

515 RESERVE STREET

SUITE 3 MISSOULA, MT 59804

1,702 Leasable SF
\$18.00 PSF/ Annually
NNN: \$9.09 PSF/ Annually



DETAILED INFORMATION PACKET

**JULIE GARDNER AND
PETER LAMBROS**
406-532-9233
JULIEGARDNERPROPERTIES.COM



MEET OUR TEAM



INTRODUCTION

Peter Lambros has worked in Commercial Real Estate for over 25 years. With experience in development, leasing, and sales, his depth and breadth of knowledge informs every negotiation he enters, while years working next to his father and uncle inform his commitment to integrity and professionalism. Julie Gardner transitioned from practicing real estate law to join Peter in 2016. With Julie's background and experience, the team is uniquely positioned to offer their clients the most comprehensive real estate advising available. Additionally, Karly Golden, CPA, provides invaluable analysis for the team's clients, and Lauren Crandall, Realtor®, works tirelessly to see that every detail of each transaction is handled in a timely and professional manner.

TABLE OF CONTENTS (CLICKABLE)

- 1. PROPERTY DESCRIPTION**
- 2. PHOTOS**
- 3. FLOOR PLAN**
- 4. BUILDING ECONOMICS**
- 5. CAMA**
- 6. TAXES**
- 7. MAPS**
- 8. ZONING**

515 RESERVE STREET

SUITE 3 MISSOULA, MT 59804

PROPERTY INFORMATION

**JULIE GARDNER AND
PETER LAMBROS**
406-532-9233
JULIEGARDNERPROPERTIES.COM

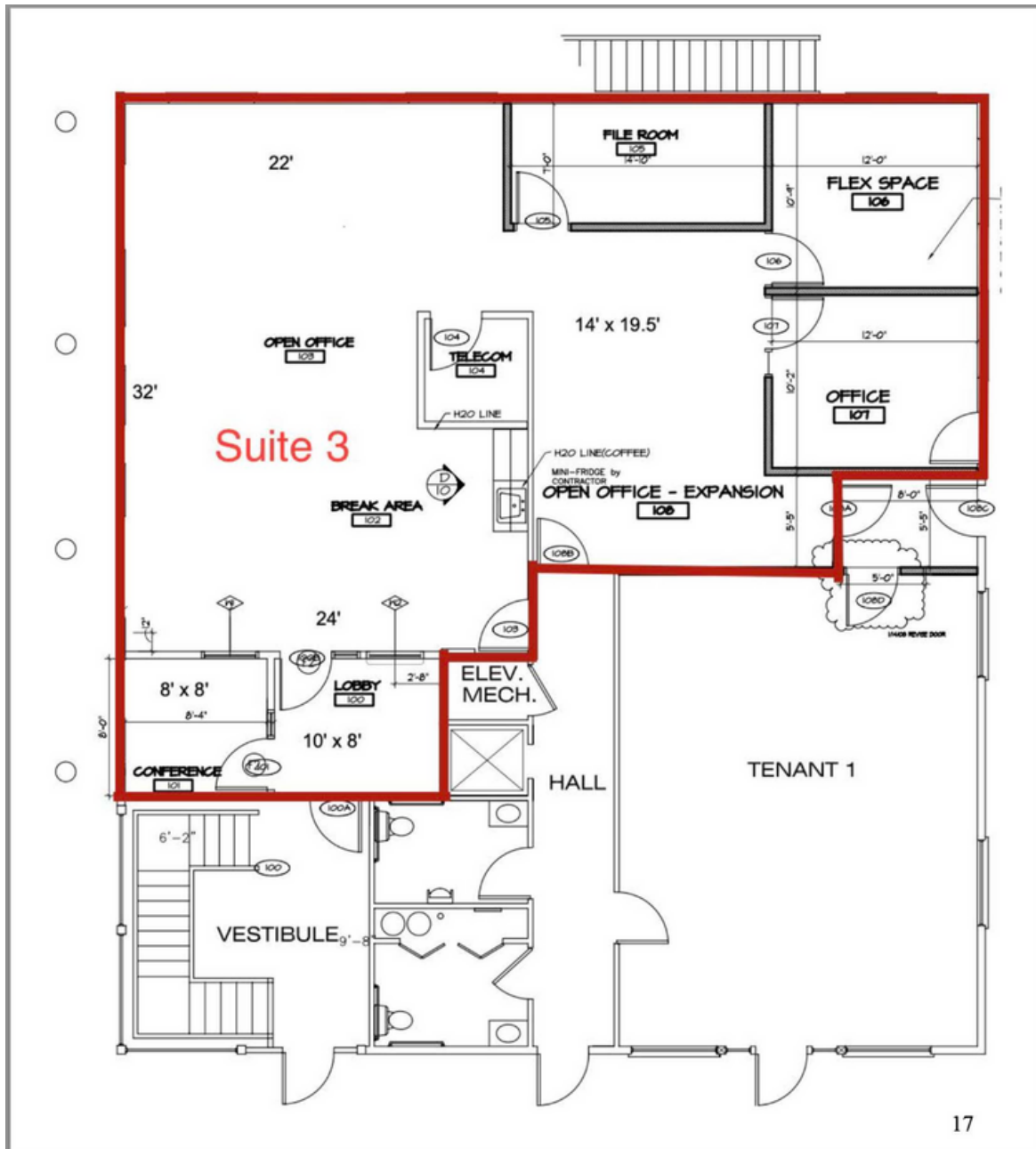
PROPERTY DESCRIPTION

Contemporary, professional office space available on South Reserve Street in Missoula. Built in 2000, this multi-tenant building was designed for high-visibility using contemporary architecture and a stunning color palette. Located at the high-traffic corner of S. Reserve and 3rd Street West in Missoula, the building is easy to find and the traffic light makes ingress and egress from the building convenient. The building has been meticulously maintained by the local ownership since it was constructed, most recently receiving upgrades to the exterior stucco siding. There are three office suites currently available in the building. Suite 3, located on the ground level, is a 1,702 sqft office space most recently used as a chiropractic office. The suite includes a lobby and conference room, large, open work area and break area, production area, two private offices and a file room. Suites 4 & 5 are located on the second level of the building, currently accessed via the impressive, glass-enclosed common staircase. The building includes a lift shaft, so if a lift is required, the ownership is open to considering the addition with acceptable lease terms. The total available space on the second level is 3,322 sqft which was most recently occupied by a single Tenant. Suites 4 and 5 can also be leased separately. Suite 4 is the larger of these spaces with 6 private offices, a kitchen and a loft that includes a large collaborative work space and a conference room. Suite 5 has 1,056 square feet of mostly open space and an enclosed conference room. This open space floods with light from the large windows. Shared parking adjacent to the building is provided and the Landlord will consider interior paint and flooring allowance based on lease terms. To schedule a showing, or for more information, please contact Julie Gardner at (406) 532-9233 or your Real Estate Professional.

PROPERTY PHOTOS



FLOOR PLAN



BUILDING ECONOMICS

515 RESERVE STREET

MISSOULA, MT 59804, SUITE 3

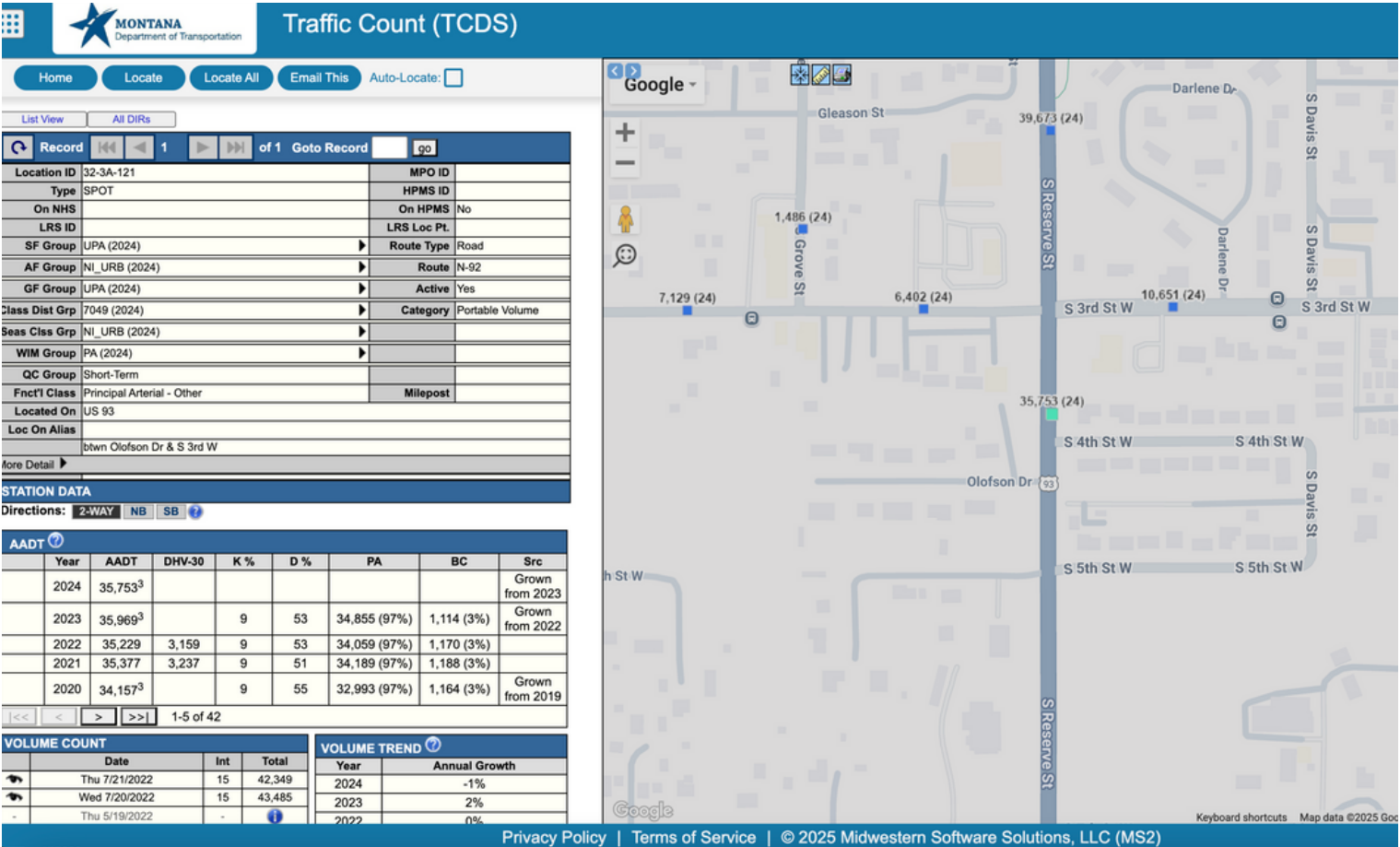
Square Feet: 1,702

PSF:

