana Code Annotated; and

WHEREAS, at its regularly scheduled January 14, 2020, meeting, the Great Falls Planning Advisory Board voted to recommend that the City Commission adopt Ordinance 3211; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. OCCGF Title 17, Chapters 41-43 are hereby established and reserved;

Section 2. OCCGF Title 17, Chapter 44 is hereby repealed and replaced as depicted in Exhibit "A" attached hereto and by reference incorporated herein, with deleted language identified by ~~strike through~~ and inserted language **bolded**; and

Section 3. This ordinance shall be in full force and effect thirty (30) days after second reading and final adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading February 4, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading and public hearing March 3, 2020.

Bob Kelly, Mayor

ATTEST:

(CITY SEAL)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3211 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Exhibit "A"

Title 17 - LAND DEVELOPMENT CODE

Chapter 44 LANDSCAPING

Chapter 41 RESERVED

Chapter 42 RESERVED

Chapter 43 RESERVED

Chapter 44 LANDSCAPING

Articles:

Article 1 - GENERAL PROVISIONS

Article 2 - ~~BOULEVARD AREAS AND STREET MEDIANS~~

Article 3 - ~~DESIGN STANDARDS FOR COMMERCIAL, INSTITUTIONAL AND CIVIC USE BUILDINGS~~

Article 4 - ~~DESIGN STANDARDS FOR INDUSTRIAL BUILDINGS~~

Article 5 - ~~DESIGN STANDARDS FOR SINGLE FAMILY, DUPLEX AND MULTIFAMILY DWELLINGS~~
RESIDENTIAL LAND USES

Article 3 - DESIGN STANDARDS FOR ALL OTHER LAND USES

Article 1 GENERAL PROVISIONS

Sections:

~~17.44.1.010 Legislative findings.~~

~~17.44.1.020 Purpose.~~

~~17.44.1.030 Installation and maintenance.~~

~~17.44.1.040 Specifications for landscaping materials.~~

~~17.44.1.050 Retaining wall standards.~~

~~17.44.1.060 Calculations.~~

17.44.1.010 Legislative findings.

17.44.1.020 Purpose.

17.44.1.030 Applicability.

17.44.1.040 Installation and maintenance.

17.44.1.050 Specifications for landscaping materials.

Exhibit "A"

Title 17 - LAND DEVELOPMENT CODE

Chapter 44 LANDSCAPING

17.44.1.060 Calculations.

17.44.1.010 Legislative findings.

The City Commission makes the following findings:

- 1.—~~A.~~ A healthy environment is an indication of a healthy community-;
- 2.—~~Landscaping is a means of making City living more pleasant.~~
- 3.—~~B.~~ Landscaping helps to maintain and increase property values-;
- 4.—~~C.~~ Trees and landscaping provide lasting social, economic, environmental, and aesthetic benefits to the community-;
- 5.—~~D.~~ Flexible standards allow alternative design options that may better fit the needs of the landowner and that may be needed to address unique site characteristics-; **and**
- 6.—~~E.~~ Landscaped buffers are needed between parcels of incompatible land uses, and as the degree of incompatibility increases, the amount of buffering (width and landscaping) should increase, ~~and vice versa.~~

17.44.1.020 Purpose.

This ~~chapter~~ **Chapter** is established to promote the public health, safety, and welfare and is intended to accomplish the following purposes:

- 1.—~~Make the City more attractive and aesthetically pleasing.~~
- 2.—~~A.~~ Provide flexible standards where possible, rather than rigid requirements-;
- 3.—~~B.~~ Promote and improve public health and safety through the abatement of noise, glare of lights, dust, and air pollution-;
- 4.—~~C.~~ Improve the aesthetic appearance of the built environment-;
- 5.—~~D.~~ Ensure that land uses of different intensity have sufficient buffering between them to minimize negative effects-;
- 6.—~~E.~~ Create ~~beautiful~~ tree-lined streetscapes-;
- 7.—~~F.~~ Promote economic development by providing a high quality of life-;
- 8.—~~G.~~ Enhance ambient environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, storm water runoff ~~retardation~~ **mitigation**, and ~~noise, glare and~~ heat abatement-; **and**
- 9.—~~H.~~ Encourage the preservation, expansion, protection, and proper maintenance of the community forest.

Exhibit "A"

Title 17 - LAND DEVELOPMENT CODE

Chapter 44 LANDSCAPING

17.44.1.030 ~~Installation and maintenance~~ Applicability.

The landscaping requirements set forth in Articles 2 and 3 apply to:

- A. **New buildings constructed after the effective date of this Chapter;**
- B. **All buildings being increased in size by at least twenty (20) percent;**
- C. **All buildings greater than twenty thousand (20,000) square feet undergoing major exterior renovations, including modification of at least fifty percent (50%) of the total building façade area;**
- D. **New or reconstructed vehicular use areas, unless the vehicle use area is located within a parking garage or within a building;**
- E. **An expansion of a vehicular use area by twenty (20) percent or more, if it equates to five (5) or more additional parking spaces; and**
- F. **All existing properties may not be altered to cause or increase nonconformity with the provisions of this Chapter.**

17.44.1.040 Installation and maintenance.

- A. **Standards. All landscaping shall be installed with standard practices in accordance with the American National Standard Institute (ANSI) A300 and shall be live vegetation.**
- B. **Landscaping and certificate of occupancy.** Prior to the issuance of a certificate of occupancy, all landscaping required in this ~~chapter~~ **Chapter** shall be installed or **the following must be completed:**
 - 1. **For all uses except single-family and two-family residential land uses,** an improvement guarantee shall be filed and accepted by the City consistent with Chapter 68 of this Title. ~~Interior landscaping for single-family dwellings shall be installed within one (1) year from the date of the certificate of occupancy.~~
 - 2. **B.—For single-family and two-family residential land uses, landscaping shall be installed within one (1) year from the date of the certificate of occupancy in association with the completion of a Landscape and screening—Letter of Commitment on file in the Planning and Community Development Department.**
- C. **Landscape maintenance and replacement.** The property owner shall:
 - 1.— **Maintain landscaping in good condition so as to present a healthy, neat, and orderly appearance free from refuse, weeds, and debris in accordance with the landscaping plan as originally approved;**
 - 2.— **Replace ~~plant materials~~ within six (6) months plant materials** that have died or have otherwise been damaged or removed;
 - 3.— **Maintain all non-~~live~~ living landscaping materials; and**

Exhibit "A"

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Chapter 44 LANDSCAPING

(Ord. 2950, 2007)

