



**Planning Advisory Board/Zoning Commission
Agenda April 25, 2023
3:00 PM
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center**

In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and Planning Advisory Board/Zoning Commission are making every effort to meet the requirements of open meeting laws:

- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public participation is welcome in the following ways:
- Attend in person. Please refrain from attending in person if you are not feeling well.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, April 25, 2023 to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

OPENING MEETING

1. Call to Order - 3:00 P.M.
2. Roll Call - Board Introductions

Dave Bertelsen - Chair

Tory Mills - Vice Chair

Julie Essex

Lindsey Gray

Pat Green

Samantha Kaupish

Jake Schneiderhan

3. Staff Recognition
4. Approval of Meeting Minutes - March 28, 2023

BOARD ACTIONS REQUIRING PUBLIC HEARING

5. Conditional Use Permit – Touro University Parking Lot Addition on the property addressed as 2801 18th Avenue South and legally described as Lot 1A, Block 2, Mount Olivet Minor Subdivision, Section 17, T20N, R4E, Cascade County, Montana.

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

- 6.** OCCGF Title 17, Chapter 20 Allowable Uses Amendment, adding multi-family residential to the C-2 Zoning District

COMMUNICATIONS

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
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
March 28, 2023

CALL TO ORDER

The regular meeting of the Great Falls Planning Advisory Board/Zoning Commission was called to order by Chair Dave Bertelsen at 3:00 p.m. in the Commission Chambers at the Civic Center

ROLL CALL & ATTENDANCE

UPDATES CONCERNING PROCESS OF MEETINGS

In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and Planning Advisory Board/Zoning Commission are making every effort to meet the requirements of open meeting laws:

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Planning Board Members present:

Dave Bertelsen, Chair

Tory Mills, Vice Chair

Julie Essex

Lindsey Gray

Pat Green - 3:01 P.M.

Samantha Kaupish

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Planning Advisory Board Meeting

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Planning Board Members absent:

None

Planning Staff Members present:

Tom Micuda, Interim Director Planning and Community Development

Jamie Nygard, Sr. Administrative Assistant

Chastity Tarrow, Permit Technician

Other Staff present:

Rachel Taylor, Deputy City Attorney

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

MINUTES

Chair Bertelsen asked if there were any comments or corrections to the minutes of the meeting held on February 28, 2023. Seeing none, the minutes were approved.

COMMISSION ACTIONS REQUIRING A PUBLIC HEARING

Conditional Use Permit for a “Two-family residence” land use upon the property addressed as 727 4th Avenue North

Mr. Micuda, Interim Director, presented to the Board and gave some background on the subject property. He stated that the applicant, Ramona Ramadas, is proposing a second living unit, above an existing detached garage, at the subject property. The garage was originally a true “carriage house”. Mr. Micuda stated that at some point in its history, a second floor was added and used as an office. The garage was built before the current setback codes were in place, which means that it is built right along the rear property line.

Mr. Micuda stated that the subject property is almost two city lots in size.

The lot is zoned R-9, Mixed Residential, which allows applicants an option to request Conditional Use Permits for either renovations or new construction of Two-Family Residential dwellings. Mr. Micuda stated that the applicant must demonstrate that code requirements can

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be met for development of the lot and prove that the two-family dwelling will be compatible with the neighborhood. Mr. Micuda stated that because the project is a renovation, the only development code issue is parking. There are 4 parking spaces required. The applicant is proposing to have two parking spaces inside of the garage and a parking pad off of the alley, to the west of the garage, to accommodate two more spaces.

Ms. Micuda presented an Aerial Map, Zoning Map, and Site Photos.

Mr. Micuda presented a few of the Basis of Decision.

1. The zoning and conditional use is consistent with the City's Growth Policy.
 - Provides housing diversity and increased density in the core of the City.
 - Phy4.1 – Encourages a balanced mix of land uses through-out the City.
 - Phy4.1.6 – Encourages a variety of housing types and densities so that residents can choose by price or rent, location, and place of work.
 - Phy4.3 – Optimize the efficiency and use of the City's Public facilities and utilities.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
 - The residential uses in the neighborhood are generally mixed in density.
 - There is a Multi-family apartment complex directly across 8th Street North.
 - The second story of the garage is optimal for a second living unit.
 - Parking requirements can be met and privacy can be maintained through fencing/vegetation preservation.
3. Effect on Public Health and Safety:
 - No negative effect

Mr. Micuda stated that public comments were received prior to the meeting. One from the Great Falls Public School District was included in the Agenda Packet and an email from a neighbor was emailed to the Board Members, prior to the meeting. Both comments were in support of the proposed Conditional Use Permit.

APPLICANTS PRESENTATION

Ramona Ramadas, 727 4th Avenue North, was in attendance and thanked staff for the thorough presentation.

BOARD QUESTIONS

None.

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PUBLIC QUESTIONS

None.

PROPONENTS

None.

OPPONENTS

None.

BOARD DISCUSSION AND ACTION

Mr. Bertelsen thanked the applicant for proposing the project and stated that he thought that it was a beautiful property, close to downtown, so any improvements were welcome.

MOTION: That the Zoning Commission recommend the City Commission approve the Conditional Use Permit subject to the applicant fulfilling the listed Conditions of Approval.

Made by: Ms. Essex

Second by: Ms. Kaupish

Vote: All in favor, the motion passed 6-0

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BOARD ACTIONS NOT REQUIRING A PUBLIC HEARING

Board recommendation on application received for opening on the Planning Advisory Board/Zoning Commission – Schneiderhan, Taggart, Bruner, Goodover

Mr. Bertelsen stated that Mr. Green, Ms. Essex and himself conducted interviews with the three applicants that applied for an appointment to the Planning Advisory Board. There were four applications that were received, but Pat Goodover is a board member on the Neighborhood Council, so that made him ineligible to apply to the Planning Advisory Board. Mr. Bertelsen stated that it was nice to see so much interest in serving on the Board and that all of the applicants would have been a great addition to the Board, due to their diverse backgrounds. He stated that after much discussion, the interview group decided to recommend Jake Schneiderhan as the new Board member.

Mr. Micuda stated that all of the applications will be presented to the City Commission and that they will most likely approve the Planning Board's recommendation for Jake Schneiderhan, so he will be able to attend the next Planning Board meeting. The two applicants that are not going to be recommended are going to be in the application pool for other Boards and Commissions.