Cleaning:	\$ 0.08
General Repairs/Maintenance:	\$ 1.71
Management Fees:	\$ 0.19
Electricity:	\$ 0.08
Water/Storm Water/Sewer:	\$ 0.13
Garbage/Recycling:	\$ 0.19
Real Estate Taxes:	\$ 4.12
Property Insurance:	\$ 0.53
Reserves @ 10% of Gross Rents:	\$ 1.80
CPA:	\$ 0.26

TOTAL: \$ 9.09

BUILDING ECONOMICS



515 RESERVE STREET

SUITE 3 MISSOULA, MT 59804

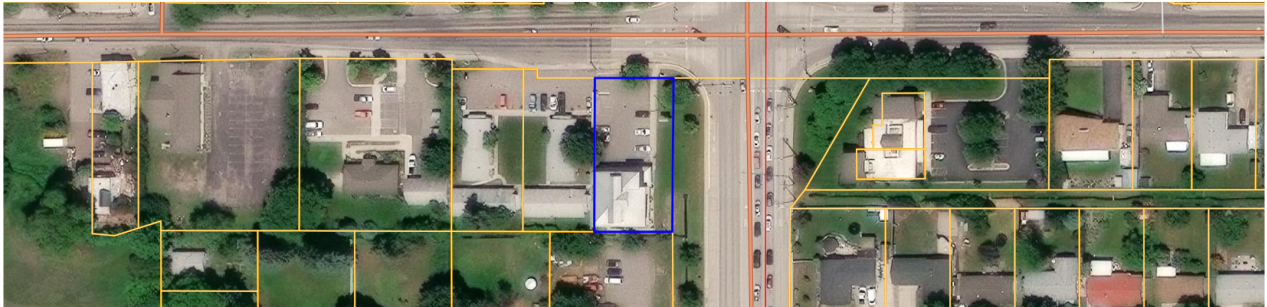
CAMA

**JULIE GARDNER AND
PETER LAMBROS**
406-532-9233
JULIEGARDNERPROPERTIES.COM



Tax Year: 2024

Scale: 1:1395.83 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-19-4-07-07-0000	Assessment Code: 0003243904
Primary Owner: ADISON LLC 5668 LICHENSTONE LN FLORENCE, MT 59833-6548 Note: See Owners section for all owners	Property Address: 515 S RESERVE ST MISSOULA, MT 59801
Certificate of Survey: 4780	Legal Description: S19, T13 N, R19 W, C.O.S. 4780, PARCEL A-R, ACRES 0.33
Last Modified: 9/28/2024 17:21:7 PM	

General Property Information

Neighborhood: 204.808	Property Type: Improved Property
Living Units: 0	Levy District: 04-0583-1-1
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Cadastral Property Report

Tax Year: 2024

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.33	390286

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
2/1/2022	1072	185	2/28/2022		Quit Claim Deed
12/30/2019	1024	522	1/9/2020		Quit Claim Deed
5/26/2006	0775	00170	N/A		
5/26/2006	0775	00171	N/A		
3/23/2006	775	173	5/26/2006		Trust Deed
4/28/2004	0731	00170	N/A		
3/14/2002	0678	01140	N/A		
8/27/1998	0553	00421	N/A		

Owners

Party #1

Default Information:	ADISON LLC 5668 LICHENSTONE LN FLORENCE, MT 59833-6548
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	6/22/2022 15:25:36 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	390286	923014	1313300	INCOME
2023	390286	923014	1313300	INCOME
2022	390286	720914	1111200	INCOME

Cadastral Property Report

Tax Year: 2024

Market Land

Market Land Item #1

Method: Sqft	Type: Category 1
Width: n/a	Depth: n/a
Square Feet: 14375	Acres: n/a
Class Code: 2207	Value: 390286

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 1999
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 7650	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1		353 - Office Building, Low Rise (1 to 4 stories)	1	1999

Tax Year: 2024

Existing Building #1

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: G
Year Built: 1999	Year Remodeled: 2000
Class Code: 3507	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 03 Use Type: 053 - Office				Level To: 03			
Dimensions Area: 978 Use SK Area: 1				Perimeter: 176 Wall Height: 9			
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal				Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 2-Hot Water or Steam Plumbing: 2-Normal Functional Utility: 3-Normal			
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Interior/Exterior Data #2

Level From: 02 Use Type: 053 - Office				Level To: 02			
Dimensions Area: 3020 Use SK Area: 1				Perimeter: 222 Wall Height: 10			
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal				Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 2-Hot Water or Steam Plumbing: 2-Normal Functional Utility: 3-Normal			
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Interior/Exterior Data #3

Level From: 01 Use Type: 053 - Office				Level To: 01			
Dimensions Area: 2856 Use SK Area: 1				Perimeter: 214 Wall Height: 11			
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal				Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 2-Hot Water or Steam Plumbing: 2-Normal Functional Utility: 3-Normal			
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Cadastral Property Report

Tax Year: 2024

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
-------------	-------	---------	-------	-------	----------	------

Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

Disclaimer

The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes. The MSL provides these data in good faith and in no event, shall be liable for any incorrect results or analysis, any lost profits and special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data or the services provided. The MSL makes these data and services available as a convenience to the public, and for no other purpose. The MSL reserves the right to change or revise published data and/or services at any time.

515 RESERVE STREET

SUITE 3 MISSOULA, MT 59804

TAXES

**JULIE GARDNER AND
PETER LAMBROS**
406-532-9233
JULIEGARDNERPROPERTIES.COM





Missoula county

Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

PayTaxes

Help

Parcel Number: 3243904

Status: Paid

Receipt: 24385

2024 Owner(s):
ADISON LLC

Mailing Address:

5668 LICHENSTONE LN
FLORENCE, MT 598336548

Levy District:

1.1, DISTRICT 1.1

Tax Comparison

2024 Value:

Market: \$1,313,300
Taxable: \$24,821

Detail

2024 Taxes:

First Half:	\$11,671.39	Due: 12/2/2024
Second Half:	\$11,659.37	Due: 6/2/2025
Total:	\$23,330.76	

Show Current Tax Bill

Detail

View Pie Charts

2024 Payments:

First Half:	\$11,671.39
Second Half:	\$11,659.37
Total:	\$23,330.76

(May include penalty & interest)

2024 Legal Records:

Geo Code: 04-2200-19-4-07-07-0000 **Deed Book:** 1072 **Page:** 185 **Date:** 2022-02-01

Property address: 515 S RESERVE ST, MISSOULA MT 59801

TRS: T13 N, R19 W, Sec. 19

Legal: S19, T13 N, R19 W, C.O.S. 4780, PARCEL
A-R, ACRES 0.33

Acres: 0.33

COS: 4780

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 01/16/2025 10:00 AM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



Missoula county

Shopping Cart: 0 items [\$0.00] 

 **New Search**

 **Detail**

 **Help**

Parcel Number: 3243904

Status: Paid

Type: RE

Owner: ADISON LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2024	3243904	2207	Commercial City/Town Lots	\$390,286	\$7,376
2024	3243904	3507	Improvements on Commercial City/Town Lots	\$923,014	\$17,445

Current Market Value: \$1,313,300

Current Taxable Value: \$24,821

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 01/16/2025 10:00 AM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.





Missoula county

Shopping Cart: 0 items [\$0.00] 



New Search



Detail



Payoff



Help

Parcel Number: 3243904

Status: Paid

Type: RE

Owner: ADISON LLC

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2024	24385	10/12/2024	\$23,330.76	12/11/2024 12/11/2024	\$11,671.39 \$11,659.37	
2023	24868	10/29/2023	\$21,572.47	12/13/2023 12/13/2023	\$10,792.24 \$10,780.23	
2023	74653	03/16/2024	\$429.41	4/16/2024	\$0.00 \$429.41	
2022	23889	10/15/2022	\$21,036.94	2/28/2023 6/6/2023	\$10,994.48 \$10,737.12	
2021	25475	10/09/2021	\$19,977.20	12/6/2021 6/1/2022	\$9,994.61 \$9,982.59	
2020	25487	10/15/2020	\$18,582.28	12/3/2020 6/9/2021	\$9,297.14 \$9,285.14	
2019	25931	10/14/2019	\$18,520.87	12/4/2019 6/9/2020	\$9,266.43 \$9,254.44	

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 01/16/2025 10:00 AM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



Missoula county

Shopping Cart: 0 items [\$0.00]