- ~~C.~~ 4. **The owner, tenant, or agent, if any, shall be jointly responsible for the maintenance of all** ~~All landscaping shall be installed in accordance with "Arboricultural Standards and Specifications" and~~
- D. **Boulevards. Any property owner wishing to construct a principal building on a vacant lot shall be live-vegetation-responsible for installing and maintaining the boulevard landscaping consistent with this Article.**
1. **Removal of a boulevard tree shall be consistent with OCCGF Title 12, Chapter 15.**
 2. **Trees shall be pruned to provide vertical clearance of eight (8) feet over sidewalks and fourteen (14) feet over streets.**
 3. **Trees required in the boulevard areas shall be selected from the list of "Trees for Boulevard Areas in Great Falls" on file in the Planning and Community Development Department.**
 4. **Mulch must be contained so as not to spill into the street and/or onto the sidewalk. Property owners are required to remove any spillage. D-**
 5. **Existing significant boulevard trees that are alive and in healthy condition shall be preserved unless approval is given pursuant to OCCGF Title 12, Chapter 15.**
- E. **Street Medians. When a median is incorporated into a subdivision, the developer shall be responsible for installing the landscaping as part of the project and a homeowners' association shall be responsible for perpetual maintenance, or the City, at its discretion, may accept responsibility. Designs shall be approved by the City.**
- F. **Mature tree credit.** Mature coverage of existing canopy trees will be computed and applied directly to the required landscaping **as follows:**
- ~~E.~~ **General maintenance and appearance.** Landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance, free from refuse, weeds and debris.
- ~~F.~~ **Joint maintenance responsibility.**
1. **Every existing mature tree of at least six (6) inches of diameter will be applied as the equivalent of two (2) required interior trees.**
 2. ~~The owner, tenant or agent, if any, shall be jointly responsible for diameter of the maintenance of all landscaping.~~
- ~~G.~~ **Tree protection and replacement.** Existing significant trees that are alive and in healthy condition shall be preserved **mature tree will be measured pursuant to the extent reasonably feasible during development or redevelopment, and may help satisfy the landscaping requirements of this chapter. Such trees shall be considered "protected" trees within the meaning of this chapter subject to the exceptions contained in item 3. below. Streets, buildings and lot layouts shall be designed to minimize the disturbance to existing significant trees. All required landscape plans shall accurately identify the locations, species, size and condition of all existing significant trees, each labeled showing the applicant's intent to either**

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~~remove, transplant or protect. Where it is not feasible to protect and retain existing~~
Article.

- ~~1. All existing street trees that are located on City rights-of-way abutting the development or redevelopment shall be accurately identified by species, size, location and condition on required landscape plans, and shall be preserved and protected in accordance with the City of Great Falls, "Arboricultural Standards and Specifications." Unauthorized removal or destruction of such trees shall require the following:

 - ~~a. Payment to the City of Great Falls of the value of the trees removed or damaged. The party responsible for the removal or destruction shall select either the City Forester or a qualified landscape appraiser to determine such loss based upon an appraisal of the tree to be removed by using the most recent published methods established by the Council of Tree and Landscape Appraisers; or,~~
 - ~~b. Replacement of lost or damaged trees, as directed by the City, with a sum of total trunk diameters equal to one hundred (100) percent of the trunk diameters of the trees removed. Replacement shall conform to the requirements in Article 2 to this chapter.~~~~
- ~~2. Replacement trees shall meet the following minimum size requirements:

 - ~~a. Canopy Shade Trees
2.0" caliper balled and burlap or equivalent~~
 - ~~b. Ornamental Trees
2.0" caliper balled and burlap or equivalent~~
 - ~~c. Evergreen Trees
6' height balled and burlap or equivalent~~~~
- ~~3. Trees that meet one (1) or more of the following removal criteria shall be exempt from the requirements of this subsection.

 - ~~a. Dead, dying or naturally fallen trees, or trees found to be a threat to public health, safety or welfare;~~
 - ~~b. Trees that are determined by the City to substantially obstruct clear visibility at driveways and intersections;~~
 - ~~c. Tree species that constitute a nuisance to the public such as cotton-bearing cottonwood, Siberian Elm and Russian Olive. However, native cotton-bearing cottonwood trees, when located in a natural area buffer zone or riparian area, are not nuisance tree species.~~~~

(Ord. 2950, 2007)

3. Health and placement of the mature tree will be taken into consideration by the City when applying the mature tree credit.

17.44.1.049050 Specifications for landscaping materials.

- A. Generally.** All plant material shall be healthy, vigorous, and free of disease and insects. Plant material shall conform to the specifications of the American Association of Nurserymen (AAN) for **Grade** No. 1-grade.
- B. Trees.** Trees shall meet the following standards:

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- 1.— Shade trees shall be at least one and one-half (1½) inches trunk caliper, measured ~~one (1) foot above~~ **six (6) inches from the ground-soil line or root flare;**
 - 2.— Ornamental trees shall be at least one and one-quarter (1¼) inches trunk caliper measured ~~one (1) foot above~~ **six (6) inches from the ground-soil line or root flare; and**
 - 3.— Evergreen trees shall have a minimum planting height of five (5) feet.
- C.— **Shrubs.** Shrubs shall be at least two-gallon container-grown material or ~~of equivalent size if bare-root.~~ **of eighteen (18) inches of height or greater.**
- D.— ~~Groundcover.~~ ~~Groundcover~~ **Perennials.** **Perennials** shall be at least one-gallon container-grown material or ~~of equivalent size if bare-root.~~
- E.— **Turf.** Turf areas may be sodded or seeded. In areas subject to erosion, sod shall be used. Sod shall be commercially grown and clean and free of weeds, noxious pests, and diseases. **If seeded, temporary watering is required, and a vegetative cover shall be established with a density of at least 70% of the seeded area in order for a certificate of occupancy to be issued.**
- F.— ~~Mulch.~~ **Mulch.** **Acceptable mulches include organic materials (wood chips and shredded bark), and inert inorganic materials (decomposed granite, cobble and gravel).** Where mulch is used as a ground treatment, it shall be applied to a depth of ~~four~~ **three (3) inches.** A suitable landscape fabric shall be placed between the soil and mulch to impede weed growth **for inert organic materials.**
- G.— **Lawn edging.** ~~recommended required~~ **Lawn edging shall be installed around all shrub beds.** Acceptable lawn edging ~~is~~ **includes** steel, aluminum, polyethylene, and concrete curbing.

