

SECTION 3.44 B-2HG GENERAL BUSINESS HIGHWAY GREENBELT

3.44.010

Definition:

A business district intended to provide for impact-mitigated retail sales and service functions along Montana state primary and secondary highways within the County. The uses serve the needs of the community and the general tourist/traveler while the unique performance standards mitigate the potential impacts of “strip” commercial development. The zone is specifically created with the intent of protecting the viewshed by providing a greenbelt, tiered building heights and enhanced signage and lighting standards.

A greater number of overall uses combined with expedited, administrative review for many conditional uses will promote predictability and economy for developers and landowners while assuring conformance with impact-mitigating standards of the district. This zone protects the rights of property owners and the aesthetics that make Flathead County unique and desirable.

3.44.020

Permitted Uses

1. Accessory Apartments
2. Art foundries/galleries
3. Bakery
4. Banks and financial institutions
5. Barber and beauty services
6. Bed and breakfast
7. Churches
8. Coffee stands
9. Delis
10. Food store (less than 5,000ft² gross floor area)
11. Food bank
12. General Retail Establishments (less than 5,000ft²)
13. Hotels/motels
14. Lodges; fraternal and social organizations
15. Media; newspapers, radio, tv, internet
16. Offices (professional and governmental)
17. Offices (medical)
18. Pack-n-ship
19. Parks and publicly-owned recreational facilities
20. Photographic studio
21. Print and Copy shops
22. Public transportation shelter stations
23. Public utility service installations (A minimum of five feet of landscaped area shall surround such building or structure.)
24. Quasi-public buildings
25. Restaurants
26. Tattoo parlor
27. Veterinary clinic

3.44.030

Conditional Uses

1. Any building greater than 3,000ft²
2. Art foundries*
3. Auctions, indoor*
4. Automotive (new and used) and accessory sales*
5. Automobile Service Stations (gas stations)
6. Bars/tavern, liquor stores, casinos
7. Boat Sales, new and used*
8. Bus station
9. Car washes – auto detailing
10. Colleges, business schools, trade schools, music conservatories, dance schools.
11. Community center*
12. Convention center facilities
13. Condominiums either residential or commercial
14. Day care centers*
15. Dwellings:*

 - a. Duplex
 - b. Townhouse

16. Electrical Distribution stations
17. Farm equipment sales
18. Funeral Homes and crematoriums
19. Greenhouses, nursery centers and landscaping materials*
20. HVAC/electrical/plumbing, sales and service*
21. Laundromats or dry cleaners
22. Lumber yard, building supply*
23. Manufactured home sales and storage*
24. Microbrewery
25. Mini-storage, RV Storage
26. Recreational facilities, high impact
27. Recreational facilities, low impact*
28. Recreational vehicle parks
29. Recycling drop-off stations
30. Rental service stores and yards*
31. Repair shops- appliances, clothing & electronics*
32. Small engine repair*
33. Structures containing multiple and/or mixed permitted uses*
34. Supermarkets (food store w/ 5,000ft² gross floor area or more)
35. Theater (non-drive in)*
36. Theater (drive in)

*Administrative Conditional Use Permit (See Section 2.06.045)

3.44.040

Bulk and Dimensional Requirements

1. Minimum Lot Area:
 - a. 7500ft² (when public sewer and water are available)
 - b. 1 acre (when public sewer and water are not available)

2. Minimum Lot Width:
 - a. 50 feet (when gross area of lot being created is less than one acre)
 - b. 150 feet (when gross area of lot being created is greater than one acre)

3. Setbacks:
 - a. Greenbelt Standards:

In addition to complying with Section 5.05 of the Flathead County Zoning Regulations, greenbelts within the B-2HG zone shall comply with the following requirements (properties not on a highway shall only need to comply with Section 5.05):

 - i. 10% of depth of lot as it existed prior to proposed development/subdivision (measured from edge of road right of way or easement) shall be set aside at the time of development as a greenbelt running adjacent to and parallel to the road frontage. For lots less than 400' in depth, minimum setbacks apply. For lots greater than 1,000 feet in depth, greenbelt maximum is capped at 100 feet.
 - ii. A minimum 10'-wide bicycle path easement within the greenbelt running parallel to the highway/road shall be preserved at the time of development of the property.
 - iii. Up to 50% of the greenbelt area may be utilized for meeting landscaped parking requirements.
 - iv. The greenbelt may be used for septic drainfields.
 - v. At a minimum, the first 40' of greenbelt from the front property line shall be developed and maintained with berms, rockwork, and/or irrigated trees, grass and/or shrubs. Trees shall be spaced when planted so that mature trees will generally create a continuous canopy.