New Search



Detail



View Pie Charts



Help

Tax Year: 2024 **Parcel Number:** 3243904

Status: Paid

Type: RE

Owner: ADISON LLC

2024 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
24385	City	CITY OF MSLA GEN FUND	\$3,006.32	\$3,006.32
24385	City	CPRK CITY PARK DIST.	\$582.50	\$582.50
24385	City	CRD CITY ROAD DIST.	\$592.50	\$592.50
24385	County	FT MSLA PARKS OPEN SPACE	\$93.33	\$93.32
24385	County	ROSP COUNTY OPEN SPACE	\$13.41	\$13.40
24385	County	CO. WEED CONTROL	\$24.82	\$24.82
24385	County	CO. AGING SERVICES	\$62.05	\$62.05
24385	County	COUNTY PUBLIC WORKS BRIDGES	\$33.26	\$33.26
24385	County	CAPITAL IMPROVEMENTS	\$51.75	\$51.75
24385	County	COUNTY SEARCH & RESCUE	\$2.73	\$2.73
24385	County	CO. SUBSTANCE ABUSE PREVENT	\$12.78	\$12.78
24385	County	COUNTY TECH FUND	\$52.87	\$52.87
24385	County	COMMUNITY & PLANNING SVC	\$48.77	\$48.77
24385	County	COMMUNITY ASSISTANCE FUND	\$28.92	\$28.92
24385	County	COUNTY COMMUNITY DAYCARE	\$2.36	\$2.36
24385	County	DETENTION CENTER	\$358.66	\$358.66
24385	County	DISTRICT COURT	\$23.46	\$23.46
24385	County	ELECTIONS CENTER	\$18.86	\$18.86
24385	County	COUNTY EXTENSION SERVICE	\$18.12	\$18.12
24385	County	COUNTY FAIR	\$23.46	\$23.46
24385	County	COUNTY GENERAL FUND	\$551.90	\$551.89
24385	County	GRANTS AND COMMUNITY SERVICES	\$26.68	\$26.68
24385	County	JUDGEMENT LEVY 2019	\$9.06	\$9.06
24385	County	JUDGEMENT LEVY 2022	\$27.55	\$27.55
24385	County	COUNTY LIBRARY	\$110.83	\$110.83
24385	County	LIBRARY GO BONDS	\$71.24	\$71.24
24385	County	LTGO 2017 BONDS	\$7.32	\$7.32
24385	County	COUNTY MENTAL HEALTH TREAT.	\$3.85	\$3.85

24385	County	COUNTY HISTORICAL MUSEUM	\$24.82	\$24.82
24385	County	COUNTY PARKS & REC	\$39.59	\$39.59
24385	County	CO.PERMISSIVE MEDICAL LEVY	\$138.13	\$138.13
24385	County	CO PERMISSIVE SRS RETIREMENT	\$63.42	\$63.42
24385	County	COUNTY/CITY PLANNING	\$23.83	\$23.83
24385	County	COUNTY PROP & LIAB. INS.	\$42.94	\$42.94
24385	County	COUNTY PUBLIC SAFETY FUND	\$276.63	\$276.63
24385	County	RELATIONSHIP VIOLENCE SERVICES	\$25.32	\$25.32
24385	Local School	RETIREMENT-ELEMENTARY	\$182.43	\$182.43
24385	Local School	RETIREMENT-HIGH SCHOOL	\$90.60	\$90.60
24385	Local School	101 MSLA ELEM GEN	\$895.79	\$895.79
24385	Local School	110 MSLA ELEM TRANS	\$406.57	\$406.57
24385	Local School	113 MSLA ELEM TUITION	\$126.09	\$126.09
24385	Local School	117 MSLA ELEM ADULT ED	\$11.54	\$11.54
24385	Local School	128 MSLA ELEM TECH	\$58.58	\$58.58
24385	Local School	129 MSLA ELEM FLEX FD	\$24.94	\$24.94
24385	Local School	150 MSLA ELEM DEBT	\$376.53	\$376.53
24385	Local School	161 MSLA ELEM BUILD RES	\$174.00	\$174.00
24385	Local School	201 MCHS GEN FUND	\$428.78	\$428.78
24385	Local School	210 MCHS TRANSPORTATION	\$85.14	\$85.14
24385	Local School	213 MCHS TUITION	\$39.96	\$39.96
24385	Local School	217 MCHS ADULT ED	\$23.70	\$23.70
24385	Local School	228 MCHS TECHNOLOGY	\$28.05	\$28.05
24385	Local School	250 MCHS DEBT SERVICE	\$161.46	\$161.46
24385	Local School	261 MCHS BUILDING RESERVE	\$36.73	\$36.73
24385	Local School	TRANSPORTATION- HS/ELEMENTARY	\$27.80	\$27.80
24385	Special Districts	SOC SOIL CONSERV. DIST.	\$12.91	\$12.90
24385	Special Districts	WQD WATER QUAL DIST.	\$11.98	\$0.00
24385	Special Districts	MISSOULA IRRIGATION DISTR	\$17.00	\$17.00
24385	Special Districts	MSLA URBAN TRANS DIST	\$684.69	\$684.69
24385	State School	STATE HS EQUALIZATION	\$273.03	\$273.03
24385	State School	STATE ELEM EQUALIZATION	\$409.55	\$409.55
24385	State School	STATE UNIVERSITY MILLAGE	\$74.46	\$74.46
24385	State School	STATE VO-TECH MILLAGE	\$18.62	\$18.62
24385	State School	STATE SCHOOL FOUNDATION EQUAL.	\$496.42	\$496.42

1st Half Total: \$11,671.39
2nd Half Total: \$11,659.37
Total Tax: \$23,330.76

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 01/16/2025 10:00 AM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.

515 RESERVE STREET

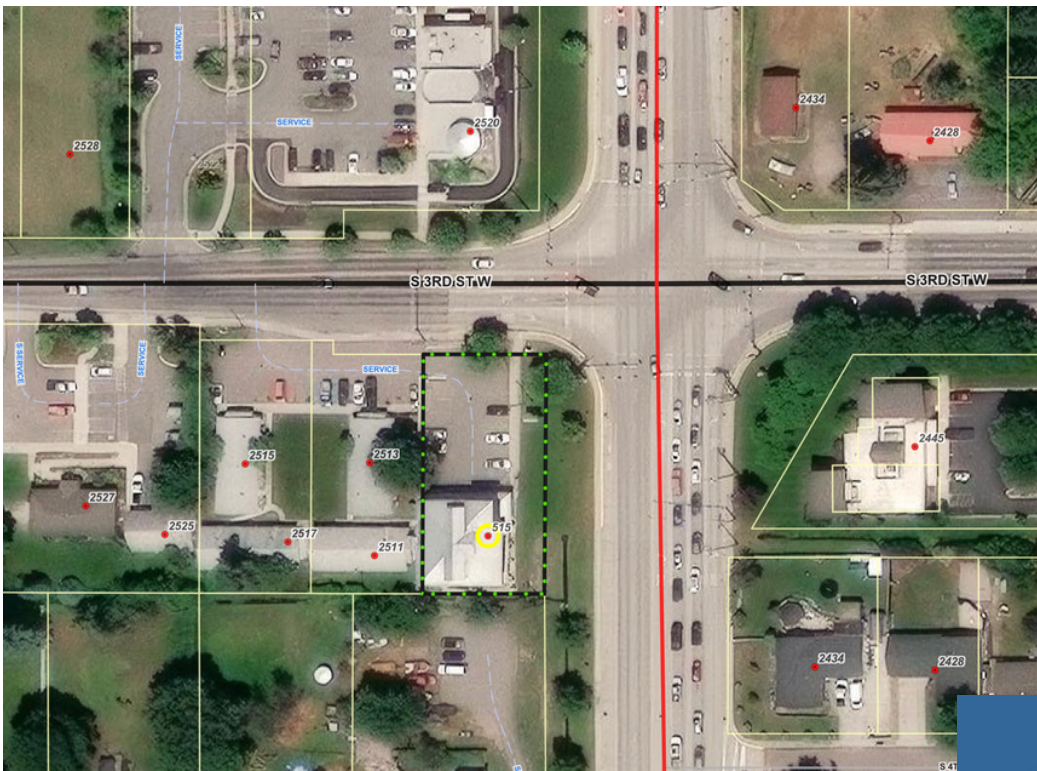
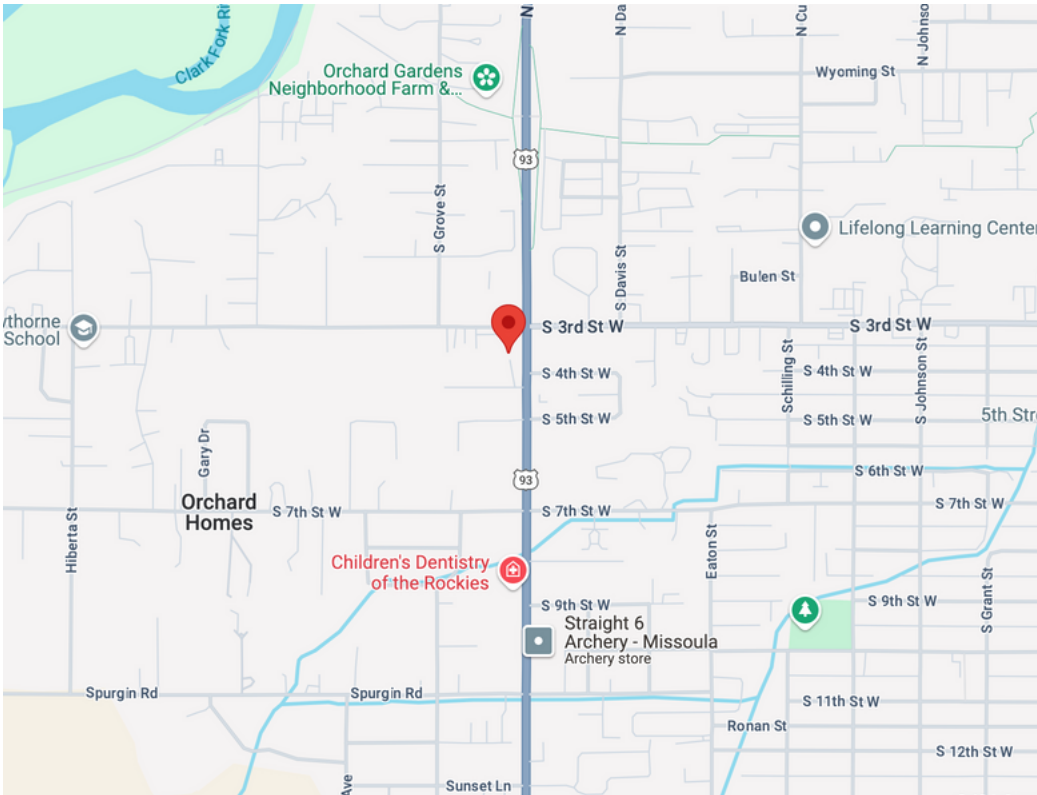
SUITE 3 MISSOULA, MT 59804