~~17.44.1.050~~ **Retaining wall standards.**

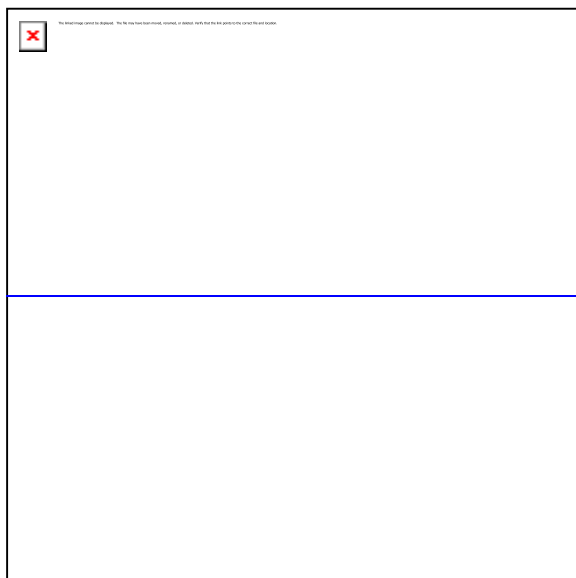


Exhibit 44-1. Dimensional standards for retaining walls

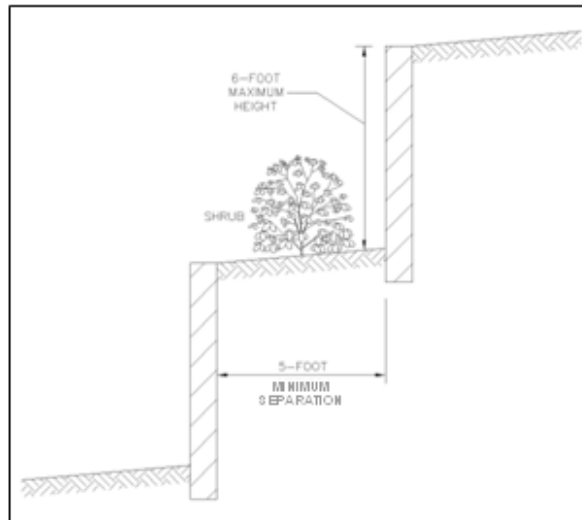


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~~Retaining walls shall not be taller than six (6) feet. A series of more or less parallel retaining walls may be used provided there is at least a five-foot horizontal separation between the two (2) walls and the area is landscaped with shrubs at a rate of at least ten (10) shrubs per one hundred (100) feet (Exhibit 44-1).~~

~~(Ord. 2950, 2007)~~

17.44.1.060 Calculations.

When a calculation is used to determine the number of required trees, or the like, and results in a fraction, the requirement shall be ~~considered the whole number (rounded up)~~ **to the nearest whole number.**

Article 2 ~~BOULEVARD AREAS DESIGN STANDARDS FOR SINGLE FAMILY AND STREET MEDIAN~~TWO-FAMILY RESIDENCE LAND USES

Sections:

~~17.44.2.010 General provisions.~~

~~17.44.2.020 Responsibility for installation of street trees.~~

~~17.44.2.030 Landscaping for street medians.~~

~~17.44.2.040 Landscaping for boulevard areas.~~

17.44.2.010 Boulevards.

17.44.2.020 Landscaping requirements.

~~**17.44.2.010 General provisions.**~~

~~A. **Permit required.** A permit is required to:~~

- ~~1. plant trees in the boulevard area~~
- ~~2. remove or prune existing trees in the boulevard area~~

~~B. **Vertical clearance.**~~

~~C. **Supplemental uses.** Street medians and boulevard areas may contain sidewalks, utility installations, signs, benches, and other structures installed by a public agency.~~

~~D. **Tree selection.** Trees required in this article shall be selected from the list contained in Appendix B.~~

~~E. **Required removal.** Any landscaping in the boulevard area or street median that impedes pedestrian travel or is deemed detrimental to public safety shall be removed immediately by the property owner or agent upon written notification by the City.~~

~~F. **Mulch.**~~

~~**17.44.2.020 Responsibility for installation of street trees.**~~

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The property owner wishing to construct a principal building on a vacant lot shall be responsible for installing the street trees consistent with this article.

~~17.44.2.030 — Landscaping for street medians.~~

- ~~A. — **Applicability.** When a median is incorporated into a subdivision, the provisions of this section apply.~~
- ~~B. — **Installation and maintenance responsibility.** The developer shall be responsible for installing the landscaping as part of the project and a homeowners association shall be responsible for perpetual maintenance or the City, at its discretion, may accept responsibility.~~
- ~~C. — **Number of trees required.** At least two (2) ornamental trees or one (1) for each twenty-five (25) feet of length of the median, whichever is more, shall be planted and maintained within the median. By way of example, a median four hundred forty (440) feet long will require eighteen (18) ornamental trees and a forty-foot median requires two (2) trees.~~
- ~~D. — **Placement of trees.** Ornamental trees shall be planted at least three (3) feet from any curb or other pavement.~~
- ~~E. — **Spacing of trees.** Trees shall be spaced more or less evenly along the length of the median taking into account the location of light poles, fire hydrants, and the like and the mature canopy width of existing trees and those being planted.~~
- ~~F. — **Shrubs, flowers and turf grass.** Shrubs, ground cover, and flower beds may be planted in the median to supplement the trees. Turf grass shall be installed within the median except in those areas occupied planting beds for shrubs, ground cover, and/or flowers.~~

~~17.44.2.040 — Landscaping for boulevard areas.~~

- ~~A. — **Responsibility.** The property owner shall maintain landscaping within the boulevard area not occupied by roadways, curb and gutter, driveways, sidewalks, or crosswalks according to the standards in this article.~~

~~B. — **Boulevards in residential areas.** in residential areas shall conform to the following standards:~~

~~17.44.2.010 Boulevards.~~

- ~~1.—A. Boulevards shall contain grass and trees (with **three (3) foot diameter** organic mulched reservoirs) and may include shrubs, ~~flowers~~ **perennials**, and/or ornamental plants (~~with organic mulched reservoirs~~ **within a landscaping bed**).~~
- ~~2.—B. **Materials and vegetation prohibited in a residential boulevard include, but are not limited to, the following:**~~
 - ~~1. **Artificial vegetation including, but not limited to, trees, shrubs, perennials, and grass;**~~
 - ~~2. **All non-living material except as specifically allowed by this Chapter;**~~
 - ~~3. **Fences and/or walls (unless approved via a Boulevard Encroachment Permit by the City Engineer);**~~

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- 4. **Gravel, decomposed granite, or cobble; and**
- 5. **Sand.**
- C. At least one (1) canopy-type tree shall be planted and maintained in a boulevard section for each thirty-five (35) lineal feet of street and avenue frontage or portion thereof, not covered by driveway, sidewalks, or other approved hard surface.

~~(Ord. 2950, 2007)~~

- ~~3.—~~D. Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like, and the mature canopy width of existing trees and those being planted.
- 4.—E. No shrub shall be planted within five (5) feet of a fire hydrant or within a clear ~~visibility~~ **vision** triangle ~~(as defined in Chapter 32, Section OCCGF § 17.32.160 of this Title)~~, if its mature height will exceed two and one-half (2½) feet. The height shall be measured from the adjoining street centerline surface elevation.

17.44.52.020 Landscaping ~~shall be maintained,~~ requirements.

- A. **Single-family and these plantings which fail duplex dwellings shall contain at least one (1) interior tree in addition to the required boulevard trees.**
- B. **Turf grass or ground cover plants shall cover at least fifty (50) percent of the lot area not covered by a structure.**
- C. **Regional stormwater facilities shall be landscaped pursuant to OCCGF Title 13.**

Article 3 DESIGN STANDARDS FOR ALL OTHER LAND USES

Sections:

17.44.3.010 Submittals.

17.44.3.020 Boulevards.

17.44.3.030 Landscaping requirements.

17.44.3.010 ~~survive~~ Submittals.