 - b. Minimum Yard Requirements:

Front:	40 feet (minimum greenbelt)*
Side:	5 feet each**
Side Corner:	20 feet
Rear:	10 feet**

*For properties not on a highway, front setbacks are 20 feet.
 ** When development is adjacent to existing residential zoning classification, increase minimum yard requirements by an additional 10 feet.

4. Maximum Building Heights:
 - a. Front of structure located 40 to 80 feet from front property line: 20 feet
 - b. Front of structure located 81 to 125 feet from front property line*: 30 feet
 - c. Front of structure located 126 feet or more from front property line*: 35 feet

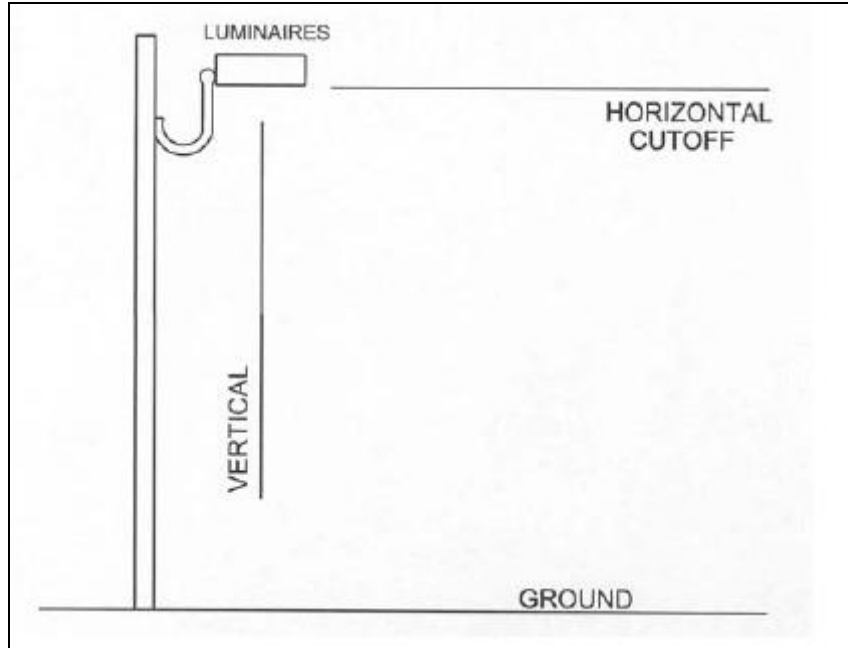
*NOTE: Structures may be built to utilize multiple building heights, so long as the height of the building conforms to the distances from the front property line outlined above. For example, a structure that begins at 60 feet from the front property line shall not exceed 20 feet in height to a distance 80 feet from the front property line, but from 81 to 125 feet from the front property line, the same structure may be built to a maximum height of 30 feet.

5. Permitted Lot Coverage: Not applicable

6. Maximum Fence Height:
Front: 4 feet
Side: 6 feet each
Rear: 6 feet

7. Off-Street Parking: See Chapter VI-Parking and Loading

8. Lighting Standards: In addition to complying with Section 5.12 of the Flathead County Zoning Regulations, lighting within the B-2HG zone shall comply with the following impact-mitigating standards:
 - a. The height and level of lighting should be appropriate for the development and not exceed 25 feet.
 - b. Roof illumination is not allowed.
 - c. All pole mounted lighting shall have a full cut-off lens that does not allow light to shine above a 90-degree angle measured from a vertical line from the center of the lamp.



9. Signage Standards: In addition to complying with Section 5.11 of the Flathead County Zoning Regulations, signage within the B-2HG zone shall comply with the following impact-mitigating standards:
 - a. Use of neon and/or other lighting arranged around a building, sign or structure for the purpose of attracting attention is prohibited. Lighting for purposes of illuminating the sign face at night is allowed.
 - b. Every property or developed site within the B-2HG district is allowed one freestanding, ground mounted or monument sign that does not exceed the height of the primary use structure and 50ft² per sign face. For lots that have less than 250' of road frontage, one sign is allowed. For lots that have more than 250' of road frontage, two freestanding signs are allowed.
 - c. The freestanding sign can be placed within the greenbelt area, however it cannot block the bicycle/pedestrian easement or visibility requirements for access locations.
 - d. Street numbers shall be included on the face of the sign.
 - e. Building mounted signs shall not project above the roofline of the building.