

CHAPTER X - HIGHWAY COMMERCIAL ZONING DISTRICT

A. What This Chapter Does. This chapter establishes the Highway Commercial Zoning District (HCZD), which provides a place for commercial uses that rely on easy automobile access. It is also the appropriate location for any commercial development that needs extensive outdoor sales space. The view from the highway is critical to the city's image, so all new developments in the HCZD require a special use permit.

B. Land Use. The permitted and special uses allowed in the HCZD shall be as shown in Table X.1. All uses not explicitly permitted are prohibited.

Table X.1. HCZD Land Use

<i>permitted uses</i>	<i>special permit uses</i>
changes of occupancy in existing buildings	highway-oriented commercial
accessory uses customarily associated with the permitted and special permit uses	
minor utility installations - see II.D.6.	

C. Specification Standards. The specification standards for the HCZD appear in Table X.2.

Table X.2. HCZD Specification Standards

<i>standard</i>	<i>specification</i>	<i>standard</i>	<i>specification</i>
minimum lot size (square feet)	--	minimum lot width, at front setback line (feet)	--
minimum front yard setback (feet)	along arterials - 50 along other streets - see XVIII.X. and Appendix F (for all streets)	minimum rear yard setback (feet)	see XVIII.X. and Appendix F
minimum side yard setback (feet)	see XVIII.X. and Appendix F	maximum height (feet)	30*
maximum lot coverage	80%**	parking spaces	see Appendix E

Minimum setbacks in the HCZD will be determined by the requirements of these regulations for landscaped buffers, as established in Chapter XVIII. * Building height may be affected by performance standards protecting views to Flathead Lake. ** Maximum lot coverage is affected by slope. The maximum lot coverage given here is for slopes of 0-8%. See XVIII.D. for the maximum lot coverage permitted on steeper slopes.

D. Performance Standards. All developments shall comply with the performance standards of Chapter XVIII, as

applicable, and the following additional performance standards.

1. No Strip. Development in the HCZD shall be designed and constructed to minimize the functional and appearance problems associated with the strip development pattern. Conditions to be minimized, to the extent feasible given the location, size, and context of the lot or parcel, include:

- a. commercial development that is only one lot in depth, has numerous points of access to public streets, and makes no provision for safe pedestrian circulation; and
- b. a view from the road that is dominated by vehicles, asphalt, and signs.

2. Access to Commercial and Industrial Uses. No commercial development shall have its principal access through the RRZD, LRZD, or MRZD.

3. Outdoor Sales and Storage. Outdoor sales shall be permitted in the HCZD. Outdoor storage is also permitted, but shall be screened from public view by any effective combination of the placement of buildings, landscaped buffers, and screening fences or walls. Temporary storage of construction materials and equipment being used for work in progress is exempted from this screening requirement.

E. Overlay Districts. All developments shall comply with any additional requirements imposed by overlay districts.