All landscape specifications, plans, etc., shall be submitted to the City Planning and Community Development Department for review and approval. Plans shall be replaced with approved plantings within three (3) months to scale and shall include at a minimum:

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- ~~6.~~ **A. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, visibility triangles, easements, utilities and otherwise;**
- B. A plant list containing botanical names, common name, plant size, number, and variety of each plant used and mature area of coverage of canopy trees; and**
- C. An analysis of the requirements found in this Chapter including the calculation of required interior landscaping, rate of plantings, and boulevard tree requirements.**

17.44.3.020 Boulevards.

- A. Boulevards shall contain grass and trees with three (3) foot diameter organic mulched reservoirs and may include shrubs, perennials, and/or ornamental plants (within a landscaping bed).**
- B. Materials and vegetation prohibited in a residential boulevard include, but are not limited to, the following:**
 - ~~a.~~ **1. Artificial vegetation including, but not limited to, trees, shrubs, vines, bushes, flowers, and grass-;**
 - ~~b.~~ **All non-living material except as specifically allowed by this chapter.**
 - ~~c.~~ **2. Fences/ and/ or walls (unless approved via through a Boulevard Encroachment Permit by the City Engineer-); and**
 - ~~d.~~ **Gravel/decomposed granite/cobble.**
 - ~~e.~~ **3. Sand.**
- ~~C.~~ **Boulevards in non-residential areas. Boulevards in non-residential areas shall conform to the following standards: At least one (1) canopy-type tree shall be planted and maintained in the boulevard section for each fifty (50) lineal feet of street and avenue frontage or portion thereof not covered by driveway, sidewalks, or other approved hard surface.**
- ~~1.~~ **Boulevards shall contain grass and trees, and may contain shrubs, flowers, and/or ornamental plants.**
- ~~2.~~ **D. Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like, and the mature canopy width of existing trees and those being planted.**
- E. Any landscaping in the boulevard area that impedes pedestrian travel or is deemed detrimental to public safety shall be pruned or removed, immediately by the property owner, tenant, or agency upon written notification from the City.**
- F. Limited amounts of non-living materials (mulches) are permitted when used in conjunction with shrub and tree plantings. Acceptable mulches include organic materials (wood chips and shredded bark), and inert inorganic materials (decomposed granite, cobble and gravel). Where mulch is inert organic materials are used, a suitable landscape fabric shall be placed between the soil and mulch material to impede weed growth. However, the use of these substitute materials must be specifically approved by the City as part of a landscape plan.**

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- ~~3. In no case shall the G. boulevard area include more than twenty-five (25) percent non-living material, excluding driveways.~~
- ~~4. At least one (1) canopy type tree shall be planted and maintained in the boulevard section for each thirty five (35) lineal feet of street and avenue frontage or portion thereof.~~
- ~~5. Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like and the mature canopy width of existing trees and those being planted.~~
- ~~6. No shrub shall be planted within five (5) feet of a fire hydrant or within a clear visibility triangle (as defined in Chapter 32, Section 17.32.160 of this Title) if its mature height will exceed two and one-half (2½) feet.~~
- ~~7. Any landscaping in the boulevard area that impedes pedestrian travel or is deemed detrimental to public safety shall be removed immediately by the property owner, tenant, or agency upon written notification of the City.~~
- ~~8. Landscaping shall be maintained and those plantings which fail to survive shall be replaced with approved plantings within three (3) months.~~
- ~~9. An automatic irrigation system shall be required of all commercial projects and multi-family projects with four (4) or more dwelling units.~~
- ~~10.~~
- G. All non-living material must be contained and shall not spill into the street and/or onto the sidewalk. Owners are required to remove any spillage.**
- H. No shrub shall be planted within five (5) feet of a fire hydrant or within a clear vision triangle (as defined in OCCGF § 17.32.160) if its mature height will exceed two and one-half (2½) feet. The height shall be measured from the adjoining street centerline surface elevation.**
- ~~11. Materials and vegetation prohibited in a non-residential boulevard include, but are not limited to, the following:
 - ~~a. Artificial vegetation including, but not limited to, trees, shrubs, vines, bushes, flowers, and grass.~~
 - ~~b. Fences/walls (unless approved via a Boulevard Encroachment Permit by the City Engineer).~~
 - ~~c. Sand.~~~~

Article 3 — DESIGN STANDARDS FOR COMMERCIAL, INSTITUTIONAL AND CIVIC-USE BUILDINGS

~~17.44.3.010 Applicability.~~

~~17.44.3.020 Submittals.~~

~~17.44.3.030 Landscaping requirements.~~

- I. An automatic irrigation system shall be required.**

Applicability.

~~A. **General applicability.** The landscaping requirements set forth in this article apply to:~~

- ~~1. New buildings constructed after the effective date of this chapter.~~

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- ~~2. All buildings being increased in size by at least twenty (20) percent.~~
- ~~3. All buildings greater than twenty thousand (20,000) square feet changing occupancy or undergoing interior or exterior remodeling.~~

(Ord. 2950, 2007)

- ~~4. New vehicular use areas constructed after the effective date of this chapter.~~
- ~~5. An expansion of a vehicular use area by twenty (20) percent, if it equates to five (5) or more parking spaces.~~
- ~~6. All buildings and vehicular use areas which have been cumulatively increased in size by twenty-five (25) percent over a ten-year period.~~

B. **Exemption.** The following are exempt:

- ~~1. Vehicle use areas located within a parking garage or within a building.~~

17.44.3.020 Submittals.

~~Three (3) copies of all landscape specifications, plans, etc. shall be submitted to the City for review and approval. Plans shall be at a scale of one (1) inch equals twenty (20) feet (for sites one (1) acre or less in size) or one (1) inch equals fifty (50) feet (for sites larger than one (1) acre), and shall include at a minimum:~~

- ~~1. A plant list containing botanical names, common name, plant size, number and variety of each plant used and mature area of coverage of canopy trees.~~
- ~~2. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, easements, utilities and otherwise, and adjacent land uses.~~
- ~~3. A plan showing location and construction details for all irrigation systems to be installed.~~

17.44.3.030 Landscaping requirements.

A. ~~Minimum requirements for interior landscaping. Minimum~~ **Minimum**—The minimum square footage of interior landscaping, inclusive of landscaping in vehicular use areas ~~and foundation planting areas~~, shall be fifteen (15) percent of the gross property area to be developed or redeveloped for property located in a commercial zone, and seventeen (17) percent of the gross area to be developed for non-residential ~~all uses in residential zones.~~ **except industrial.**

B. **Vehicular use area requirements.** A portion of the required landscaping, equal to at least **A minimum of ten (10) percent of the off-street** vehicular use areas, must be located within the vehicular use areas **landscaped. This requirement can be a part of the required interior landscaping pursuant to § 17.44.3.030(A).** The following specific standards shall apply:

1. Each row of parking spaces in interior parking areas shall be terminated by a landscaped island;
2. There shall be no more than twenty (20) parking spaces in a row without a landscaped island;

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3.— Landscaped islands shall have a minimum island dimension (inside curb face to inside curb face) of six (6) feet and shall extend the length of the parking space.