Ms. Gray stated that Mr. Schneiderhan application was not filled out completely, and asked the Board members that interviewed him, what his answers were for wanting to serve on the Board.

Mr. Bertelsen stated that Mr. Schneiderhan had a lot of experience in the building industry, he understood codes and was interested in the growth of Great Falls and wanting to be a part of it. Mr. Bertelsen thought that Mr. Schneiderhan was very enthusiastic.

Ms. Essex stated that Mr. Schneiderhan expressed a deep appreciation for the City of Great Falls. She also stated that he was the only applicant at the last Planning Board meeting.

MOTION: That the Planning Advisory Board recommend Jake Schneiderhan to an appointment on the Planning Advisory Board/Zoning Commission

Made by: Mr. Bertelsen

VOTE: 6-0

COMMUNICATIONS

Mr. Micuda stated that there will not be a meeting on April 11, 2023.

PUBLIC COMMENTS

Roberta Beute, 310 Ridge View Court, stated that the lots were never subdivided in the Ridge View Subdivision. Her plat says that she owns Lot 1 Block 3. The South Ridge Subdivision right below her lot, has had a lot of building going on, but there is no lot definitions. The building that is going on, is on her lot and she stated that the other person is claiming that they still own it. There was transfer of property from Thayer Development to Thayer Investments and then Thayer Investments transferred it to her in 2014. The third building was finished by Thayer Development in 2015 and now two additional buildings have been built on the property in the last two years. She stated that the right of ways need to be defined as well, as they need to reconfigure their entrance and exit. They would like to move their mailboxes around to make this happen. She did state that she has been in communication with Tom Micuda at the City and has presented her case to the County.

ADJOURNMENT

There being no further business, Chair Bertelsen adjourned the meeting at 3:32 p.m.

CHAIRMAN

SECRETARY



Meeting Date: April 25, 2023

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

- Item:** Conditional Use Permit – Touro University Parking Lot Addition on the property addressed as 2801 18th Avenue South and legally described as Lot 1A, Block 2, Mount Olivet Minor Subdivision, Section 17, T20N, R4E, Cascade County, Montana.
- Initiated By:** Touro University Montana, Owner
- Presented By:** Brad Eatherly, Planner II, Planning and Community Development
- Action Requested:** Recommendation to City Commission

Public Hearing:

1. Chairman of the Commission conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
2. Chairman of the Commission closes public hearing and asks the will of the Commission.

Suggested Motion:

1. Commission Member moves:

“I move that the Zoning Commission recommend the City Commission (approve/deny) the Conditional Use Permit as legally described in the Staff Report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicants.”

2. Chairman calls for a second, commission discussion, and calls for the vote.

Background:

On October 12, 2021, the Touro College and University System applied for a building permit at the property addressed as 2801 18th Avenue South. Part of the building permit includes the Site Civil package which, in turn, includes the proposed parking lots. The Official Code of the City of Great Falls (OCCGF) requires 2 spaces per classroom plus 1 per 4 students. The submitted plans indicate that there will be 11 classrooms and 405 students. The OCCGF does allow for an increase of parking spaces over the 20% of the minimum allowed. Touro’s plans indicated that the university would implement that allowance in their plans. Because of this, the plans showed that Touro was proposing 124 spots based off the minimum the City allows, with an additional 23 owing to the 20% allowance, for a total of 147 proposed parking spaces. In December of 2022, the general contractor indicated that the Touro University System staff were concerned that the proposed amount of parking stalls would not be adequate for their needs. He inquired whether the City would be amenable to allowing Touro to provide for additional parking above the 20% overage allowed. It was explained at the time that in order to provide additional parking, a Conditional Use Permit would be required. OCCGF 17.36.2.020(B)(1)

states, “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.” However, OCCGF 17.36.2.020(B)(3) states, “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.”

The basis for a decision for a Conditional Use Permit is listed in OCCGF §17.16.36.040. The Zoning Commission's recommendation and the City Commission's decision to approve, conditionally approve, or deny an application shall be based on whether the application, staff report, public hearing, and additional information demonstrates that the criteria which are attached as Findings of Fact - Conditional Use have been met.

Impacts:

In order to accommodate the additional parking stalls, a portion of the approved landscaping will need to be removed. It will be a condition that the applicant must provide an updated landscape plan prior to permit issuance to ensure that the landscaping requirements set forth by the OCCGF will still be met. Additionally, adding impervious surface to the site will increase the amount of stormwater runoff. Another condition will be that the applicant must show that the existing stormwater system will be able to handle the additional runoff or that modifications be made to improve water quantity and quality control.

Improvements:

The City will require improvements to the stormwater system if the approved system cannot handle the additional runoff caused by the increased amount of impervious surface. The parking lot surface will be required to be improved to standards set forth in the OCCGF.

Neighborhood Council Input:

Staff presented the proposal at Neighborhood Council #5 on April 17, 2023. The Council voted to recommend approval to the City Commission.

Concurrences:

Representatives of the City’s Public Works Department have reviewed the proposal and have no objections to issuance of the Conditional Permit as long as the condition regarding storm water is met.

Fiscal Impact:

Approval of the CUP would have no adverse financial impact upon the City of Great Falls.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit, subject to the conditions stated within the agenda report.

Conditions of Approval:

1. **Subsequent Modifications and Additions:** If, after establishment of the conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria found in OCCGF 17.16.36.040. If such proposed change would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

2. **Expiration:** The Conditional Use Permit shall expire one year after the date of issuance, if a Certificate of Occupancy has not been issued. The Administrator may extend the expiration date by up to one year if substantial work is ongoing. The Administrator may issue a Temporary Certificate of Occupancy that is valid for no more than one year if the only condition(s) remaining to be fulfilled involve landscaping that cannot be successfully established until the weather permits.
3. **Abandonment:** If the permitted conditional use ceases to operate for more than six months, the Conditional Use Permit shall expire.
4. **General Code Compliance:** The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
5. **Landscaping:** The applicant shall provide a new landscape plan to be reviewed by City Staff for compliance with Title 17 of the Official Code of the City of Great Falls.
6. **Stormwater:** The applicant shall provide City Staff the necessary documents so that staff may determine that the stormwater system can handle the additional run-off from the increased impervious surface area. If not, the applicant will need to adjust the design of the stormwater system so that it can handle both the water quality and quantity of the additional run-off.
7. **Acceptance of Conditions:** No permits shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.