MAPS

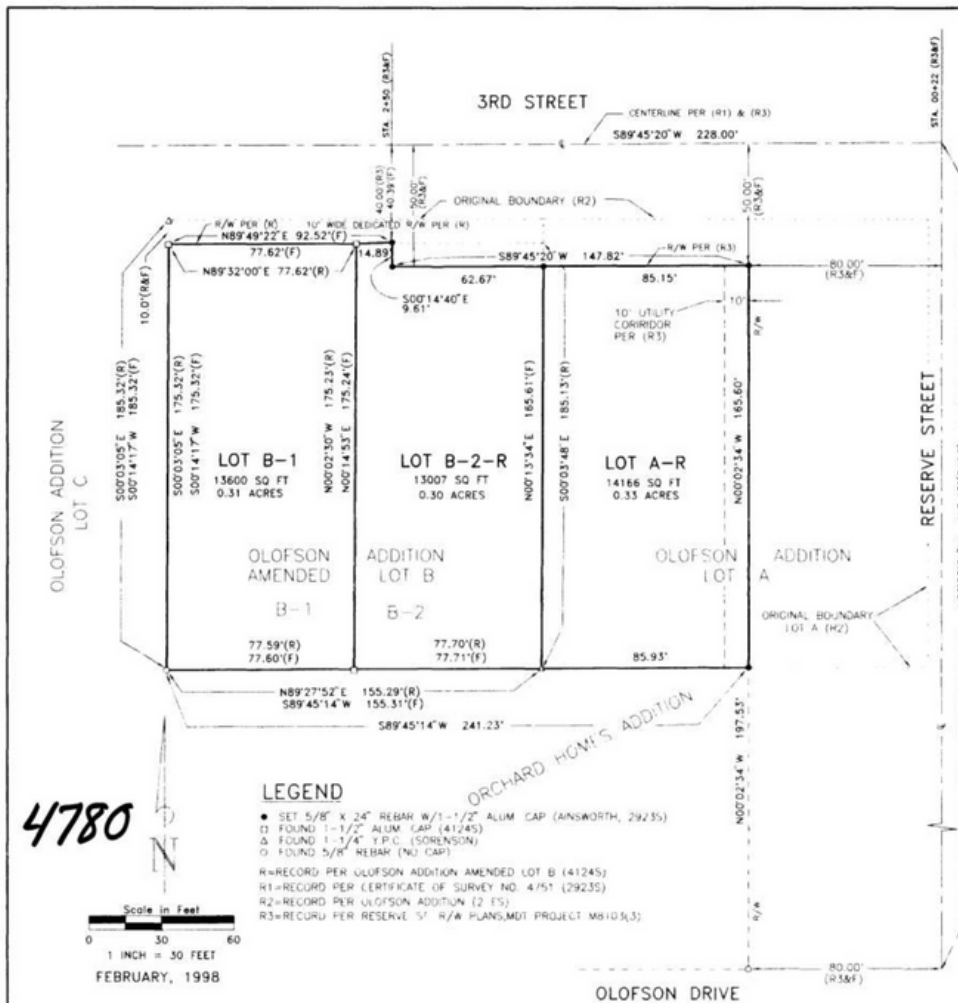
**JULIE GARDNER AND
PETER LAMBROS**
406-532-9233
JULIEGARDNERPROPERTIES.COM



MAPS



MAPS



CERTIFICATE OF SURVEY

TO SHOW THE RETRACEMENT OF EXISTING LOTS, LOCATED IN THE SE1/4 SEC. 19, T.13N., R.19W., P.M., M., MISSOULA CO. MT.

PERIMETER LEGAL DESCRIPTION

All of Lot B-1 and a portion of Lot B-2, Olofson Addition, Amended Lot B, a subdivision of Missoula County, together with a portion of Lot A, Olofson Addition, a subdivision of Missoula County, all located in the Southeast one-quarter (SE1/4) of Section 19, T13N., R19W., Principal Meridian, Montana, Missoula County, Montana, and being more particularly described as follows:

Beginning at the northwest corner of Lot B-1, Olofson Addition, Amended Lot B, a subdivision of Missoula County, said point being the True Point of Beginning; thence the following three courses along the south right-of-way of Third Street: N89°49'22"E, 92.52 feet, thence S00°14'40"E, 9.61 feet, thence N89°45'20"E, 147.82 feet to a point on the west right-of-way of Reserve Street; thence along said west right-of-way, S00°02'34"E, 165.60 feet to a point on the south boundary of said Lot A, Olofson Addition; thence along said south boundary, and along the south boundary of said Lot B-1 and Lot B-2, Olofson Addition, Amended Lot B, S89°45'14"W, 241.23 feet to the southwest corner of said Lot B-1; thence along the west boundary of said Lot B-1, N00°14'17"E, 175.32 feet to the TRUE POINT OF BEGINNING.

Containing 0.94 acres more or less, being subject to all easements or rights-of-way as shown, existing, apparent or of record, and all according to Certificate of Survey No.

LEGAL DESCRIPTIONS

LOT B-1. OLOFSON ADDITION, AMENDED LOT B, according to the official recorded plat thereof, LESS & EXCEPTING those portions conveyed to the State of Montana for highway purposes (Montana State Highway Project No. M 8103(3)) Located in and being a portion of the Southeast one-quarter (SE1/4) of Section 19, T13N., R19W., Principal Meridian, Montana, Missoula County, Montana, containing 13,600 Square Feet, (0.31 acres) more or less, and being subject to all easements or rights-of-way as shown, existing, apparent or of record.

LOT B-2-R. Lot B-2, Olofson Addition, Amended Lot B, according to the official recorded plat thereof, LESS & EXCEPTING those portions conveyed to the State of Montana for highway purposes (Montana State Highway Project No. M 8103(3)) Located in and being a portion of the Southeast one-quarter (SE1/4) of Section 19, T13N., R19W., Principal Meridian, Montana, Missoula County, Montana, containing 13,007 Square Feet, (0.30 acres) more or less, being subject to all easements or rights-of-way as shown, existing, apparent or of record, and according to Certificate of Survey No.

LOT A-R. Lot A, Olofson Addition, according to the official recorded plat thereof, LESS & EXCEPTING those portions conveyed to the State of Montana for highway purposes (Montana State Highway Project No. M 8103(3)) Located in and being a portion of the Southeast one-quarter (SE1/4) of Section 19, T13N., R19W., Principal Meridian, Montana, Missoula County, Montana, containing 14,166 Square Feet, (0.33 acres) more or less, being subject to all easements or rights-of-way as shown, existing, apparent or of record, and according to Certificate of Survey No.

SURVEYOR'S CERTIFICATION

I hereby certify that the attached Certificate of Survey represents a survey made under my supervision, and substantially completed on the date shown hereon.

Richard A. Ainsworth, Registered Land Surveyor
Montana Registration No. 29235

FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY GRANTED BY:

Missoula County Surveyor
Missoula City-County Health Department

PURPOSE OF SURVEY

This survey was prepared pursuant to Section 76-3-404, M.C.A., to show the retracement of existing parcels, and no division of land is hereby created.

1/4 SEC.	T.	R.
19	13N	19W

SAC # 2271

9406371

Sheet 1 of 1
Missoula County, Montana
Certificate of Survey No. 4780

I received and filed this instrument for record on the 23 day of MAR 19 98 at 8:40 o'clock A.M. permanent files of Missoula County, State of Montana. Witness my hand.
Vicki M. Zerk, County Recorder
By *William R. O'Neil*, Deputy
Tax fee \$50.00

HO 5472

PROFESSIONAL CONSULTANTS INCORPORATED
ENGINEERING PLANNING & SURVEYING
315 RUSSELL ST. P.O. BOX 1750
MISSOULA, MONTANA 59806
(406) 728-1800 FAX (406) 728-0276

OWNERS
EAGLE WATCH INVESTMENTS, INC.