~~(Ord. 2950, 2007);~~

4.— Landscaped areas within a ~~vehicle~~**vehicular** use area shall be bounded by a continuous concrete ~~curb or other~~**curbs** or similar barrier approved by the City Engineer.;

5.— Landscaped islands shall ~~must~~ contain ~~canopy shade trees~~, **a tree with either shrubs and/or turf grass. If light poles are located within a landscape island, the island tree may be planted in another location within the interior area to be landscaped; and**

~~(Ord. 2950, 2007)~~

6.— Where a vehicular use area abuts a public-use roadway, a minimum six (6) feet of landscaping shall be provided between the vehicular use area and the ~~sidewalk~~ **property line** with at least ~~seventy-five (75) percent of the area in turf grass.~~

C. **Irrigation of Landscaping. An automatic irrigation system shall be ~~mounded~~required. ~~Mounding requirement adjacent to vehicular use areas.~~**

D. **Rate of plantings.**

1. **For sites less than two (2) acres: There shall be a minimum of six (6) inches above the height of adjacent vehicular use areas, but not exceeding 3:one (1 slope,) tree and shall be protected from vehicular traffic four (4) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping.**

2. **For sites two (2) acres and greater: There shall be a minimum of one (1) tree and four (4) shrubs planted and maintained per five hundred (500) square feet, or fraction thereof, of required interior landscaping.**

3. **Perennial substitution: Two (2) perennials or one (1) ornamental grass may be substituted for one (1) shrub for a maximum of thirty (30) percent of total required shrubs.**

4. **Non-vegetative special features:**

i. **Nine (9) cubic feet of freestanding permanent sculpture which is integrated with ~~curbing or other similar barrier~~ landscaping may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs. Requirements shall be approved by the City Engineer.**

~~D.~~ii. **Stone boulders not smaller than two (2) feet in diameter which are integrated with other landscaping may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs.**

E. **Boulevard landscaping credit. Twenty-five (25) percent of the boulevard landscaping area, excluding sidewalks and driveways, may be credited to the interior landscaping area requirement specified in (A). In addition, up to two (2) shade trees planted in the boulevard area may be credited toward interior tree requirements.**

F. **Buffer between uses. Where a non-residential use abuts a residential use, a minimum fifteen-foot landscape buffer shall be provided along the full length of the shared property line. The landscape buffer shall contain sod, trees, and shrubs. The**

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plantings required for the landscape buffer may be counted towards the interior rate of plantings requirement.

G. Screening between uses. Where a vehicular use area abuts an adjacent residential use one of the following shall be installed to screen the residential use from the lights of the vehicles:

1. **Fence or wall.** Provide a six-foot tall, 100% percent opaque wall or fence along the ~~screening area~~ **shared property line**; or
2. **Landscape Berm.** Provide a ~~landscape~~ berm at least three (3) feet in height **with landscaping at the top of the berm**. If the berm is less than five (5) feet in height, it must include at least one shrub or tree per three (3) linear feet along the top of the berm.

H. Natural amenities. When a site abuts a natural amenity such as a flood plain, canal, park or other open space, the landscape plan shall integrate with and respect the natural integrity of the amenity.

~~E. I. Detention and retention areas.~~ **Stormwater facilities.** By design, ~~detention and retention areas~~ **stormwater facilities** shall be physically, functionally, and visually integrated into adjacent landscape areas. Standing water is discouraged and shall be properly drained unless incorporated into re-circulating water features or irrigation systems.

~~F. Rate of plantings.~~ There shall be a minimum of one (1) tree and seven (7) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping.

~~G. Buffer and screening between uses.~~ Where a commercial or non-residential use abuts a residential use, a minimum fifteen-foot landscape buffer shall be provided along the shared property line. Where vehicular use areas abut adjacent residential property, the lot shall be screened with a decorative masonry or concrete wall at least four (4) feet in height, or with evergreen and deciduous trees and shrubs in combination with low soil berms that will provide ample screening within three (3) growing seasons to protect the residential property.

~~H. Boulevard landscaping credit.~~ Twenty five (25) percent of the boulevard landscaping, excluding sidewalks and driveways, may be credited to the interior landscaping requirement specified in item A above.

(Ord. 2950, 2007)

~~I. Foundation planting requirements.~~ For commercial, institutional and civic-use buildings in all commercial zoning districts, except the C-4 Central Business Core district, at least fifty (50) percent of the frontage of the building face shall be occupied by a foundation planting bed(s) and at least twenty (20) percent of the frontage of the side of the building shall be occupied by a foundation planting bed(s). The planting beds shall be at least four (4) feet wide, mulched, and contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs). For example, if a building measures one hundred twenty (120) feet on its face (length) by fifty (50) feet (depth), there would be sixty (60) feet of foundation plantings on the face and ten (10) feet on each of the sides.

(Ord. 2950, 2007)

Article 4 — DESIGN STANDARDS FOR INDUSTRIAL BUILDINGS

Sections:

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~~17.44.4.010 Applicability.~~

~~17.44.4.020 Submittals.~~

~~17.44.4.030 Landscaping requirements.~~

17.44.4.010 — Applicability.

A. **General applicability.** The landscaping requirements set forth in this article apply to:

- ~~1. New buildings constructed after the effective date of this chapter.~~
- ~~2. New vehicular use areas constructed after the effective date of this chapter.~~
- ~~3. All buildings and vehicular use areas which have been cumulatively increased in size by twenty-five (25) percent over a ten-year period.~~

B. **Exemption.** The following are exempt:

- ~~1. Vehicle use areas located within a parking garage or within a building.~~

17.44.4.020 — Submittals.

~~Three (3) copies of all landscape specifications, plans, etc. shall be submitted to the City for review and approval. Plans shall be at a scale of one (1) inch equals twenty (20) feet (for sites one (1) acre or less in size) or one (1) inch equals fifty (50) feet (for sites larger than one (1) acre), and shall include at a minimum:~~

- ~~1. A plant list containing botanical names, common name, plant size, number and variety of each plant used and mature area of coverage of canopy trees.~~
- ~~2. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, easements, utilities and otherwise, and adjacent land uses.~~
- ~~3. A plan showing location and construction details for all irrigation systems to be installed.~~

17.44.4.030 — Landscaping requirements.

A. ~~A minimum of ten (10) percent of off-street vehicular use areas must be landscaped. The following specific standards shall apply:~~

- ~~1. Each row of parking spaces in interior parking areas shall be terminated by a landscaped island.~~
- ~~2. There shall be no more than twenty (20) parking spaces in a row without a landscaped island.~~
- ~~3. Landscaped islands shall have a minimum island dimension (inside curb face to inside curb face) of six (6) feet and shall extend the length of the parking space.~~
- ~~4. Landscaped areas within a vehicle use area shall be bounded by a continuous concrete curb or other similar barrier approved by the City Engineer.~~
- ~~5. Landscaped islands shall contain canopy shade trees, shrubs, and/or turf grass.~~