Alternatives:

The Zoning Commission could recommend denial of the Conditional Use Permit, providing an alternative Basis of Decision to support the action.

Attachments/Exhibits:

- Basis of Decision
- Site Layout
- Aerial Map
- Zoning Map
- Applicant Narrative

CONDITIONAL USE PERMIT - BASIS OF DECISION

The applicant is requesting approval of a Conditional Use Permit to allow for a parking lot addition that exceeds the minimum parking count by more than 20 percent for the property located at 2801 18th Avenue South.

1. The zoning and conditional use is consistent with the City's Growth Policy and applicable neighborhood plans, if any.

The proposed conditional use is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. More specifically, it is consistent with the following policies in the City's Growth Policy:

Eco3.3.1 – Support the growth of the City's college community.

Soc1.5.3 – Consider the Great Falls Medical District Master Plan, and its boundaries, in City decision-making and land use case review.

Phy4.1.5 – Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.

Eco3.7.11 – Consider and pursue, where economically sound, catalyst projects and partnerships such as:

a. Projects that support the implementation of the *Great Falls Medical District Master Plan* or the *Missouri River Urban Corridor Plan*.

2. The establishment, maintenance or operation of the zoning and conditional use will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare.

The proposed parking lot expansion will improve the safety for staff, faculty, and students. The creation of additional parking for the university will reduce the need for employees and students to park on the street.

3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The conditional use will not be injurious to the adjacent properties. In fact, the condition of adjacent properties should be enhanced because the additional on-site parking will reduce parking pressure on the street.

4. The conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed project will not impede the normal and ordinary development and improvement of surrounding properties. Adjacent property owners have been notified regarding the project, and City Staff have received no statements of opposition. The required landscaping will continue

to be met with the addition of the parking lot. The applicant will also be required to ensure that the stormwater facilities can handle the stormwater run-off. Based off of these requirements, the proposed CUP should not impede the potential to improve nearby properties. In fact, successful completion of the project should accelerate additional development of nearby properties.

5. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

The facility is currently under construction that includes services and infrastructure that meet all City standards.

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The facility is currently under construction that includes providing functioning ingress and egress. The proposed parking lot expansion will not require additional ingress and egress access points.

7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Commission.

The proposed project will conform to all the applicable regulations of the Land Development Code.

March 31, 2023

City of Great Falls Planning and Zoning Office

Attn: Brad Eatherly

127 E Main St. Suite 302

RE: Touro Medical College – Additional Parking Conditional Use Application

The purpose of this document is to request a conditional use permit for 41 additional parking spaces on the western side of the Touro Medical College, located at 2801 18th Ave. South, in Great Falls, MT. The Touro Medical College (the College) received City design approval in late 2021 and is currently nearing completion of construction. Original facility designs included the zoning required parking spaces plus an allowable 20% increase beyond the minimum requirements. The following narrative presents the additional parking needs to support the facility beyond this maximum exceedance, as required by City of Great Falls City Code, Section 17.36.2.020.3.

Parking Needs

The Touro Medical College is located in between 26th Street South and 29th Street South and runs along the north side of 18th Avenue South. The building is approximately 98,000 square-feet over three stories located on an approximately 5.12 AC lot. Site design for the project included the previously mentioned 147-space parking area on the east side of the building that is accessed by two driveways on the south side of the site, off 18th Ave. South.

Future residential developments (and associated parking areas) are planned on the properties adjacent to the College to the north and east, which will serve as housing for the main College's population. As such, a majority of the College population is anticipated to park off-site at the residential developments and walk or bike to the College campus. These developments are currently under construction, however, and will not be completed prior to the College's occupancy. Based on anticipated attendance rates and building capacity, proposed parking areas on the College site will not be adequate to serve the College population, and additional on-site parking will be necessary to serve the commuter population.

Stormwater Management Concepts

According to the Touro Medical School Drainage Report, dated October 2021, the site's current stormwater management system generally consists of two detention facilities located on the east and west sides of the site. Existing storm drain piping along the west side of the site has a shallow bury which prevented a single detention facility for the entire site on the undeveloped western area. As such, the majority of the developed area of the site relies on a series of inlets and conveyance pipes that direct stormwater to a detention pond northeast of the building which

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discharges into an existing stormwater conveyance system at rates below the pre-developed condition per City standards.

The western detention pond was designed to accommodate runoff from the open vegetated area and a small portion of hardscaped area west of the building. The previously approved drainage report for the College described this basin as Sub-basin 9S, which included approximately 57,650 SF comprised of 5% impervious areas (a gravel path, concrete patio and sidewalk) with the remaining being turf grass and landscape. The additional parking will increase the impervious area of Sub-Basin 9S to 34%.

Preliminary stormwater calculations were prepared for the additional parking area by revising the amounts of pervious and impervious areas for Subbasin 9S. The Touro Medical School Drainage Report stated that the western detention basin provided a total detention volume of 4,397 cf, and calculations for the 100-year 2-hr runoff volume (including outflow from the 3.7" diameter orifice), required a total storage volume from Subbasin 9S of 1,163 CF.

Including the proposed additional parking areas, the proposed 100-year 2-hr runoff volume and including outflow from the orifice results in an additional approximately 2,200 CF of required storage volume, for a total storage requirement of 3,362 CF. As stated above, as designed, the western detention basin has adequate capacity for the additional runoff volume from the proposed parking areas.

Previous design for the detention basin did not include additional water quality treatment as drainage basin 9S consisted of limited impervious areas and the initial infiltration volume from the basin accounted for the water treatment. The additional paved parking will require water quality treatment prior to discharge into the detention basin. This will be provided by a biofiltration swale facility located along the western edge of the proposed parking area. Stormwater will sheet flow to the biofiltration swale where suspended solids will be settled and removed prior to discharge to the detention basin. The biofiltration swale will be designed in accordance with the Montana Post-Construction Storm Water BMP Design Guidance Manual.

