

## CHAPTER 27.14B B-4 CENTRAL BUSINESS

### Sections:

**27.14B.010: Intent.** A business district intended to set apart that portion of the city which forms the center for financial, commercial, governmental, professional, and cultural activities. This district is not intended for general application throughout the planning area. This zoning district would typically be found in areas designated as commercial on the Kalispell Growth Policy Future Land Use Map.

### **27.14B.020: Permitted Uses.**

- (1) Athletic club
- (2) Auto parking - surface
- (3) Bed and breakfast
- (4) Bakery
- (5) Banks and financial institutions
- (6) Barber and beauty services
- (7) Bus station
- (8) Car wash, auto detailing shop
- (9) Catering establishments
- (10) Church
- (11) Community center
- (12) Day care - home (12 or fewer)  
- center (13 or more)
- (13) Dwellings - single family  
- duplex  
- townhouse (2 attached units)  
- multi-family (multi-family dwellings on the second or higher floor are permitted)
- (14) Fairgrounds (public)
- (15) Food bank
- (16) Funeral homes and crematoriums
- (17) Home occupations (refer to Section 27.20.060)
- (18) Hotel, motel
- (19) Jail Facilities (public)
- (20) Police and fire stations
- (21) Libraries, museums, and similar cultural facilities
- (22) Laundromats or dry cleaners
- (23) Media (newspaper, radio, TV)
- (24) Media, towers, and facilities (accessory)
- (25) Microbreweries, wineries, distilleries, and tasting rooms
- (26) Office - professional/governmental  
- medical with limited overnight stay

- (27) Parks
- (28) Pack and ship shops
- (29) Photographic studio
- (30) Post office
- (31) Print and copy shops
- (32) Recreation area, indoor
- (33) Repair shops (clothing, electronics)
- (34) Restaurants
- (35) Retail business
- (36) Schools – K-12 (public)
  - post secondary (public)
  - commercial
- (37) Safe houses
- (38) Tattoo parlors
- (39) Theaters
- (40) Veterinary clinic - small animals

**27.14B.030: Uses Which May Be Permitted By Conditional Use Permit.**

- (1) Assembly halls/stadiums/convention hall facilities (includes public fair grounds, auditoriums, and racetracks)
- (2) Auto (RV, boat, motorcycle) sales and/or repair
- (3) Auto parking - structure
- (4) Auto service station
- (5) Bars, taverns, and clubs (Administrative CUP)
- (6) Casino-accessory (refer to Section 27.34.040)
- (7) Dwellings - townhouse (3 or more attached units)
  - multi-family
- (8) Group home - 8 or fewer persons
  - 9 or more persons
- (9) Homeless shelters
- (10) Residential care home or facility
- (11) Utilities (primary distribution site)

**27.14B.040: Property Development Standards.**

- (1) Minimum Lot Area: N/A
- (2) Minimum Lot Width (ft): N/A
- (3) Minimum Yards (ft):
  - Front Yard - N/A
  - Side Yard - N/A
  - Side Corner - N/A
  - Rear Yard - N/A
  - Attached Garage (Front/Side Corner) - 20
  - Accessory Structures – See Section 27.20.020

- (4) Maximum Building Height (ft): 60 (unlimited with Conditional Use Permit)
- (5) Permitted Lot Coverage (%): N/A
- (6) Off-Street Parking (refer to Chapter 27.24)
- (7) Fences (see Section 27.22.040)
  - Maximum Fence Heights (ft):
    - Front - 4
    - Side - 6.5
    - Rear - 6.5
    - Side corner - 6.5
- (8) Signs (refer to Chapter 27.22)