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- ~~6. Where a vehicular use area abuts a public use roadway, a minimum of eight (8) feet (in depth) of landscaping shall be provided between the vehicular use area and the sidewalk with at least seventy five (75) percent of the area in turf grass.~~
- ~~B. **Boulevard Landscaping.** Landscaping for boulevards in the Industrial Use areas will conform to the standards listed in 17.44.2.040(C).~~
- ~~C. **Foundation planting requirements.** For buildings in all industrial zoning districts, at least fifty (50) percent of the frontage of the building face shall be occupied by a foundation planting bed(s). The planting beds shall be at least four (4) feet wide, mulched, and contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs). For example, if a building measures one hundred twenty (120) feet on its face, there would be sixty (60) feet of foundation plantings.~~
- ~~D. **Buffer and screening between uses.** Where an industrial use abuts a non-industrial use, a minimum fifteen-foot landscape buffer shall be provided along the shared property line. Where vehicular use areas abut adjacent residential property, the lot shall be screened with a decorative masonry or concrete wall at least four (4) feet in height, or with evergreen and deciduous trees and shrubs in combination with low soil berms that will provide ample screening within three (3) growing seasons to protect the residential property.~~
- ~~E. **Natural amenities.** When a site abuts a natural amenity such as a flood plain, canal, park or other open space, the landscape plan shall integrate with and respect the natural integrity of the amenity.~~
- ~~F. **Detention and retention areas.** By design, detention and retention areas shall be physically, functionally, and visually integrated into adjacent landscape areas. Standing water is discouraged and shall be properly drained unless incorporated into re-circulating water features or irrigation systems.~~

(Ord. 2950, 2007)

Article 5 — DESIGN STANDARDS FOR SINGLE FAMILY, DUPLEX AND MULTI-FAMILY DWELLINGS

Sections:

- 17.44.5.010 Applicability.
17.44.5.020 Submittals.
17.44.5.030 Landscaping requirements.

17.44.5.010 — Applicability.

The landscaping requirements set forth in this article apply to:

- ~~1. New residential dwellings constructed after the effective date of this chapter.~~
- ~~2. All residential dwellings being increased in size by at least fifty (50) percent.~~

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17.44.5.020 — Submittals.

All landscape specifications, plans, etc. shall be submitted for review and approval to the City before a building permit will be issued.

17.44.5.030 — Landscaping requirements.

1. A canopy tree or evergreen tree shall be planted and maintained for each one thousand five hundred (1,500) square feet of net lot area. Up to two (2) shade trees located in the boulevard area may be applied to this requirement, provided that at least one (1) canopy tree or evergreen tree shall be planted within the interior.
2. Turf grass or ground cover plants shall cover at least fifty (50) percent of the net lot area.

(Ord. 3211, 2019; Ord. 2958, 2007; Ord. 2950, 2007; Ord. 2923, 2005; Ord. 2734, 1998; Ord. 2687, 1995; Ord. 2599, 1991; Ord. 2549, 1989; Ord. 2404, 1985; Ord. 2185, 1980)

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Chapter 43 RESERVED

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Articles:

Article 1 - GENERAL PROVISIONS

Article 2 - DESIGN STANDARDS FOR SINGLE FAMILY AND TWO-FAMILY RESIDENTIAL LAND USES

Article 3 - DESIGN STANDARDS FOR ALL OTHER LAND USES

Article 1 GENERAL PROVISIONS

Sections:

17.44.1.010 Legislative findings.

17.44.1.020 Purpose.

17.44.1.030 Applicability.

17.44.1.040 Installation and maintenance.

17.44.1.050 Specifications for landscaping materials.

17.44.1.060 Calculations.

17.44.1.010 Legislative findings.

The City Commission makes the following findings:

- A. A healthy environment is an indication of a healthy community;
- B. Landscaping helps to maintain and increase property values;
- C. Trees and landscaping provide lasting social, economic, environmental, and aesthetic benefits to the community;
- D. Flexible standards allow alternative design options that may better fit the needs of the landowner and that may be needed to address unique site characteristics; and

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- E. Landscaped buffers are needed between parcels of incompatible land uses, and as the degree of incompatibility increases, the amount of buffering (width and landscaping) should increase.

17.44.1.020 Purpose.

This Chapter is established to promote the public health, safety, and welfare and is intended to accomplish the following purposes:

- A. Provide flexible standards where possible, rather than rigid requirements;
- B. Promote and improve public health and safety through the abatement of noise, glare of lights, dust, and air pollution;
- C. Improve the aesthetic appearance of the built environment;
- D. Ensure that land uses of different intensity have sufficient buffering between them to minimize negative effects;
- E. Create tree-lined streetscapes;
- F. Promote economic development by providing a high quality of life;
- G. Enhance ambient environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, storm water runoff mitigation, and heat abatement; and
- H. Encourage the preservation, expansion, protection, and proper maintenance of the community forest.

17.44.1.030 Applicability.

The landscaping requirements set forth in Articles 2 and 3 apply to:

- A. New buildings constructed after the effective date of this Chapter;
- B. All buildings being increased in size by at least twenty (20) percent;
- C. All buildings greater than twenty thousand (20,000) square feet undergoing major exterior renovations, including modification of at least fifty percent (50%) of the total building façade area;
- D. New or reconstructed vehicular use areas, unless the vehicle use area is located within a parking garage or within a building;
- E. An expansion of a vehicular use area by twenty (20) percent or more, if it equates to five (5) or more additional parking spaces; and
- F. All existing properties may not be altered to cause or increase nonconformity with the provisions of this Chapter.

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17.44.1.040 Installation and maintenance.

- A. **Standards.** All landscaping shall be installed with standard practices in accordance with the American National Standard Institute (ANSI) A300 and shall be live vegetation.
- B. **Landscaping and certificate of occupancy.** Prior to the issuance of a certificate of occupancy, all landscaping required in this Chapter shall be installed or the following must be completed:
 - 1. For all uses except single-family and two-family residential land uses, an improvement guarantee shall be filed and accepted by the City consistent with Chapter 68 of this Title.
 - 2. For single-family and two-family residential land uses, landscaping shall be installed within one (1) year from the date of the certificate of occupancy in association with the completion of a Landscape Letter of Commitment on file in the Planning and Community Development Department.
- C. **Landscape maintenance and replacement.** The property owner shall:
 - 1. Maintain landscaping in good condition so as to present a healthy, neat, and orderly appearance free from refuse, weeds, and debris in accordance with the landscaping plan as originally approved;
 - 2. Replace within six (6) months plant materials that have died or have otherwise been damaged or removed;
 - 3. Maintain all non-living landscaping materials; and
 - 4. The owner, tenant, or agent, if any, shall be jointly responsible for the maintenance of all landscaping
- D. **Boulevards.** Any property owner wishing to construct a principal building on a vacant lot shall be responsible for installing and maintaining the boulevard landscaping consistent with this Article.
 - 1. Removal of a boulevard tree shall be consistent with OCCGF Title 12, Chapter 15.
 - 2. Trees shall be pruned to provide vertical clearance of eight (8) feet over sidewalks and fourteen (14) feet over streets.
 - 3. Trees required in the boulevard areas shall be selected from the list of "Trees for Boulevard Areas in Great Falls" on file in the Planning and Community Development Department.
 - 4. Mulch must be contained so as not to spill into the street and/or onto the sidewalk. Property owners are required to remove any spillage.
 - 5. Existing significant boulevard trees that are alive and in healthy condition shall be preserved unless approval is given pursuant to OCCGF Title 12, Chapter 15.
- E. **Street Medians.** When a median is incorporated into a subdivision, the developer shall be responsible for installing the landscaping as part of the project and a homeowners' association shall be responsible for perpetual maintenance, or the City, at its discretion, may accept responsibility. Designs shall be approved by the City.