PREPARED AT THE REQUEST OF: PETER BOUMA
PCI PROJECT NO. 5782-97 273-80

515 RESERVE STREET

SUITE 3 MISSOULA, MT 59804

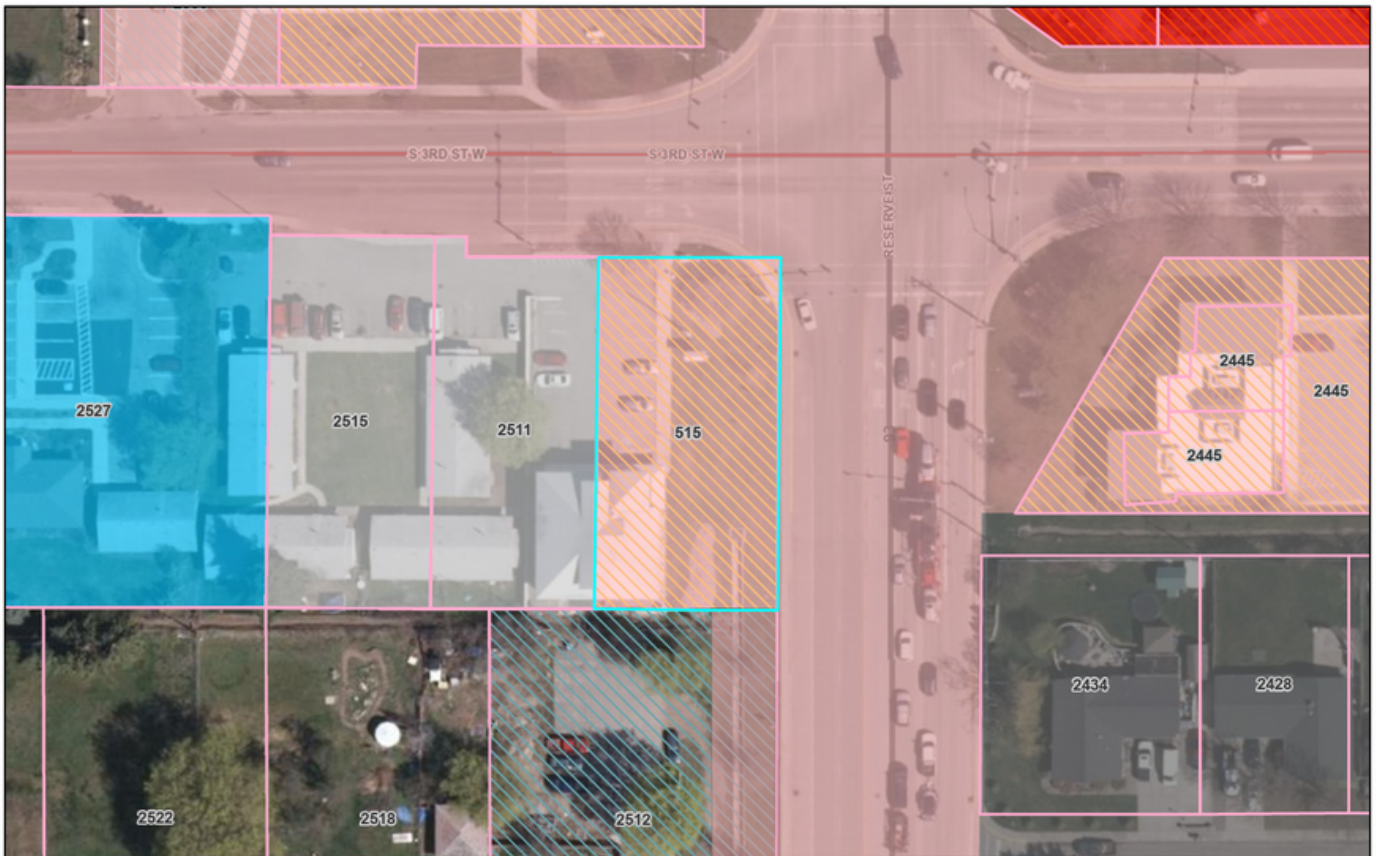
ZONING

**JULIE GARDNER AND
PETER LAMBROS**
406-532-9233
JULIEGARDNERPROPERTIES.COM

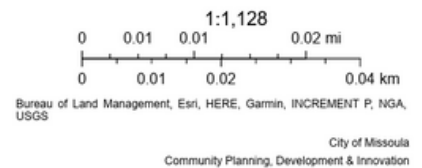


ZONING

City of Missoula: What's My Zoning



2/5/2025, 4:43:02 PM



Subject: RE: Zoning - 515 S Reserve Street
From: Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>
Date: 1/29/25, 11:55 AM
To: Julie Gardner <juliegardnerproperties@gmail.com>

Hi Shawn,

515 Reserve St is zoned C1-2 with a [Design Excellence Overlay – Corridor Typology 4 – Node](#).

Title 20, Zoning Code, can be accessed online through Municode. Here are the relevant code sections for this parcel's zoning.

[Section 20.25.082.E](#) – Design Excellence
[Section 20.10.020](#) – Business and Commercial Districts

Best,

Zoe Walters | Zoning Desk
Community Planning, Development & Innovation

Contact Information:
(406) 552-6625 | zoningdesk@ci.missoula.mt.us
435 Ryman St. Missoula, MT 59802
Office Hours: 10am - 2pm, Monday - Friday

Websites & Resources:

Missoula Title 20	Visit our Zoning Code
City “What’s My Zoning”	Visit our map of Zoning, Land Use, Overlays, & Floodplain
County Property Information	Visit the County’s map of Zoning & Tax Data
Accela Citizen Access	Visit our search portal for Records, Permits, and Licenses
Our Missoula	Visit our City Growth Policy, a Long-Range Land Use Plan
Fees, Forms & Applications	Visit the City’s cache of Zoning and Land Use Permit Applications

From: Julie Gardner <juliegardnerproperties@gmail.com>
Sent: Tuesday, January 28, 2025 4:39 PM
To: Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>
Subject: Zoning – 515 S Reserve Street

Hi Zoner,

Can you please tell me what the zoning is for 515 S Reserve Street, Missoula, MT 59804? Would you also mind providing me with a pdf attachment that contains the appropriate zoning pages, please?

Thank you so much for your help!

–Shawn

--

20.10.010 - General

A. Districts**1. List**

The city's business and commercial zoning districts are listed below. When this zoning ordinance refers to "business," "B," "commercial" or "C" zoning districts, it is referring to these districts.

Map Symbol	District Name
B1	Neighborhood Business
B2	Community Business
B3	Business Mixed-Use
C1	Neighborhood Commercial
C2	Community Commercial
CBD	Central Business District

2. Deciphering the District Names and Map Symbols

The B and C district names and map symbols shown above provide only a general, relative indication of the types and scale of uses allowed within respective B and C districts. On the zoning map these districts include at least one other essential information component: an intensity designator, which is identified by a dash and a numeral following the initial letter-number combination, as in B2-2 (B2 dash 2). The intensity designator establishes the allowable intensity of development and applicable parcel and building standards.

B. Purposes

Missoula's business and commercial zoning districts are primarily intended to accommodate and promote neighborhood and community-serving business and commercial uses (e.g., retail, service, office), as well as mixed-use development consisting of business uses and residential uses in the same building or on the same site. Encouraging true mixed-use development can help reduce vehicle travel demand and provide increased housing choice and transit-oriented densities.

(Ord. [3586](#), 2016; Ord. [3439](#), 2010; Ord. [3410](#), 2009)

20.10.020 - Allowed Uses

A. **Use Table**

Uses are allowed in B and C zoning districts in accordance with Table 20.10-1, below.

B. **Use Classification System**

For the purpose of this zoning ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in [Chapter 20.105](#). Uses are identified in the first column of Table 20.10-1.

C. **Permitted Uses**

Uses identified with a "P" in Table 20.10-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

D. **Conditional Uses**

Uses identified with a "C" in Table 20.10-1 may be allowed if reviewed and approved in accordance with the conditional use procedures of [20.85.070](#). Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

E. **Prohibited Uses**

Uses identified with a "-" are expressly prohibited.

F. **Use Standards**

The "use standards" column of Table 20.10-1 identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.

Table 20.10-1 Uses Allowed in Business and Commercial Districts

Use Category ^L specific use type	B1	B2	B3	C1	C2	CBD	Standards
RESIDENTIAL							
Household Living							
^L In <u>Vertical Mixed-use Building</u>	P	P	P	P	P	P	

↳ In <u>Single-purpose Residential Building</u>	P	P	P	P	P	P	
↳ In <u>Mixed-use Building</u>	P	P	P	P	P	P	
Group Living (except as noted below)	P	P	P	P	P	P	<u>20.40.070</u>
↳ Community Residential Facility (8 or fewer)	P	P	P	P	P	P	
↳ Community Residential Facility (9+)	P	P	P	P	P	P	<u>20.40.070</u>
↳ Health Care Facility	P	P	P	P	P	P	
PUBLIC/CIVIC							
Fraternal Organization	-	P	P	P	P	P	
College/University	P	P	P	P	P	P	
Day Care (except as noted below)	P	P	P	P	P	P	
↳ Day Care Center (16+)	P	P	P	P	P	P	
Emergency Homeless Shelter	C	C	C	P	P	C	<u>20.40.045</u>
Hospital	-	C	C	P	P	P	
Library/Cultural Exhibit	P	P	P	P	P	P	
Meal Center	C	C	C	P	P	C	<u>20.40.085</u>
Park/Recreation	P	P	P	P	P	P	
Preschool (except as noted below)	P	P	P	P	P	P	
↳ Preschool Center (13+)	P	P	P	P	P	P	

Religious Assembly	P	P	P	P	P	P	
Safety Services	P	P	P	P	P	P	
School	P	P	P	P	P	P	
Utilities and Services							
^L Minor	P	P	P	P	P	P	
^L Major	C	C	C	C	C	C	
COMMERCIAL							
Animal Services							
^L Sales and Grooming	P	P	P	P	P	P	<u>20.40.020</u>
^L Shelter or Boarding Kennel	-	-	-	P	P	C	
^L Veterinary	P	P	P	P	P	P	
Artist Work or Sales Space	P	P	P	P	P	P	<u>20.40.170</u>
Building Maintenance Service	-	C	C	P	P	C	
Business Equipment Sales and Service	P	P	P	P	P	P	<u>20.40.170</u>
Business Support Service	-	P	P	P	P	P	<u>20.40.170</u>
Communication Service Establishments	-	P	P	P	P	P	<u>20.40.170</u>
Construction Sales and Service	-	-	-	P	P	-	
Day Labor Employment Agency	-	-	-	P	P	P	<u>20.40.170</u>