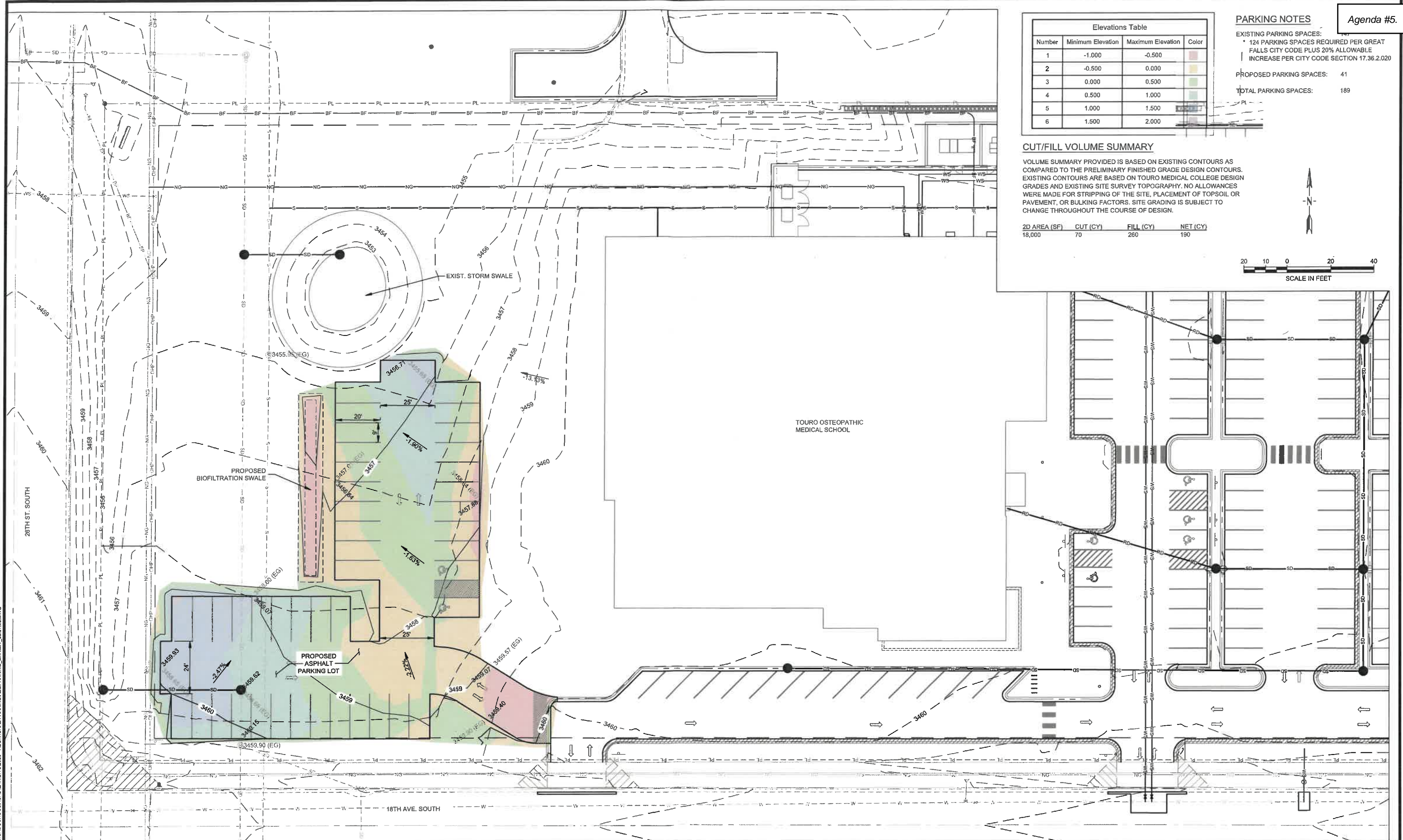
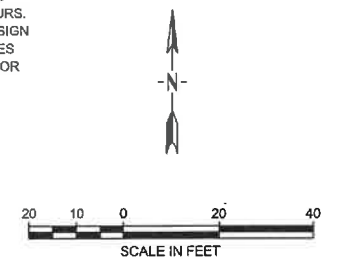
Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-1.000	-0.500	[Pink]
2	-0.500	0.000	[Yellow]
3	0.000	0.500	[Light Green]
4	0.500	1.000	[Green]
5	1.000	1.500	[Dark Green]
6	1.500	2.000	[Dark Blue]

PARKING NOTES
 EXISTING PARKING SPACES:
 * 124 PARKING SPACES REQUIRED PER GREAT FALLS CITY CODE PLUS 20% ALLOWABLE INCREASE PER CITY CODE SECTION 17.36.2.020
 PROPOSED PARKING SPACES: 41
 TOTAL PARKING SPACES: 189

CUT/FILL VOLUME SUMMARY

VOLUME SUMMARY PROVIDED IS BASED ON EXISTING CONTOURS AS COMPARED TO THE PRELIMINARY FINISHED GRADE DESIGN CONTOURS. EXISTING CONTOURS ARE BASED ON TOURO MEDICAL COLLEGE DESIGN GRADES AND EXISTING SITE SURVEY TOPOGRAPHY. NO ALLOWANCES WERE MADE FOR STRIPPING OF THE SITE, PLACEMENT OF TOPSOIL OR PAVEMENT, OR BULKING FACTORS. SITE GRADING IS SUBJECT TO CHANGE THROUGHOUT THE COURSE OF DESIGN.

2D AREA (SF)	CUT (CY)	FILL (CY)	NET (CY)
18,000	70	260	190



C:\8813\BENEFITS\TOURO MEDICAL SCHOOL\AD\EXHIBITS\2023 - ADDITIONAL PARKING\ADDPARKING_EXHIBIT_03.07.23.DWG

VERIFY SCALE:
 THESE PRINTS MAY BE REDUCED.
 LINE BELOW MEASURES ONE INCH
 ON ORIGINAL DRAWING.
 MODIFY SCALE ACCORDINGLY!