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- F. **Mature tree credit.** Mature coverage of existing canopy trees will be computed and applied directly to the required landscaping as follows:
1. Every existing mature tree of at least six (6) inches of diameter will be applied as the equivalent of two (2) required interior trees.
 2. The diameter of the mature tree will be measured pursuant to the requirements of this Article.
 3. Health and placement of the mature tree will be taken into consideration by the City when applying the mature tree credit.

17.44.1.050 Specifications for landscaping materials.

- A. **Generally.** All plant material shall be healthy, vigorous, and free of disease and insects. Plant material shall conform to the specifications of the American Association of Nurserymen (AAN) for Grade No. 1.
- B. **Trees.** Trees shall meet the following standards:
1. Shade trees shall be at least one and one-half (1½) inches trunk caliper, measured six (6) inches from the soil line or root flare;
 2. Ornamental trees shall be at least one and one-quarter (1¼) inches trunk caliper measured six (6) inches from the soil line or root flare; and
 3. Evergreen trees shall have a minimum planting height of five (5) feet.
- C. **Shrubs.** Shrubs shall be at least two-gallon container-grown material or bare-root of eighteen (18) inches of height or greater.
- D. **Perennials.** Perennials shall be at least one-gallon container-grown material.
- E. **Turf.** Turf areas may be sodded or seeded. In areas subject to erosion, sod shall be used. Sod shall be commercially grown and clean and free of weeds, noxious pests, and diseases. If seeded, temporary watering is required, and a vegetative cover shall be established with a density of at least 70% of the seeded area in order for a certificate of occupancy to be issued.
- F. **Mulch.** Acceptable mulches include organic materials (wood chips and shredded bark), and inert inorganic materials (decomposed granite, cobble and gravel). Where mulch is used as a ground treatment, it shall be applied to a depth of three (3) inches. A suitable landscape fabric shall be placed between the soil and mulch to impede weed growth for inert organic materials.
- G. **Lawn edging.** Lawn edging shall be installed around all shrub beds. Acceptable lawn edging includes steel, aluminum, polyethylene, and concrete curbing.

17.44.1.060 Calculations.

When a calculation is used to determine the number of required trees, or the like, and results in a fraction, the requirement shall be rounded to the nearest whole number.

Exhibit "B"

Title 17 - LAND DEVELOPMENT CODE

Chapter 44 LANDSCAPING

**Article 2 DESIGN STANDARDS FOR SINGLE FAMILY AND TWO-FAMILY RESIDENCE
LAND USES**

Sections:

17.44.2.010 Boulevards.

17.44.2.020 Landscaping requirements.

17.44.2.010 Boulevards.

- A. Boulevards shall contain grass and trees with three (3) foot diameter organic mulched reservoirs and may include shrubs, perennials, and/or ornamental plants (within a landscaping bed).
- B. Materials and vegetation prohibited in a residential boulevard include, but are not limited to, the following:
 - 1. Artificial vegetation including, but not limited to, trees, shrubs, perennials, and grass;
 - 2. All non-living material except as specifically allowed by this Chapter;
 - 3. Fences and/or walls (unless approved via a Boulevard Encroachment Permit by the City Engineer);
 - 4. Gravel, decomposed granite, or cobble; and
 - 5. Sand.
- C. At least one (1) canopy-type tree shall be planted and maintained in a boulevard section for each thirty-five (35) lineal feet of street and avenue frontage or portion thereof not covered by driveway, sidewalks, or other approved hard surface.
- D. Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like, and the mature canopy width of existing trees and those being planted.
- E. No shrub shall be planted within five (5) feet of a fire hydrant or within a clear vision triangle as defined in OCCGF § 17.32.160, if its mature height will exceed two and one-half (2½) feet. The height shall be measured from the adjoining street centerline surface elevation.

17.44.2.020 Landscaping requirements.

- A. Single-family and duplex dwellings shall contain at least one (1) interior tree in addition to the required boulevard trees.
- B. Turf grass or ground cover plants shall cover at least fifty (50) percent of the lot area not covered by a structure.
- C. Regional stormwater facilities shall be landscaped pursuant to OCCGF Title 13.

Title 17 - LAND DEVELOPMENT CODE

Chapter 44 LANDSCAPING

Article 3 DESIGN STANDARDS FOR ALL OTHER LAND USES

Sections:

17.44.3.010 Submittals.

17.44.3.020 Boulevards.

17.44.3.030 Landscaping requirements.

17.44.3.010 Submittals.

All landscape specifications, plans, etc., shall be submitted to the City Planning and Community Development Department for review and approval. Plans shall be to scale and shall include at a minimum:

- A. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, visibility triangles, easements, utilities and otherwise;
- B. A plant list containing botanical names, common name, plant size, number, and variety of each plant used and mature area of coverage of canopy trees; and
- C. An analysis of the requirements found in this Chapter including the calculation of required interior landscaping, rate of plantings, and boulevard tree requirements.

17.44.3.020 Boulevards.

- A. Boulevards shall contain grass and trees with three (3) foot diameter organic mulched reservoirs and may include shrubs, perennials, and/or ornamental plants (within a landscaping bed).
- B. Materials and vegetation prohibited in a boulevard include, but are not limited to, the following:
 - 1. Artificial vegetation including, but not limited to, trees, shrubs, vines, bushes, flowers, and grass;
 - 2. Fences and/ or walls (unless approved through a Boulevard Encroachment Permit by the City Engineer); and
 - 3. Sand.
- C. At least one (1) canopy-type tree shall be planted and maintained in the boulevard section for each fifty (50) lineal feet of street and avenue frontage or portion thereof not covered by driveway, sidewalks, or other approved hard surface.
- D. Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like, and the mature canopy width of existing trees and those being planted.

Exhibit "B"

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- E. Any landscaping in the boulevard area that impedes pedestrian travel or is deemed detrimental to public safety shall be pruned or removed, immediately by the property owner, tenant, or agency upon written notification from the City.
- F. Limited amounts of non-living materials (mulches) are permitted when used in conjunction with shrub and tree plantings. Acceptable mulches include organic materials (wood chips and shredded bark), and inert inorganic materials (decomposed granite and gravel). Where inert organic materials are used, a suitable landscape fabric shall be placed between the soil and mulch material to impede weed growth. However, the use of these substitute materials must be specifically approved by the City as part of a landscape plan.
- G. All non-living material must be contained and shall not spill into the street and/or onto the sidewalk. Owners are required to remove any spillage.
- H. No shrub shall be planted within five (5) feet of a fire hydrant or within a clear vision triangle (as defined in OCCGF § 17.32.160) if its mature height will exceed two and one-half (2½) feet. The height shall be measured from the adjoining street centerline surface elevation.
- I. An automatic irrigation system shall be required.