Eating and Drinking Establishments							
^L Restaurant	P	P	P	P	P	P	<u>20.40.170</u>
^L Tavern or Nightclub	-	C	C	C	P	P	<u>20.40.040</u> <u>20.40.170</u>
Enterprise Commercial Use	-	-	-	P	P	P	<u>20.40.050</u>
Entertainment and Spectator Sports							
^L Small Venue	-	P	P	P	P	P	
^L Medium Venue	-	-	-	P	P	P	
^L Large Venue	-	-	-	P	P	P	
Financial Services (except as noted below)	-	P	P	P	P	P	<u>20.40.170</u>
^L Check cashing/loan service	-	-	-	P	P	-	<u>20.40.170</u>
^L Pawn Shop	-	-	-	-	P	P	<u>20.40.170</u>
Food and Beverage Retail Sales	P	P	P	P	P	P	<u>20.40.170</u>
Funeral and Interment Services							
^L Cemetery/Columbarium/Mausoleum	-	-	-	-	-	-	
^L Cremating	-	-	-	-	-	-	
^L Undertaking	-	P	P	P	P	-	
Gasoline and Fuel Sales (except as noted below)	-	-	-	C	C	C	<u>20.40.060</u>

^L Truck Stop/Travel Plaza	-	-	-	C	C	-	<u>20.40.150</u>
Lodging							
^L Bed and Breakfast	P	P	P	P	P	P	<u>20.40.030</u> <u>20.40.170</u>
^L Hostel	-	-	P	P	P	P	<u>20.40.170</u>
^L Hotel/Motel	-	-	-	P	P	P	<u>20.40.170</u>
^L Recreational Vehicle Park	-	-	-	-	-	-	
^L Tourist Homes	P	P	P	P	P	P	<u>20.40.135</u>
Office							
^L Administrative, Professional or General Office	P	P	P	P	P	P	<u>20.40.170</u>
^L Medical Office	P	P	P	P	P	P	<u>20.40.170</u>
Parking, Non-Accessory	-	C	C	P	P	P	
Personal Improvement Service	P	P	P	P	P	P	<u>20.40.170</u>
Repair or Laundry Service, Consumer	P	P	P	P	P	P	<u>20.40.170</u>
Research Service	-	P	P	P	P	P	<u>20.40.170</u>
Retail Sales	P	P	P	P	P	P	<u>20.40.170</u>
^L Cannabis Dispensary <u>Cannabis Dispensary</u>	P	P	P	P	P	P	<u>20.40.083</u>
Sports and Recreation, Participant (except as noted below)	-	-	-	P	P	P	

↳ Casino	-	-	-	C	C	C	<u>20.40.040</u> <u>20.40.170</u>
Vehicle Sales and Service							
↳ Car Wash/Cleaning Service	-	-	-	C	P	-	
↳ Heavy Equipment Sales/Rentals	-	-	-	C	P	-	
↳ Light Equipment Sales/Rentals	-	-	-	P	P	P	
↳ Motor Vehicle Repair, Limited	-	-	-	P	P	P	
↳ Motor Vehicle Repair, General	-	-	-	-	P	-	
↳ Vehicle Storage and Towing	-	-	-	-	P	-	
INDUSTRIAL							
Cidery	-	C	C	P	P	P	
Manufacturing, Production and Industrial Service							
↳ Artisan	P	P	P	P	P	P	
↳ Limited	-	-	P	P	P	P	
<u>Microbrewery/Microdistillery</u>	-	P	P	P	P	P	
Recycling Service							
↳ Limited	-	-	-	-	P	-	
↳ General	-	-	-	-	-	-	
Residential Storage Warehouse	-	-	C	C	C	-	<u>20.40.110</u>

Warehousing, Wholesaling and Freight Movement							
^L Limited	-	-	-	P	P	P	
^L General	-	-	-	P	P	-	
Winery	-	C	C	P	P	P	
OTHER							
Agriculture, Crop	P	P	P	P	P	P	
Community Garden	P	P	P	P	P	P	
Transportation Terminals	-	-	-	-	-	P	
Wireless Communication Facility							
^L Ground mounted support <u>structure</u>	P	P	P	P	P	P	<u>20.40.160</u>
^L Roof-mounted and <u>structure</u> mounted support <u>structures</u>	P	P	P	P	P	P	<u>20.40.160</u>

(Ord. 3736, 2024; Ord. 3733, 2024; Ord. 3723, 2023; Ord. 3705, 2022; Ord. 3689, 2021; Ord. 3609, 2018; Ord. 3586, 2016; Ord. 3583, 2016; Ord. 3559, 2015; Ord. 3549, 2015; Ord. 3519, 2014; Ord. 3511, 2013; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

Note— Interim provisions of Ord. 3733 expire March 25, 2025.

20.10.025 - Building with Residential Use

Mixed-use buildings, vertical mixed-use buildings and the types of residential buildings permitted in the RM1 district (See 20.05.030) are permitted as-of-right.

(Ord. 3471, 2011)

20.10.030 - Parcel and Building Standards

A. General

This section establishes basic parcel and building standards for all development in B and C districts. The standards that apply vary according to the intensity designator that is attached to the zoning map symbol. These intensity designators are identified by the numeral following the dash (-) in the district name, as in "B1-2" (B1 dash 2).

B. Basic Standards

All residential and nonresidential development in B and C districts must comply with the parcel and building standards of Table 20.10-2, except as otherwise expressly provided. General exceptions to parcel and building standards and rules for measuring compliance can be found in Chapter 20.110.

Table 20.10-2 Parcel and Building Standards (B and C Districts)

Standard	-1	-2	-3	-4
<u>Parcel</u> Size				
^L Minimum parcel area (sq. feet)	None	None	None	None
^L <u>Single-Purpose Residential Building/Mixed-Use Building</u> in B1, B2, B3, C1, C2 districts	3,000	3,000	3,000	3,000
^L Permanently Affordable <u>Single-Purpose Residential Building/Mixed-Use Building</u> with Permanently Affordable Residential Use in B1, B2, B3, C1, C2	None	None	None	None
^L Minimum parcel area per unit (sq. ft.)[6]				
^L <u>Vertical Mixed-Use Building</u>	None	None	None	None
^L <u>Single-Purpose Residential Building/Mixed-Use Building</u> in B1, B2, C1, C2 districts	1,000	1,000	1,000	1,000
^L B3[4]	2,000	2,000	2,000	2,000

^L Permanently Affordable <u>Single-Purpose Residential Building/Mixed-Use Building</u> with Permanently Affordable Residential Use in B3, [5]	1,600	1,600	1,600	1,600
^L <u>Single-Purpose Residential Building/Mixed-Use Building</u> in CBD	None	None	None	None
^L Permanently Affordable <u>Single-Purpose Residential Building/Mixed-Use Building</u> with Permanently Affordable Residential Use in B1, B2, C1, C2, [5]	None	None	None	None
Minimum <u>Front Setback</u> [2]				
^L Abutting residential district	[1]	[1]	[1]	[1]
^L Not abutting R district	None	None	None	None
Minimum <u>Rear Setback</u>				
^L Abutting R district				
^L % of <u>parcel</u> depth	25	25	25	25
^L Maximum required (feet)	20	20	20	20
^L Not abutting R district	None	None	None	None
Minimum Interior <u>Side Setback</u>				
^L Abutting residential district	[2]	[2]	[2]	[2]
^L Not abutting R district	None	None	None	None
Minimum <u>Street Side Setback</u>				

^L Abutting residential district	[1]	[1]	[1]	[1]
^L Not abutting R district	None	None	None	None
Maximum Building Height (feet)	40 [3]	50 [3]	65 [3]	125 [3]

Notes to Table 20.10-2

[1] Front and street side setbacks are required only when a B- or C-zoned parcel abuts an R-zoned parcel with frontage on the same street. In such cases, the B- or C-zoned parcel must match the actual front or street side setback of the building that exists on the abutting R-zoned parcel, but no greater than the required setback for the abutting R-zoned parcel, or if no building exists on the abutting R-zoned parcel, the B- or C-zoned parcel must provide at least 50% of the front setback that applies to the abutting R-zoned parcel.

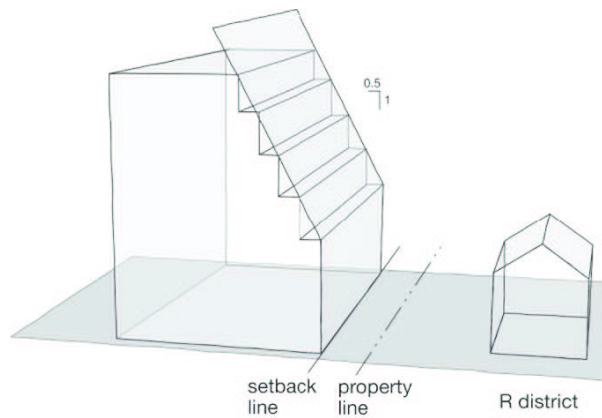
[2] Interior side setbacks are required only when a B- or C-zoned parcel abuts an R-zoned parcel. In such cases, the B- or C-zoned parcel must provide the same interior side setback as required for the abutting R-zoned parcel.

[3] For parcels abutting R districts that have a maximum allowed building height of 35 feet or less, the maximum building height at the point of the required minimum setback line is 35 feet. Height may be increased above 35 feet by up to one foot (vertical) for each 6 inches of building setback or upper floor step-back.

[4] Minimum district size is 40,000 square feet.

[5] Area per unit calculation may include a density bonus up to 20%, as shown in the table above, when a project meets the criteria in Section 20.05.040.C. Different area per unit calculations apply for lower density bonuses.

[6] When the area per unit calculation for the subject parcel is at least 95% of what would be required for one more unit than the calculation allows, that additional unit is permitted.



(Ord. 3735, 2024; Ord. 3586, 2016; Ord. 3471, 2011; Ord. 3483, 2012; Ord. 3439, 2010; Ord. 3410, 2009)

20.10.050 - Other Regulations

Uses and development in B and C districts may be subject to other provisions of this zoning ordinance, including the following:

- A. **Overlay Districts**
See Chapter 20.25.
- B. **Use and Building Specific Standards**
See Chapter 20.40.
- C. **Accessory Uses and Structures**
See Chapter 20.45.
- D. **Natural Resource Protection**
See Chapter 20.50.
- E. **Parking and Access**
See Chapter 20.60.
- F. **Landscaping**
See Chapter 20.65.
- G. **Signs**
See Chapter 20.75.
- H. **Nonconformities**
See Chapter 20.80.