REVISIONS			
NO.	DESCRIPTION	BY	DATE

Morrison Maierle
 engineers • surveyors • planners • scientists

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 406.454.1513
 www.m-m.net

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DRAWN BY: JEL
 DSGN. BY: JEM
 APPR. BY: JEM
 DATE: 03.31.23
 Q.C. REVIEW BY: _____
 DATE: _____

TOURO MEDICAL SCHOOL - ADDITIONAL PARKING

PRELIMINARY PARKING LAYOUT EXHIBIT

PROJECT NUMBER 6813.002
 SHEET NUMBER 1
 DRAWING NUMBER C1. 16



Meeting Date: April 25, 2023

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

Item: OCCGF Title 17, Chapter 20 Allowable Uses Amendment, adding multi-family residential to the C-2 Zoning District

Initiated By: Planning and Community Development Department

Presented By: Sara Doermann, Planner I, Planning and Community Development Department

Action Requested: Recommendation to the City Commission

Suggested Motion:

1. Board Member moves:

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the proposed amendment to the Land Development Code as described in the Staff Agenda Report.”

2. Chairman calls for a second, public comment, board/commission discussion, and calls for the vote.

Background: Adopted in 2005 as the City’s first comprehensive, inclusive compilation of code provisions relating to development, Title 17 of 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 last few years, the Planning and Community Development Department for the City of Great Falls has fielded numerous inquiries from developers concerning multi-family dwellings within the C-2, General Commercial(C-2) Zoning District. The current code within Title 17, Chapter 20, Article 3 - Allowable Uses, prohibits all residential uses within the C-2 District.

Based upon Staff’s comprehensive review of the City code, staff is recommending revisions to Chapter 20, Article 3, permitting “Residence, multi-family” within the C-2 district. This proposed code revision would diversify residential development opportunities, further encourage infill, and provide additional financial sources for commercial development projects. The Planning Advisory Board is required to review the Staff’s proposal and make a recommendation to the City Commission.

Summary of Amendment Request: Two attachments are being provided to the Planning Advisory Board for its review. Exhibit A shows the current allowable uses chart. Exhibit B shows an amended allowable uses chart classifying Residence, multi-family as a permitted use.

1. Change to Exhibit 20-1. Principal Uses by District: Currently the chart illustrates “Residence, multi-family” within the C-2 district as not permitted with a dash (-). Staff proposes permitting this use within the C-2 district and therefore changing the visual representation from a dash (-) to a P for permitted.

Concurrences: This minor code amendment does not require any concurrences from City departments. Given the City's interest in incentivizing more housing development in the community, staff believes the amendment will have broad community support from property owners and the development community.

Fiscal Impact: The proposed amendment to Title 17, Chapter 20 is not expected to have any negative fiscal impact to the City of Great Falls. Instead, staff believes that the proposed revisions to the Land Use 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 amendment to Title 17, Chapter 20 – Allowable Uses, as outlined in the Staff Report.

Alternatives: The Planning Board could take no action, recommend denial of the code change as presented, or recommend approval with changes.

Attachments/Exhibits:

Exhibit A: Title 17 – Land Development Code – Chapter 20 Land Use – Article 3 Allowable Uses
Exhibit 20-1. Principal Uses by District amendment (current version)

Exhibit B: Title 17 – Land Development Code – Chapter 20 Land Use – Article 3 Allowable Uses
Exhibit 20-1. Principal Uses by District amendment (proposed version)

17.20.3.060 Certain land uses shown as permitted may be a conditional use.

A permitted land use (as shown in Exhibit 20-1, 20-2, 20-3) that emits air contaminants or potentially offensive odors outside of the building, or that handles radioactive materials, hazardous substances, hazardous waste, or regulated substances shall be considered a conditional use in every circumstance.

Exhibit 20-1. Principal Uses by District

Use	R-1	R-2	R-3	R-5	R-6	R-9	R-10	C-1	C-2	C-3	C-4	C-5	M-1	M-2	PLI	POS	GFIA	I-1	I-2	Special Standards
Agricultural Uses																				
Agriculture, horticulture, nursery	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	17.20.6.005
Marijuana cultivation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	
Residential Uses																				
Mobile home/park	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	17.20.6.010
Residence, single-family detached	P	P	P	P	P	P	-	P	-	-	-	P	P	P	-	-	-	-	-	
Residence, zero lot line	-	-	P	P	P	P	-	-	-	-	-	P	P	P	-	-	-	-	-	17.20.6.020
Residence, two-family	-	C	C	P	P	C	-	P	-	-	-	P	P	P	-	-	-	-	-	
Residence, multi-family	-	-	-	P	P	C	-	P	-	-	P	P	P	P	-	-	-	-	-	17.20.6.040
Residence, townhouse	-	C	C	P	P	C	-	-	-	-	-	P	P	P	-	-	-	-	-	17.20.6.050
Residence, manufactured/factory-built	P	P	P	P	P	P	-	P	-	-	-	P	P	P	-	-	-	-	-	17.20.6.060
Retirement home	-	C	C	P	P	C	-	P	-	-	P	P	P	P	-	-	-	-	-	
Special Care Facilities																				
Community residential facility, type I	P	P	P	P	P	P	-	-	-	-	-	P	P	P	-	-	-	-	-	
Community residential facility, type II	C	C	C	P	P	P	-	-	-	-	-	-	C	C	-	-	-	-	-	
Day care center	C	C	C	C	C	C	-	P	P	-	P	P	P	P	P	-	-	-	-	
Emergency shelter	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	-	
Family day care home	P	P	P	P	P	P	-	P	-	-	C	P	P	P	-	-	-	-	-	
Group day care home	P	P	P	P	P	P	-	P	-	-	C	P	P	P	-	-	-	-	-	

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Nursing home	-	-	C	C	C	C	-	P	C	-	P	P	P	P	P	-	-	-	-	
Overnight Accommodations																				
Campground	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	P	-	-	17.20.6.070
Hotel/motel	-	-	-	-	-	-	-	P	P	P	P	C	P	P	-	-	P	-	-	
Food and Beverage Sales																				
Micro-brewery	-	-	-	-	-	-	-	-	P	-	P	C	C	C	-	-	P	P	-	17.20.6.080
Restaurant	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	17.20.6.080
Tavern	-	-	-	-	-	-	-	P	P	P	P	C	C	C	-	-	P	P	P	17.20.6.080
General Sales																				
Agriculture sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Auction sales	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	P	P	P	
Construction materials sales	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	P	
Convenience sales	C	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	P	P	P	
General sales	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	
Manufactured housing sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Marijuana dispensary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Off-site liquor sales	-	-	-	-	-	-	-	P	P	P	P	C	C	C	-	-	P	P	P	
Secondhand sales	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	P	
Shopping center	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	P	P	P	
General Services																				
Administrative services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	C	-	P	-	-	
Commercial kennel	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	-	17.20.6.090
Financial services	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	-	-	
Funeral home	-	-	-	-	-	-	-	P	P	-	P	C	P	P	-	-	-	-	-	
General services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	
Professional services	-	-	-	-	C	C	-	P	P	-	P	P	P	P	-	-	P	-	-	

