

Section 500-2.3 Schedule of Bulk and Dimensional Requirements

Zoning District		Minimum Requirement						Maximum Permitted				
		Lot Area (square feet) ¹	Lot Width (feet)	Setback (feet)				Building Height		# of Dwelling Units/Acre	Floor Area Ratio	Lot Coverage (%)
				Front ²	Side		Rear					
					One	Both		Feet	Stories			
R-1	One Family Residential District	5,000	50	25	4	14	20	35	2.5	--	None	30
R-2	Low Medium Density Residential District											
	One Family Dwellings	See R-1										
	Two Family Dwellings	5,000	50	20	4	14	20	35	3	--	None	40
R-3	High Medium Density Residential District											
	One and Two Family Dwellings	See R-2										
	Three and Four Family Dwellings	1,650 ³	50	20	4	14	25	35	3	--	1.2	40
	Five Family Dwellings	1,650 ³	80	20	4	14	25	35	3	--	1.2	40
	Six Family Dwellings	1,550 ³	90	20	4	14	25	35	3	--	1.2	40
	Seven or more Family Dwellings	1,400 ³	95	20	4	14	25	35	3	--	1.2	40
	Townhouse: One Family ⁴	2,500 ³	20	20	0 ⁴	12 ⁴	25	35	3	--	1.2	40
	Townhouse: Two Family ⁴	2,500 ³	20	20	0 ⁴	12 ⁴	25	35	3	--	1.2	40
	Garden Apartment	10,000	100	20	15	30	25	35	3	38	0.75	25
	Low-Rise Apartment	15,000	150	25 ⁵	15 ⁵	30 ⁵	20 ⁵	80	7	50	1.4	20
R-4	High Density Residential District ⁶	20,000	200	25 ⁵	20 ⁵	40 ⁵	20 ⁵	250 ⁷	21	100 ⁸	3.0	20
B-1	Neighborhood Business District	2,500	25	None	10 ⁹	10 ⁹	20	30	2.5	None ¹⁰	1.0	50
B-2	Community Business District	5,000	50	None	10 ⁹	10 ⁹	25	40	3	None ¹⁰	2.0	60
B-3	General Business District	10,000	100	None	10 ⁹	10 ⁹	30	40	3	None ¹⁰	1.5	60
B-4	Central Business District	None	None	None	10 ⁹	10 ⁹	None	None	None	None ¹⁰	5.0	100
MU	Mixed Use District ¹¹											
	Commercial Development	See B-3										
	Industrial Development	See I-1										
I-1	Light Industrial District	10,000	100	10	10	10	10	40	--	None	2.0	60
I-2	Heavy Industrial District	10,000	100	10	10	10	10	40	--	None	2.0	60
GFHD	Great Falls Historic District	10,000	100	None	10 ⁹	10 ⁹	10 ¹⁵	50 ¹⁵	4	None ¹⁰	3.0	75
PUID	Planned Unit Industrial Development District	See 500-9.1										
H-1	Hospital Zone 1 ¹²	5,000	50	10	4	10	25	40	3	None	1.0	60
R/C-3	High Medium Density Mixed Use District											
	Townhouse: Two Family ⁴	10,000	100	10	9	18	20	35	3	22	1.2	45
	Multi-Family Dwellings (3 to 7 Families)	12,500	125	10	9	18	20	35	3	22	1.2	45
	Garden Apartment	15,000	150	10	9	18	20	35	3	22	1.2	45
I-T	Industrial Transition District ^{13, 14}	20,000	200	None	0 ¹³	0 ¹³	15	80	7 ¹⁰	None	5.0	70

1. For non-conforming lots, see Section 500-6. For lots of record pursuant to Section 500-6.2, each side yard shall not be less than four (4) feet in width.

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2. Pursuant to Section 500-3.2B, in all zoning districts, where the average of the front yards existing on all lots within 200 feet of either side of the lot is less than the minimum required front yard, the required setback line shall be reduced to this lesser average depth. In residential districts and in the GFH District, no building shall be set back more than 10 feet further from the front lot line than the average front yard setback on the street. In business districts, no buildings shall be set back more than 20 feet further from the front lot line than the average front yard setback on the street.
3. Minimum lot area per dwelling unit. Side yard requirement shall apply for construction of a new principal structure. Existing structures located on a non-conforming lot may be altered and/or enlarged in conformance with other district regulations.
4. There shall be no more than eight (8) townhouses in a single structure. There shall be at least a 2-foot offset between each two structures containing townhouses. Side yards shall apply to structures (not individual units).
5. Front yards shall not be less than one-half the building height minus twenty-five (25) feet, or not less than 25 feet, whichever is greater. Side and rear yards shall not be less than one-half the building height, except that this may be reduced by fifty percent (50%) at building ends no over fifty (50) feet in width. Side and rear yards shall not be less than twenty (20) feet in any case.
6. Requirements in this row apply to high-rise apartment buildings. Other residential uses permitted in the R-4 District shall be subject to the applicable requirement of the R-3 District.
7. Ten (10) feet for each residential floor area/penthouse level plus standard heights for garage levels below residential floors. Maximum building height shall be 250 feet.
8. The following density requirements in relation to stories shall be met: Up to two stories – 30 units per acre; 3 to 5 stories- 40 units per acre; 6 to 10 stories – 70 units per acre; 11 to 21 stories – 100 units per acre.
9. Setback is either ten (10) feet or zero (0) feet on both sides, or a combination thereof. However, such setback(s) shall be wide enough to allow access to parking facilities on the site.
10. Subject to the requirements of Section 500-3.9.
11. Any proposed development for commercial purposes shall comply with the bulk regulations of the B-3 District. Any proposed development for industrial purposes shall comply with the bulk regulations for the I-1 District.
12. The requirements specified in this table relate to hospital-related uses permitted in the district. The bulk standards for hospitals are specified in Section 500-5.26. Uses permitted in the R-2 District (e.g., one and two family dwellings) shall be subject to the bulk to the applicable requirements of the R-2 District. Uses permitted in the R-3 District (e.g., multi-family dwellings) shall be subject to the bulk to the applicable requirements of the R-3 District.
13. These provisions do not apply to a “Mixed Use Community Development”. A “Mixed Use Community Development shall be governed by the requirements specified in Subsection 500-4.17 of this ordinance.
14. See Section 500-2.5 for design standards.
15. Structured parking garage facilities which serve the general public, and are located on Block 4609 in the GFHD are permitted to have a maximum height of 7 levels.