17.44.3.030 Landscaping requirements.

- A. **Minimum requirements for interior landscaping.** The minimum square footage of interior landscaping, inclusive of landscaping in vehicular use areas, shall be fifteen (15) percent of the gross property area to be developed or redeveloped for all uses except industrial.
- B. **Vehicular use area requirements.** A minimum of ten (10) percent of off-street vehicular use areas must be landscaped. This requirement can be a part of the required interior landscaping pursuant to § 17.44.3.030(A.). The following specific standards shall apply:
 - 1. Each row of parking spaces in interior parking areas shall be terminated by a landscaped island;
 - 2. There shall be no more than twenty (20) parking spaces in a row without a landscaped island;
 - 3. Landscaped islands shall have a minimum island dimension (inside curb face to inside curb face) of six (6) feet and shall extend the length of the parking space;
 - 4. Landscaped areas within a vehicular use area shall be bounded by continuous concrete curbs or similar barrier approved by the City Engineer;
 - 5. Landscaped islands must contain a tree with either shrubs and/or turf grass. If light poles are located within a landscape island, the island tree may be planted in another location within the interior area to be landscaped; and
 - 6. Where a vehicular use area abuts a public-use roadway, a minimum six (6) feet of landscaping shall be provided between the vehicular use area and the property line.
- C. **Irrigation of Landscaping.** An automatic irrigation system shall be required.
- D. **Rate of plantings.**

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1. **For sites less than two (2) acres:** There shall be a minimum of one (1) tree and four (4) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping.
 2. **For sites two (2) acres and greater:** There shall be a minimum of one (1) tree and four (4) shrubs planted and maintained per five hundred (500) square feet, or fraction thereof, of required interior landscaping.
 3. **Perennial substitution:** Two (2) perennials or one (1) ornamental grass may be substituted for one (1) shrub for a maximum of thirty (30) percent of total required shrubs.
 4. **Non-vegetative special features:**
 - i. Nine (9) cubic feet of freestanding permanent sculpture which is integrated with other landscaping may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs. Requirements shall be approved by the City.
 - ii. Stone boulders not smaller than two (2) feet in diameter which are integrated with other landscaping may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs.
- E. **Boulevard landscaping credit.** Twenty-five (25) percent of the boulevard landscaping area, excluding sidewalks and driveways, may be credited to the interior landscaping area requirement specified in (A). In addition, up to two (2) shade trees planted in the boulevard area may be credited toward interior tree requirements.
- F. **Buffer between uses.** Where a non-residential use abuts a residential use, a minimum fifteen-foot landscape buffer shall be provided along the full length of the shared property line. The landscape buffer shall contain sod, trees, and shrubs. The plantings required for the landscape buffer may be counted towards the interior rate of plantings requirement.
- G. **Screening between uses.** Where a vehicular use area abuts an adjacent residential use one of the following shall be installed to screen the residential use from the lights of the vehicles:
1. **Fence or wall.** Provide a six-foot tall, 100 percent opaque wall or fence along the shared property line; or
 2. **Landscape Berm.** Provide a berm at least three (3) feet in height with landscaping at the top of the berm. If the berm is less than five (5) feet in height, it must include at least one shrub or tree per three (3) linear feet along the top of the berm.
- H. **Natural amenities.** When a site abuts a natural amenity such as a flood plain, canal, park or other open space, the landscape plan shall integrate with and respect the natural integrity of the amenity.
- I. **Stormwater facilities.** By design, stormwater facilities shall be physically, functionally, and visually integrated into adjacent landscape areas. Standing water is discouraged and shall be properly drained unless incorporated into re-circulating water features or irrigation systems.

(Ord. 3211, 2019; Ord. 2958, 2007; Ord. 2950, 2007; Ord. 2923, 2005; Ord. 2734, 1998; Ord. 2687, 1995; Ord. 2599, 1991; Ord. 2549, 1989; Ord. 2404, 1985; Ord. 2185, 1980)

ORDINANCE 3212

AN ORDINANCE AMENDING TITLE 17 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF): REPEALING APPENDIX B PERTAINING TO THE LIST OF REQUIRED BOULEVARD AREAS AND STREET MEDIANS.

* * * * *

WHEREAS, the City Commission established Title 17 of the OCCGF outlining provisions pertaining to, and known as, the Land Development Code; and

WHEREAS, the City Commission has recognized deficiencies throughout OCCGF Title 17, Appendix B, including lack of flexibility as urban forest conditions and tree diseases change; and

WHEREAS, the City Commission wishes to cure the deficiencies by repealing OCCGF Title 17, Appendix B, as well as to establish consistency within the OCCGF and, where applicable, the Montana Code Annotated; and

WHEREAS, at its regularly scheduled January 14, 2020, meeting, the Great Falls Planning Advisory Board voted to recommend that the City Commission adopt Ordinance 3212; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. OCCGF Title 17, Appendix B is hereby repealed as depicted in Exhibit “A” attached hereto and by reference incorporated herein; and

Section 2. This ordinance shall be in full force and effect thirty (30) days after second reading and final adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading February 4, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading and public hearing March 3, 2020.

Bob Kelly, Mayor

ATTEST:

(CITY SEAL)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3212 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Exhibit "A"

Appendix B REPEALED.

Appendix B — LIST OF REQUIRED TREES FOR BOULEVARD AREAS AND STREET MEDIANS

Shade Trees — Large (50' and higher)	
— American Linden	Tilia americana
— Black Walnut	Juglans nigra
— Bur Oak	Quercus macrocarpa
— Green Ash	Fraxinus pennsylvanica
— Green Ash — Bergeson	Fraxinus pennsylvanica "Bergeson"
— Green Ash — Kindred	Fraxinus pennsylvanica "Kindred"
— Green Ash — Patmore	Fraxinus pennsylvanica "Patmore"
— Green Ash — Summit	Fraxinus pennsylvanica "Summit"
— Green Ash — Centennial	Fraxinus pennsylvanica "Centennial"
— Green Ash — Prairie Spire	Fraxinus pennsylvanica "Prairie Spire"
— Hackberry	Celtis occidentalis
Shade Trees — Medium (30' to 50')	
— Black Ash — Fallgold	Fraxinus nigra "Fall Gold"
— Honey Locust	Gleditsia triacanthos "Inermis"
— Honey Locust — Imperial	Gleditsia triacanthos "Imperial"

Appendix B LIST OF REQUIRED TREES FOR BOULEVARD AREAS AND STREET MEDIANS

Exhibit "A"

— Honey Locust – Skyline	<i>Gleditsia triacanthos</i> "Skyline"
— Little Leaf Linden	<i>Tilia cordata</i>
— Little Leaf Linden – Greenspire	<i>Tilia cordata</i> "Greenspire"
— Little Leaf Linden – Glenleven	<i>Tilia cordata</i> "Glenleven"
— Dropmore Linden	<i>Tilia X flavescens</i> "Dropmore"
— Redmond Linden	<i>Tilia X euchlora</i> "Redmond"
— Manchurian Ash	<i>Fraxinus mandshurica</i> "Mancan"
— Ohio Buckeye	<i>Aesculus glabra</i>
— Norway Maple	<i>Acer platanoides</i>
— Norway Maple – Emerald Lustre	<i>Acer platanoides</i> "Emerald Lustre"
Ornamental Trees	
— Amur Chokecherry	<i>Prunus maackii</i>
— Japanese Tree Lilac	<i>Syringa reticulata</i>
— Snowbird Hawthorne	<i>Crataegis</i> sp. "Snowbird"
— Toba Hawthorne	<i>Crataegis</i> sp. "Toba"
— Mayday	<i>Prunus padus</i>
— Tatarian Maple	<i>Acer tataricum</i>