Sexually-oriented business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	17.20.6.100
Veterinary clinic, large animal	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	P	P	P
Veterinary clinic, small animal	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	-	P	P	17.20.6.110
Rental and General Repair																			
Large equipment rental	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	P	P	P
Small equipment rental	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	P	P	P
General repair	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	P
Vehicle Trade and Service																			
Vehicle fuel sales	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	-	P	P	-
Vehicle repair	-	-	-	-	-	-	-	-	P	P	C	P	-	-	-	-	P	P	17.20.6.120
Vehicle sales and rental	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	-
Vehicle services	-	-	-	-	-	-	-	C	P	P	P	P	C	P	-	-	P	P	-
General Storage																			
Agricultural commodity storage facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Climate controlled indoor storage	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P
Fuel tank farm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P
Marijuana transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Mini-storage facility	-	-	-	-	-	-	-	-	-	C	-	-	-	C	-	-	P	P	17.20.6.130
Freight terminal	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	P	P	P
Warehouse	-	-	-	-	-	-	-	-	-	C	-	-	-	C	-	-	P	P	P
Indoor Recreation/Sports/Entertainment																			
Casino	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	P	P	P

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Indoor entertainment	-	-	-	-	-	-	-	-	P	-	P	C	C	C	C	-	P	-	-	
Indoor sports and recreation	-	-	-	-	-	-	-	-	P	-	P	C	C	C	C	C	P	P	-	
Outdoor Recreation/Sports/Entertainment																				
Golf course/driving range	C	C	C	C	C	-	-	-	-	-	-	-	-	-	P	P	-	-		
Miniature golf	-	-	-	-	-	-	-	-	P	C	-	-	-	C	-	-	P	C	-	
Outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	C	-	
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Services/Uses																				
Administrative governmental center	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	C	P	-	-	
Animal shelter	-	-	-	-	-	-	-	-	C	C	-	-	C	C	C	-	P	P	-	17.20.6.160
Cemetery	C	C	C	C	C	C	C	-	-	-	-	-	-	P	P	P	-	-	17.20.6.170	
Civic use facility	C	C	C	C	C	C	C	-	P	-	P	P	P	P	C	-	-	-		
Community center	C	C	C	C	C	C	C	C	P	-	P	P	P	P	C	-	-	-		
Community cultural facility	C	C	C	C	C	C	C	P	P	-	P	P	P	P	C	-	-	-		
Community garden	P	P	P	P	P	P	P	C	C	C	C	P	P	P	P	P	C	C	17.20.6.175	
Public safety facility	C	C	C	C	C	C	C	C	P	C	P	P	P	P	-	P	P	-		
Worship facility	C	C	C	C	C	C	C	P	P	-	C	P	P	P	-	-	P	-	17.20.6.180	
Health Care																				
Health care clinic	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	-	-		
Health care facility	-	-	-	-	-	-	-	-	P	-	P	P	C	C	P	-	-	-		
Health care sales and services	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	-	-		
Education																				
Commercial education facility	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	-	

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Educational facility (K–12)	C	C	C	C	C	C	C	C	-	-	-	C	C	C	P	-	-	-	-	17.20.6.200
Educational facility (higher education)	-	-	-	-	-	-	-	C	C	-	-	C	C	C	P	-	P	-	-	
Instructional facility	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	-	
Solid Waste, Recycling and Composting																				
Composting facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	17.20.6.210
Recycling center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	17.20.6.220
Solid waste transfer station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	17.20.6.230
Telecommunications																				
Amateur radio station	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	17.20.6.240
Telecommunication facility																				17.20.6.250
Concealed facility	C	C	C	C	C	C	C	P	P	P	P	C	P	P	P	C	P	P	P	
Unconcealed facility	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	P	P	P	
Co-located facility	-	-	-	-	-	-	-	P	P	P	P	C	C	C	C	C	P	P	P	
Utilities																				
Utility installation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	
Transportation																				
Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Bus transit terminal	-	-	-	-	-	-	-	-	P	P	P	-	C	C	C	-	P	P	-	
Heli-pad	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	P	P	P	17.20.6.260
Parking lot, principal use	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	
Parking structure	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	-	P	P	P	
Railroad yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Taxi cab dispatch terminal	-	-	-	-	-	-	-	-	P	P	P	-	P	P	-	-	P	P	-	
Contractor Yards																				
Contractor yard, type I	C	-	-	-	-	-	-	-	C	-	-	-	P	P	-	-	P	P	-	17.20.6.270

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Contractor yard, type II	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	17.20.6.280
Industrial/Manufacturing																				
Artisan shop	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	-	
Industrial, heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	
Industrial, light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Industrial park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	17.20.6.290
Light manufacturing and assembly	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	17.20.6.300
Marijuana manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Marijuana testing laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Motor vehicle graveyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	17.20.6.310
Motor vehicle wrecking facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	17.20.6.320

- The use is not permitted in the district

C The use is allowed through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 6 of this chapter, as appropriate

(Ord. 3251 , 2022; Ord. 3249 , 2022; Ord. 3221 , 2020; Ord. 3166, 2017; Ord. 3087, 2012; Ord. 3068, 2011; Ord. 3056, 2010)

Exhibit 20-2. Accessory uses by district

Use	R-1	R-2	R-3	R-5	R-6	R-9	R-10	C-1	C-2	C-3	C-4	C-5	M-1	M-2	PLI	POS	GFIA	I-1	I-2	Special Standards
Accessory living space	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	-	-	-	-	17.20.7.010

Agriculture, livestock	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	17.20.7.080
ATM, exterior	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	17.20.7.020
Bed and breakfast	C	C	C	C	C	C	-	C	-	-	-	P	P	P	-	-	-	-	-	17.20.7.030
Fences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.20.7.040
Gaming, accessory	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	P	P	P	17.20.7.050
Garage, private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	17.20.7.060
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	17.20.7.070
Private stable/barn	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	17.20.7.080
Residence, accessory	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	17.20.7.085
Roadside farmer's market	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.20.7.090
Storage containers	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	P	17.20.7.100
Wind-powered electricity systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.20.7.110