(Ord. 3648, 2019; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.25.082 - /DE-C, Design Excellence - Corridor Overlay

[Click here to view a PDF of Section 20.25.082.](#)

A. General

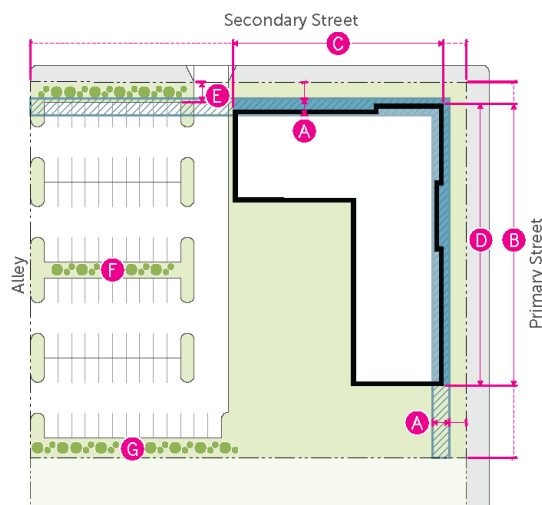
1. The design standards in this Section apply to development within the /DE-C Design Excellence - Corridor Overlay. The City maintains a map of specific parcels subject to each of the subdistricts in this Section.
2. Additional general design standards that apply to all Design Excellence Overlay subdistricts are included in 20.25.080.C.2. This Section also contains definitions, rules for measurement, and guidance for interpretation of these standards.
3. These Design Excellence - Corridor Standards apply to projects that require Zoning Compliance Review (see 20.25.080.B.1.b.) as well as those that require Design Excellence Review (see 20.25.080.B.1.a.).
4. Those portions of the various Corridors that are designated as Nodes in Corridor Typologies 2, 3 and 4 are required to meet the Site Design standards and Floor to Ceiling Height for Typology 1 (20.25.082.B.).

B. Corridor Typology 1

Typology 1 Corridors have been identified to be redeveloped as mixed-use, pedestrian-oriented streets that support transit and prioritize placemaking. Walkability in these areas should be heavily emphasized. Mid-rise development is encouraged. Buildings are located to tightly frame the street with a consistent street wall, but some minor fluctuation in front setback is encouraged. Parking should be shared among multiple buildings wherever possible. High levels of transparency and detailing are promoted at the street level.

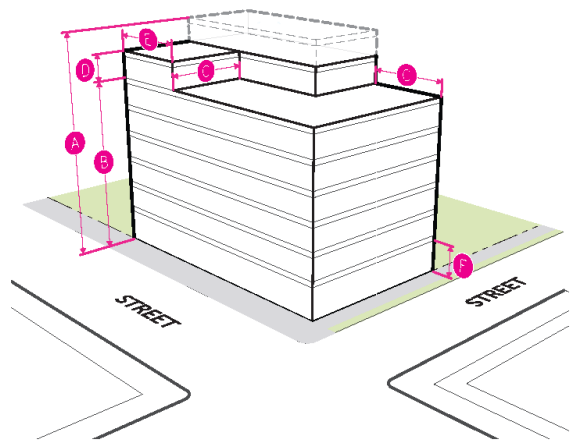
1. Site Design

(See 20.25.080.C.3.)



BUILDING		
A	Build-to zone (min./max.)	5'/10'
B	Build-to width: primary street (min.)	75%
C	Build-to width: secondary street (min.)	55%
D	Building width (max.)	300'
PARKING		
	Parking between <u>building</u> and street	Prohibited
E	Parking <u>setback</u> from street (min.)	15'
F	Interior <u>landscaping</u>	Required
G	Parking lot perimeter screening	Required

2. Vertical Scale
(See 20.25.080.C.4.)



BUILDING HEIGHT		
A	Building height (max.)	See underlying zoning

UPPER STORY STEPBACK		
B	Street wall height (max.)	85' 6 stories
C	Stepback depth (min.)	15'
D	Stepback exception: height (max.)	15' 1 story
E	Stepback exception: width (max.)	30%
FLOOR TO CEILING HEIGHT		
	Residential (min.)	10'
F	Non-residential (min.)	13'

3. Facade Design

(See 20.25.080.C.5.)



		Primary Street	Secondary Street
<u>GROUND FLOOR</u>			
A	<u>Glazed area:</u> commercial (min.)	60%	40%

	<u>Glazed area:</u> residential (min.)	30%	30%
UPPER FLOOR			
B	<u>Glazed area</u> (min.)	20%	20%
C	Blank wall width (max.)	8'	12'
ENTRANCES			
	Street-facing entrance	Required	n/a
D	Distance between entries: (max.)	60'	60'

4. Articulation

(See 20.25.080.C.6.)



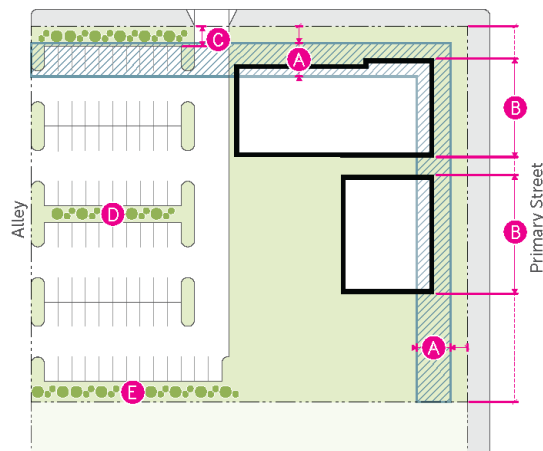
		Street-facing	Non-street-facing
MATERIAL COVERAGE			
A	Natural material (min.)	35%	15%
B	Synthetic Stucco: <u>ground floor</u> (max.)	20%	70%

C	Synthetic Stucco: upper floor (max.)	40%	70%
MASS VARIATION			
	Building width: 50'—120'	n/a	n/a
	Building width: 120' +	Required	n/a
FACADE ARTICULATION			
	Building width: 50'—120'	Required	n/a
	Building width: 120' +	Required	n/a

C. Corridor Typology 2

Typology 2 Corridors are closely knitted with the residential neighborhoods that surround them. Where residentially-zoned properties front a Corridor, adjacent commercial development should be designed to respond sensitively to them; designed with smaller scale elements and lower scale at the street edge to help them fit in. The visual impact of parking should be minimized to provide a highly walkable street edge. Buildings are oriented to the street, but building placement flexibility is promoted. Sets of buildings that cluster around courtyards or other amenities are encouraged.

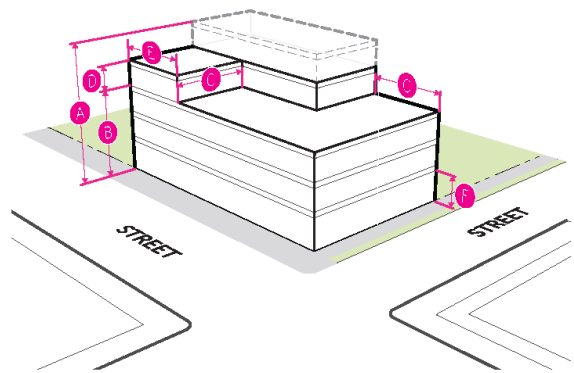
1. Site Design



BUILDING

A	Build-to zone (min./max.)	5'/15'
B	Build-to width: primary street (min.)	50%
C	Build-to width: secondary street (min.)	45%
B	Building width (max.)	175'
PARKING		
	Parking between <u>building</u> and street	Prohibited
C	Parking <u>setback</u> from street (min.)	10'
D	Interior <u>landscaping</u>	Required
E	Parking lot perimeter screening	Required

2. Vertical Scale
(See 20.25.080.C.4.)



BUILDING HEIGHT		
A	Building height (max.)	See underlying zoning
UPPER STORY STEPBACK		

B	Street wall height (max.)	45' 3 stories
C	Stepback depth (min.)	15'
D	Stepback exception: height (max.)	15' 1 story
E	Stepback exception: width (max.)	30%
FLOOR TO CEILING HEIGHT		
	Residential (min.)	10'
F	Non-residential (min.)	10'

3. Facade Design
(See 20.25.080.C.5.)



		Primary Street	Secondary Street
<u>GROUND FLOOR</u>			
A	<u>Glazed area:</u> commercial (min.)	50%	35%

	<u>Glazed area:</u> residential (min.)	30%	30%
UPPER FLOOR			
B	<u>Glazed area</u> (min.)	20%	20%
C	Blank wall width (max.)	12'	16'
ENTRANCES			
	Street-facing entrance	Required	n/a
D	Distance between entries: Non-residential (max.)	80'	80'
	Distance between entries: Residential (max.)	100'	100'

4. Articulation

(See 20.25.080.C.6.)



		Street-facing	Non-street-facing
MATERIAL COVERAGE			
A	Natural material (min.)	20%	10%

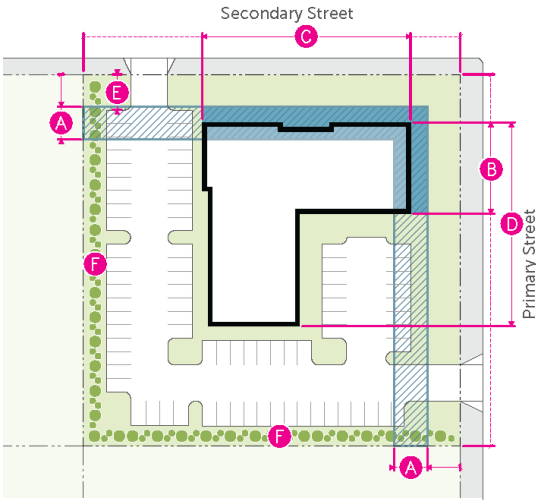
B	Synthetic Stucco: <u>ground floor</u> (max.)	40%	70%
C	Synthetic Stucco: upper floor (max.)	60%	70%
MASS VARIATION			
	Building width: 50'—80'	n/a	n/a
	Building width: 80' +	Required	n/a
FACADE ARTICULATION			
	Building width: 50'—80'	Required	n/a
	Building width: 80' +	Required	n/a

D. Corridor Typology 3

Typology 3 Corridors should be designed to promote an enhanced entry experience for those coming into the City or Downtown, and establish a strong emphasis on walkability and visual interest. Development along Typology 3 Corridors should provide a moderately-strong building presence along the street to frame the roadway and pedestrian space. Parking adjacent to the street should be limited, with the majority of surface parking located to the side or rear of a building.

