

City of Glasgow, Montana

Department of Public Works

Zone “C” Commercial District, City of Glasgow, Montana General Guidelines for Retail / Business Service / Professional Development

For Retail / Service LESS THAN 2,500 SQUARE FEET (*permitted as an accepted use*)

- Height: No restriction as to height of accepted use commercial buildings.
- Front yard: No front yard in this district required for commercial buildings less than 2,500 SF. permitted under acceptable uses.
- Rear yard: No rear yard in this district shall be required for commercial buildings less than 2,500 S.F. permitted under acceptable uses.
- Side yard: No side yard shall be required for commercial buildings less than 2,500 S.F. permitted under acceptable uses.
- Lot area: No lot area requirements under accepted use, unless building is erected for residential purposes, in residential use a lot area shall provide not less than two hundred fifty (250) square feet per family.

For Retail / Service Stores over 2,500 SQUARE FEET - Including Shopping Centers and Planned Unit Developments (*permitted as a conditional use upon Planning Board review*)

Design Standards:

1. Lot width shall be one hundred twenty (120) feet (minimum).
2. Set back requirements for buildings:
 - A. Minimum front yard, forty (40) feet.
 - B. Minimum rear yard, ten (10) feet.
 - C. Minimum side yard, ten (10) feet.
 - D. Maximum building height, forty-five (45) feet.

Landscaping Requirements:

1. Any use having more than three thousand five hundred (3,500) square feet of required parking shall have two (2) percent of the required gross required parking area landscaped with parking lot trees and shrubs having a low profile; such landscaping areas (including grass and lawn) *will be properly maintained at all times*.
2. Screening adjacent to residential areas shall provide a visual barrier at least five (5) feet high.

Off-street Parking Requirements:

1. An off-street parking space shall be at least nine (9) feet in width and at least twenty (20) feet in length. All open parking areas with four (4) or more parking spaces shall be screened from any property in a residential “A” or “B” district by a wall, fence or landscaping.
2. Driveway approaches, parking lots and storm drains; their design and construction shall meet with the standards set forth by the City Engineer.
3. Number of parking spaces required:
 - A. Heavy equipment, machinery sales, or motor vehicle sales, wholesale stores; one (1) space for each four hundred (400) square feet of floor area and one (1) space for each five (5) employees.
 - B. Motels and hotels; one (1) parking space for each room for rent and one (1) space for each five (5) employees.
 - C. Warehousing or storage buildings; one (1) parking space for each three (3) employees.
 - D. Retail sales stores, personal service establishments, bars, cafeterias or other drinking and eating establishments; one (1) space for each one hundred (100) square feet, or one (1) space for each four (4) seats.
 - E. Theaters, churches and auditoriums; one (1) space for each four (4) seats.
 - F. Bowling alleys; four (4) parking spaces for each alley.
 - G. Banks, business and professional offices with on-site customer services; one (1) parking space per four (4) employees or one (1) per four hundred (400) square feet of gross floor area.

Other uses: For any other uses not specifically mentioned or provided for, the planning board shall determine the standards to be applied for parking in a manner which most closely resembles the intended uses.

4. Signs: One protruding sign advertising the particular use of the property shall be permitted provided such sign does not exceed fifty (50) square feet in area and does not exceed a

height of thirty-five (35) feet. Such signs shall not be located on public property or the right-of-way.

- A. No sign, outdoor commercial advertising device, or lighting device shall conflict with public traffic control devices, adjacent residential districts because of lighting glare, focus, animation or flashing. Revolving beacons, fountain spot lights, strobe lights, pogo or zip sticks not used for the purpose of sign illumination and intended for attracting attention are prohibited.

5. Utilities: All utilities shall be underground and designed, located and constructed in order to meet the approval of the City Engineer.

- * This information is offered as general guidelines only and may not cover specific zoning or use circumstances. Before planning or building any structure(s) in the City of Glasgow it is the owner's responsibility to consult the Public Works Department directly to review the current Zoning and Use Codes as the Codes pertain to their project. The City of Glasgow or its representatives assume no responsibility for misinterpretation or misuse of the information contained in this handout. City and State Building Codes apply to all building projects; this information is not a substitute for a Building Permit, nor intended to function as a Building Permit.

Public Information GZCRD, No. 1, date: 02/15/2011 (Rev, 09/23/13). City of Glasgow, DPW