- The use is not permitted in the district

C The use is allowed in the district through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 7 of this chapter, as appropriate

(Ord. 3251 , 2022; Ord. 3249 , 2022; Ord. 3087, 2012; Ord. 3056, 2010; Ord. 3034, 2009)

Exhibit 20-3. Temporary uses by district (see 17.20.8.010 for Special Standards)

Use	R-1	R-2	R-3	R-5	R-6	R-9	R-10	C-1	C-2	C-3	C-4	C-5	M-1	M-2	PLI	POS	GFIA	I-1	I-2	Special Standards
Garage sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	17.20.8.015
Itinerant outdoor sales	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	C	C	-	17.20.8.020
On-site construction office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.20.8.030
On-site real estate sales office	P	P	P	P	P	P	-	-	-	-	-	-	P	P	-	-	-	-	-	17.20.8.040
Outdoor entertainment, temporary	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	P	P	
Sidewalk café	-	-	-	-	-	-	-	P	P	-	P	P	P	P	C	C	-	-	-	17.20.8.050
Sidewalk food vendor	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	17.20.8.060

- The use is not permitted in the district

C The use is allowed in the district through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 8 of this chapter, as appropriate

(Ord. 3251 , 2022; Ord. 3249 , 2022; Ord. 3221 , 2020; Ord. 3056, 2010)

17.20.3.060 Certain land uses shown as permitted may be a conditional use.

A permitted land use (as shown in Exhibit 20-1, 20-2, 20-3) that emits air contaminants or potentially offensive odors outside of the building, or that handles radioactive materials, hazardous substances, hazardous waste, or regulated substances shall be considered a conditional use in every circumstance.

Exhibit 20-1. Principal Uses by District

Use	R-1	R-2	R-3	R-5	R-6	R-9	R-10	C-1	C-2	C-3	C-4	C-5	M-1	M-2	PLI	POS	GFIA	I-1	I-2	Special Standards
Agricultural Uses																				
Agriculture, horticulture, nursery	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	17.20.6.005
Marijuana cultivation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	
Residential Uses																				
Mobile home/park	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	17.20.6.010
Residence, single-family detached	P	P	P	P	P	P	-	P	-	-	-	P	P	P	-	-	-	-	-	
Residence, zero lot line	-	-	P	P	P	P	-	-	-	-	-	P	P	P	-	-	-	-	-	17.20.6.020
Residence, two-family	-	C	C	P	P	C	-	P	-	-	-	P	P	P	-	-	-	-	-	
Residence, multi-family	-	-	-	P	P	C	-	P	P	-	P	P	P	P	-	-	-	-	-	17.20.6.040
Residence, townhouse	-	C	C	P	P	C	-	-	-	-	-	P	P	P	-	-	-	-	-	17.20.6.050
Residence, manufactured/factory-built	P	P	P	P	P	P	-	P	-	-	-	P	P	P	-	-	-	-	-	17.20.6.060
Retirement home	-	C	C	P	P	C	-	P	-	-	P	P	P	P	-	-	-	-	-	
Special Care Facilities																				
Community residential facility, type I	P	P	P	P	P	P	-	-	-	-	-	P	P	P	-	-	-	-	-	
Community residential facility, type II	C	C	C	P	P	P	-	-	-	-	-	-	C	C	-	-	-	-	-	
Day care center	C	C	C	C	C	C	-	P	P	-	P	P	P	P	P	-	-	-	-	
Emergency shelter	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	-	
Family day care home	P	P	P	P	P	P	-	P	-	-	C	P	P	P	-	-	-	-	-	
Group day care home	P	P	P	P	P	P	-	P	-	-	C	P	P	P	-	-	-	-	-	

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Nursing home	-	-	C	C	C	C	-	P	C	-	P	P	P	P	P	-	-	-	-	
Overnight Accommodations																				
Campground	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	P	-	-	17.20.6.070
Hotel/motel	-	-	-	-	-	-	-	P	P	P	P	C	P	P	-	-	P	-	-	
Food and Beverage Sales																				
Micro-brewery	-	-	-	-	-	-	-	-	P	-	P	C	C	C	-	-	P	P	-	17.20.6.080
Restaurant	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	17.20.6.080
Tavern	-	-	-	-	-	-	-	P	P	P	P	C	C	C	-	-	P	P	P	17.20.6.080
General Sales																				
Agriculture sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Auction sales	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	P	P	P	
Construction materials sales	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	P	
Convenience sales	C	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	P	P	P	
General sales	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	
Manufactured housing sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Marijuana dispensary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Off-site liquor sales	-	-	-	-	-	-	-	P	P	P	P	C	C	C	-	-	P	P	P	
Secondhand sales	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	P	
Shopping center	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	P	P	P	
General Services																				
Administrative services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	C	-	P	-	-	
Commercial kennel	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	-	17.20.6.090
Financial services	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	-	-	
Funeral home	-	-	-	-	-	-	-	P	P	-	P	C	P	P	-	-	-	-	-	
General services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	
Professional services	-	-	-	-	C	C	-	P	P	-	P	P	P	P	-	-	P	-	-	

Sexually-oriented business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	17.20.6.100
Veterinary clinic, large animal	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	P	P	P
Veterinary clinic, small animal	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	-	P	P	17.20.6.110
Rental and General Repair																			
Large equipment rental	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	P	P	P
Small equipment rental	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	P	P	P
General repair	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	P
Vehicle Trade and Service																			
Vehicle fuel sales	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	-	P	P	-
Vehicle repair	-	-	-	-	-	-	-	-	P	P	C	P	-	-	-	-	P	P	17.20.6.120
Vehicle sales and rental	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	-
Vehicle services	-	-	-	-	-	-	-	C	P	P	P	P	C	P	-	-	P	P	-
General Storage																			
Agricultural commodity storage facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Climate controlled indoor storage	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P
Fuel tank farm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P
Marijuana transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Mini-storage facility	-	-	-	-	-	-	-	-	-	C	-	-	-	C	-	-	P	P	17.20.6.130
Freight terminal	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	P	P	P
Warehouse	-	-	-	-	-	-	-	-	-	C	-	-	-	C	-	-	P	P	P
Indoor Recreation/Sports/Entertainment																			
Casino	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	P	P	P