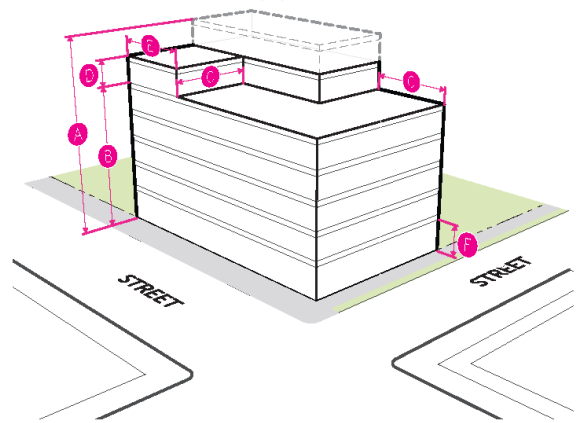
1. Site Design

(See 20.25.080.C.3.)



BUILDING		
A	Build-to zone (min./max.)	10'/20'
B	Build-to width: primary street (min.)	40%
C	Build-to width: secondary street (min.)	35%
D	Building width (max.)	300'
PARKING		
	Parking between <u>building</u> and street	Limited
E	Parking <u>setback</u> from street (min.)	10'
	Interior <u>landscaping</u>	Required
F	Parking lot perimeter screening	Required

2. Vertical Scale
(See 20.25.080.C.4.)



BUILDING HEIGHT		
A	Building height (max.)	See underlying zoning
UPPER STORY STEPBACK		
B	Street wall height (max.)	70' 5 stories
C	Stepback depth (min.)	20'
D	Stepback exception: height (max.)	15' 1 story
E	Stepback exception: width (max.)	30%
FLOOR TO CEILING HEIGHT		
	Residential (min.)	10'
F	Non-residential (min.)	10'

3. Facade Design
(See 20.25.080.C.5.)



		Primary Street	Secondary Street
GROUND FLOOR			
A	Glazed area: commercial (min.)	50%	35%
	Glazed area: residential (min.)	30%	30%
UPPER FLOOR			
B	Glazed area (min.)	20%	20%
C	Blank wall width (max.)	14'	14'
ENTRANCES			
D	Street-facing entrance	Required	n/a
D	Distance between entries: Non-residential (max.)	120'	120'
	Distance between entries: Residential (max.)	150'	150'

4. Articulation

(See 20.25.080.C.6.)



		Street-facing	Non-street-facing
MATERIAL COVERAGE			
A	Natural material (min.)	20%	10%
B	Synthetic Stucco: ground floor (max.)	40%	70%
C	Synthetic Stucco: upper floor (max.)	60%	70%
MASS VARIATION			
	Building width: 50'—80'	n/a	n/a
	Building width: 80' +	Required	n/a
FACADE ARTICULATION			
	Building width: 50'—80'	Required	n/a
	Building width: 80' +	Required	n/a

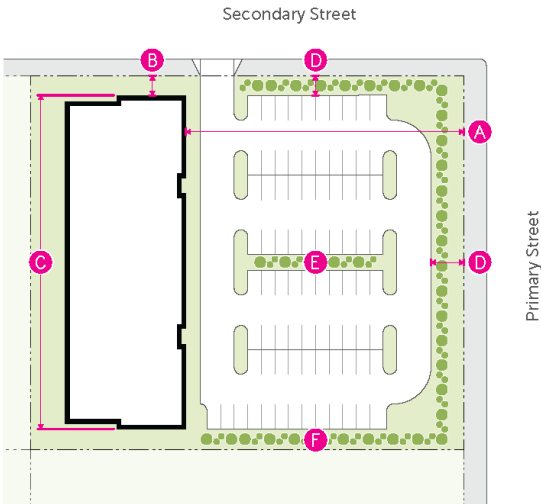
E.

Corridor Typology 4

Typology 4 Corridors continue to facilitate larger-format commercial development that caters to the needs of drivers, but provide an attractive edge environment that softens the visual impact of parking and buffers the pedestrian. Flexibility in parking siting and variety in building placement relative to the street is supported. Development should not be a barrier to connectivity, and opportunities to enhance pedestrian and multi-modal mobility should be promoted.

1. Site Design

(See 20.25.080.C.3.)

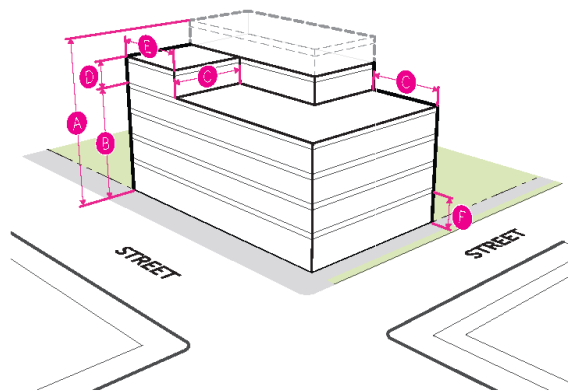


BUILDING		
A	Street <u>setback</u> : primary street (min.)	15' *
B	Street <u>setback</u> : secondary street (min.)	10'
	Build-to zone (min./max.)	n/a
	Build-to width	n/a
C	Building width (max.)	600'
PARKING		
	Parking between <u>building</u> and street	Allowed
D	Parking <u>setback</u> from street (min.)	10'

E	Interior parking lot <u>landscaping</u>	Required
F	Parking lot perimeter screening	Required
* See 20.25.082.E.5 for special <u>setback</u> .		

2. Vertical Scale

(See 20.25.080.C.4.)



BUILDING HEIGHT		
A	Building height (max.)	See underlying zoning
UPPER STORY STEPBACK		
B	Street wall height (max.)	60' 4 stories
C	Stepback depth (min.)	15'
D	Stepback exception: height (max.)	15' 1 story
E	Stepback exception: width (max.)	30%
FLOOR TO CEILING HEIGHT		

	Residential (min.)	10'
F	Non-residential (min.)	10'

3. Facade Design

(See 20.25.080.C.5.)



		Primary Street	Secondary Street
GROUND FLOOR			
A	<u>Glazed area:</u> commercial (min.)	35%	25%
	<u>Glazed area:</u> residential (min.)	20%	20%
UPPER FLOOR			
B	<u>Glazed area</u> (min.)	20%	20%
C	Blank wall width (max.)	16'	16'
ENTRANCES			
D	Street-facing entrance	Visible from the Corridor	n/a

E	Distance between entries: (max.)	160'	160'
---	----------------------------------	------	------

4. Articulation

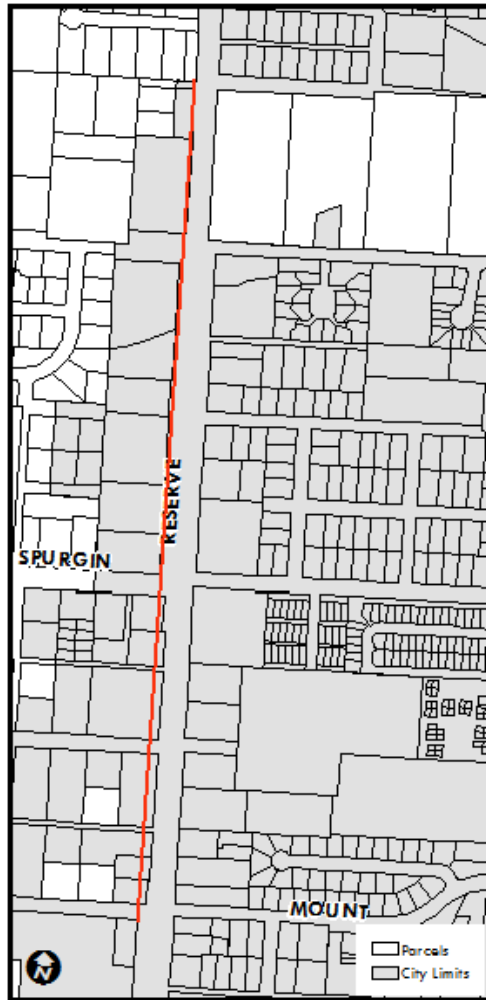
(See 20.25.080.C.6.)



		Street-facing	Non-street-facing
MATERIAL COVERAGE			
A	Natural material (min.)	10%	n/a
B	Synthetic Stucco: ground floor (max.)	75%	n/a
C	Synthetic Stucco: upper floor (max.)	85%	n/a
MASS VARIATION			
	Building width: 50'—200'	n/a	n/a
	Building width: 200' +	Required	n/a
FACADE ARTICULATION			
	Building width: 50'—200'	Required	n/a
	Building width: 200' +	Required	n/a

5. Special Setback

In Corridor Typology 4, due to irregular right-of-way, the setback along the west side of Reserve Street generally from Mount Street and South 5th Street West, as more specifically depicted on the map below, will be measured from the back edge of a 30-foot "no build" line that begins at the back of the existing curb and approximates the right-of-way line for the blocks to the north and south of the designated area.



(Ord. 3733, 2024; Ord. 3723, 2023; Ord. 3624, 2018)

Note— Interim provision of Ord. 3733 expire March 25, 2025.