

CHAPTER 27.12 B-1 NEIGHBORHOOD BUSINESS

Sections:

27.12.010: Intent. A business district intended to provide certain commercial and professional office uses where such uses are compatible with the adjacent residential areas. This district would typically serve as a buffer between residential areas and other commercial districts. Development scale and pedestrian orientation are important elements of this district. This district is also intended to provide goods and services at a neighborhood level. The district is not intended for those businesses that require the outdoor display, sale and/or storage of merchandise, outdoor services, or operations to accommodate large-scale commercial operations. This zoning district would typically be found in areas designated as neighborhood commercial or urban mixed use on the Kalispell Growth Policy Future Land Use Map.

27.12.020: Permitted Uses.

- (1) Bakery
- (2) Banks and financial institutions
- (3) Barber and beauty services
- (4) Catering establishments
- (5) Churches
- (6) Day care - home (12 or fewer)
- (7) Dwellings - single family
 - duplex
 - townhouse (2 attached units)
- (8) Fairgrounds (public)
- (9) Funeral homes and crematoriums
- (10) Home occupations (refer to Section 27.20.060)
- (11) Jail Facilities (public)
- (12) Laundromats and dry cleaners
- (13) Media (newspaper, radio, TV)
- (14) Offices - professional/governmental
- (15) Pack and ship shops
- (16) Parks
- (17) Photographic studio
- (18) Police and fire stations
- (19) Post office
- (20) Print and copy shops
- (21) Repair shops (clothing, electronics)
- (22) Restaurants (no outdoor intercom; no larger than 4,000 square feet)
- (23) Retail, limited -retail enterprises no larger than 4,000 sq ft
 - office supply
- (24) Safe houses

- (25) Schools – K-12 (public)
 - post secondary (public)
 - commercial
- (26) Veterinary clinic - small animals

27.12.030: Uses Which May Be Permitted By Conditional Use Permit.

- (1) Auto service station
- (2) Bars, taverns, and clubs
- (3) Bed and breakfast
- (4) Community center
- (5) Day care - center (13 or more).
- (6) Dwellings - townhouse (3 or more attached units)
 - multi-family
- (7) Group home - 8 or fewer persons
 - 9 or more persons
- (8) Homeless Shelters
- (9) Libraries, museums, and similar cultural facilities
- (10) Microbreweries, wineries, distilleries, and tasting rooms
- (11) Residential care home or facility
- (12) Schools - K-12 (private)
 - post secondary (private)
- (13) Utilities (primary distribution site)

27.12.040 Property Development Standards.

- (1) Minimum Lot Area (sq ft): 7000
- (2) Minimum Lot Width (ft): 70
- (3) Minimum Setbacks (ft):
 - Front Yard - 15
 - Side Yard - 5
 - Rear Yard - 10
 - Side Corner - 15
 - 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 (%): 50
- (6) Off-Street Parking (refer to Chapter 27.24)
- (7) Fences (refer to Section 27.20.040)
 - Maximum Heights (ft):
 - Front - 4
 - Side - 6.5
 - Rear - 6.5
 - Side corner - 6.5
- (8) Signs (refer to Chapter 27.22)