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Indoor entertainment	-	-	-	-	-	-	-	-	P	-	P	C	C	C	C	-	P	-	-	
Indoor sports and recreation	-	-	-	-	-	-	-	-	P	-	P	C	C	C	C	C	P	P	-	
Outdoor Recreation/Sports/Entertainment																				
Golf course/driving range	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Miniature golf	-	-	-	-	-	-	-	-	P	C	-	-	-	C	-	-	P	C	-	
Outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	C	-	
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Services/Uses																				
Administrative governmental center	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	C	P	-	-	
Animal shelter	-	-	-	-	-	-	-	-	C	C	-	-	C	C	C	-	P	P	-	17.20.6.160
Cemetery	C	C	C	C	C	C	C	-	-	-	-	-	-	-	P	P	P	-	-	17.20.6.170
Civic use facility	C	C	C	C	C	C	C	-	P	-	P	P	P	P	P	C	-	-	-	
Community center	C	C	C	C	C	C	C	C	P	-	P	P	P	P	P	C	-	-	-	
Community cultural facility	C	C	C	C	C	C	C	P	P	-	P	P	P	P	P	C	-	-	-	
Community garden	P	P	P	P	P	P	P	C	C	C	C	P	P	P	P	P	P	C	C	17.20.6.175
Public safety facility	C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	-	P	P	-	
Worship facility	C	C	C	C	C	C	C	P	P	-	C	P	P	P	-	-	P	-	-	17.20.6.180
Health Care																				
Health care clinic	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P	-	-	-	-	
Health care facility	-	-	-	-	-	-	-	-	P	-	P	P	C	C	P	-	-	-	-	
Health care sales and services	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P	-	-	-	-	
Education																				
Commercial education facility	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	-	

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Educational facility (K–12)	C	C	C	C	C	C	C	C	-	-	-	C	C	C	P	-	-	-	-	17.20.6.200
Educational facility (higher education)	-	-	-	-	-	-	-	C	C	-	-	C	C	C	P	-	P	-	-	
Instructional facility	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	-	
Solid Waste, Recycling and Composting																				
Composting facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	17.20.6.210
Recycling center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	17.20.6.220
Solid waste transfer station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	17.20.6.230
Telecommunications																				
Amateur radio station	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	17.20.6.240
Telecommunication facility																				17.20.6.250
Concealed facility	C	C	C	C	C	C	C	P	P	P	P	C	P	P	P	C	P	P	P	
Unconcealed facility	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	P	P	P	
Co-located facility	-	-	-	-	-	-	-	P	P	P	P	C	C	C	C	C	P	P	P	
Utilities																				
Utility installation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	
Transportation																				
Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Bus transit terminal	-	-	-	-	-	-	-	-	P	P	P	-	C	C	C	C	P	P	-	
Heli-pad	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	P	P	P	17.20.6.260
Parking lot, principal use	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	
Parking structure	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	-	P	P	P	
Railroad yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Taxi cab dispatch terminal	-	-	-	-	-	-	-	-	P	P	P	-	P	P	-	-	P	P	-	
Contractor Yards																				
Contractor yard, type I	C	-	-	-	-	-	-	-	C	-	-	-	P	P	-	-	P	P	-	17.20.6.270

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Contractor yard, type II	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	17.20.6.280
Industrial/Manufacturing																				
Artisan shop	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	-	
Industrial, heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	
Industrial, light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Industrial park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	17.20.6.290
Light manufacturing and assembly	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	17.20.6.300
Marijuana manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Marijuana testing laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Motor vehicle graveyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	17.20.6.310
Motor vehicle wrecking facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	17.20.6.320

- The use is not permitted in the district

C The use is allowed through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 6 of this chapter, as appropriate

(Ord. 3251 , 2022; Ord. 3249 , 2022; Ord. 3221 , 2020; Ord. 3166, 2017; Ord. 3087, 2012; Ord. 3068, 2011; Ord. 3056, 2010)

Exhibit 20-2. Accessory uses by district

Use	R-1	R-2	R-3	R-5	R-6	R-9	R-10	C-1	C-2	C-3	C-4	C-5	M-1	M-2	PLI	POS	GFIA	I-1	I-2	Special Standards
Accessory living space	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	-	-	-	-	17.20.7.010

Agriculture, livestock	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	17.20.7.080
ATM, exterior	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	17.20.7.020
Bed and breakfast	C	C	C	C	C	C	-	C	-	-	-	P	P	P	-	-	-	-	-	17.20.7.030
Fences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.20.7.040
Gaming, accessory	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	P	P	P	17.20.7.050
Garage, private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	17.20.7.060
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	17.20.7.070
Private stable/barn	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	17.20.7.080
Residence, accessory	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	17.20.7.085
Roadside farmer's market	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.20.7.090
Storage containers	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	P	17.20.7.100
Wind-powered electricity systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.20.7.110

- The use is not permitted in the district

C The use is allowed in the district through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 7 of this chapter, as appropriate

(Ord. 3251 , 2022; Ord. 3249 , 2022; Ord. 3087, 2012; Ord. 3056, 2010; Ord. 3034, 2009)

Exhibit 20-3. Temporary uses by district (see 17.20.8.010 for Special Standards)

Use	R-1	R-2	R-3	R-5	R-6	R-9	R-10	C-1	C-2	C-3	C-4	C-5	M-1	M-2	PLI	POS	GFIA	I-1	I-2	Special Standards
Garage sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	17.20.8.015
Itinerant outdoor sales	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	C	C	-	17.20.8.020
On-site construction office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.20.8.030
On-site real estate sales office	P	P	P	P	P	P	-	-	-	-	-	-	P	P	-	-	-	-	-	17.20.8.040
Outdoor entertainment, temporary	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	P	P	
Sidewalk café	-	-	-	-	-	-	-	P	P	-	P	P	P	P	C	C	-	-	-	17.20.8.050
Sidewalk food vendor	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	17.20.8.060

- The use is not permitted in the district

C The use is allowed in the district through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 8 of this chapter, as appropriate

(Ord. 3251 , 2022; Ord. 3249 , 2022; Ord. 3221 , 2020; Ord. 3056, 2010)