

4.3.130 Central Business District Zoning District 4 (C – 4)

4.3.131 Purpose and Intent

The purpose and intent of the C-4 Zoning District is to provide for a sustainable business, social, cultural, and governmental center in the heart of the City that is consistent with the *Red Lodge Growth Policy* Central Business District and Commercial Historic Goals. This district provides for a mix of commercial, office and residential uses in two and three level mixed-use buildings where the citizens of Red Lodge and surrounding area conduct daily business and seek entertainment. In addition to providing for business activities, it is the further intent of this district to preserve the small town character, pedestrian scale of development and historic structures that contribute to the appeal and economic vitality of the community. The C-4 District promotes the continued infill, investment, and redevelopment of the City center.

TABLE 4.3.132 ALLOWED USES C – 4		
Permitted		
Single Family	2-family / Duplex	Multi-family, >3 units
Group Home	Day Care, family See 4.4.23	Day Care, group See 4.4.23
Long Term Care Facility	Retail	Bed & Breakfast See 4.4.22
Guest House See 4.4.26	Short-term Rental See 4.4.33	Home Occupation See 4.4.24
Professional Office See 4.3.134 D	Medical Office See 4.3.134 D	Worship Facility
Health Care Facility (i.e. clinic, hospital)	Public Park, Recreation	Governmental Buildings, Facilities
Auto, Vehicle Sales	Auto, Motorcycle, Vehicle Repair, Service	Commercial Entertainment
Eating, Drinking Establishment	Alcohol, Consumption/Sales	Hotel, Motel, Lodging
Pharmacy		
Conditional		
Drive-through Facilities	Freight & Distribution	Manufacturing & Assembly
School	Sexually Oriented Business See 4.4.28	Outdoor Storage See 4.4.30
Mini-storage	Warehousing	Waste Collection
Medical Marijuana Dispensary See 4.4.29	Gambling Establishment	Non-Residential Uses > 2,000 SF

4.3.132 Allowed Uses

Permitted and Conditional Uses allowed in the C-4 District are listed Table 4.3.132. All Conditional Uses must comply with Section 4.4.10, Conditional Uses. Some Permitted Uses shall comply with specific standards as referenced in the Table 4.3.132. All Uses shall comply with Article 4.5, Standards of General Applicability.

4.3.133 Dimensional Standards

Development in the C-4 District shall comply with the Dimensional Standards established in Table 4.3.133.

4.3.134 Specific District Standards

The following standards shall apply to development in the C-4 Zoning District.

A. Reverse Frontage

Reverse frontage (parking beside or behind the building) shall be required.

B. Building Orientation
 Primary building facades and entries shall face the adjacent street with an entry door recessed at least two (2) feet from the front building wall.

C. Maximum Setback
 Maximum front setback shall be five (5) feet. Matching the setback of adjoining buildings is encouraged and a zero setback is allowed.

D. Office
 Office structures shall not exceed 5,000 square feet in gross floor area.

E. Historic District
 Development shall comply with Section 4.3.163, Commercial Historic District Overlay.

F. Street Wall Transparency
 A minimum of fifty (50) percent of the floor-to-ceiling height of the ground floor elevation facing Broadway shall be transparent with windows and doors.

G. Street Wall Length
 To avoid long and monotonous building façades, the building façade facing the street shall not be longer than fifty (50) feet without an offset in the wall plane or an architectural feature designed to break up the apparent mass of the wall.

H. Building Height
 Multi-level buildings are encouraged, however building height shall be consistent with adjoining buildings. The Planning Board/Zoning Commission may require upper floor(s) of new buildings or additions to be setback from the street up to thirty (30) feet to allow the lower floor(s) of the new building or addition to match the height of adjoining buildings.

I. Minimum Ground Floor Height
 The minimum floor-to-ceiling height of the ground floor shall be ten (10) feet for a depth of twenty (20) feet from the front wall.

J. Sidewalk
 Continuous sidewalks shall be provided across the street fronts of property that connect to the existing sidewalk system. Corner and reverse frontage lots shall provide sidewalks on all sides of the property fronting a street. See Section 4.5.86, Pedestrian Access.

K. Design Review Required
 Designs and plans for all new buildings and expansions to existing buildings that increase gross floor area by twenty (20) percent or more shall be reviewed by the Planning Board/Zoning Commission pursuant to Section 4.9.82, Design Review, for compliance with Subsection E, Historic District, Subsection G, Street Wall Length, and Subsection H, Building Height, above.

TABLE 4.3.133 DIMENSIONAL STANDARDS C – 4	
Lot Standards	
Lot area, min. sq. ft	NA
Lot frontage, min. feet	NA
Setbacks (ft.)	
Front, Maximum	5 See 4.3.134 C
Side	0
Rear	0
Building Standards	
Building height, max. ft.	45 See 4.3.134 H

C-4 Central Business Dimensional Standards Illustration

