

4.3.140 Central Business Zoning District 4 (C-4)

4.3.141 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 District 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 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.

4.3.142 Allowed Uses

Principal, Accessory, and Conditional Uses allowed in the C-4 District are in Table 4.3.142. All Conditional Uses must comply with Section 4.4.10, Conditional Uses. Some Principal Uses shall comply with specific standards as referenced in Table 4.3.142. All Uses shall comply with Article 4.5.0, Standards of General Applicability.

TABLE 4.3.142 Allowed Uses C-4		
Principal		
Single Family	Multi-Family ≥ 2 units	Vehicle Repair, Service & Sales
Short-Term Rental, See 4.4.33	Public Parks & Recreation	Health Care Facility (i.e., clinic, hospital)
Commercial Entertainment	Day Care, Group, See 4.4.22(B)	Professional Office, See 4.3.144. (E)
Medical Office	Long-Term Care Facility	Bed & Breakfast, See 4.4.22(A)
Worship Facility	Retail	Group Home
Government Buildings, Facilities	Day Care, Family, See 4.4.22(B)	Alcohol, Consumption & Sales
Restaurant	Pharmacy	Hotel, Motel, Lodging
Accessory		
Guest House, See 4.4.22(F)	Home Occupation, See 4.4.22 (C)	
Storage/Garage	Building/Shed	
Conditional		
Sexually Oriented Business, See 4.4.22(H)	Drive-through Facilities	Gambling as a Primary Use
Outdoor Storage	School	Freight & Distribution
Marijuana Dispensary, See 4.4.22(I)	Parking Garage	Manufacturing, Light Industrial & Assembly

An Accessory Structure shall be allowed only when a Principal Use has been established on the lot. In the event the applicant desires to construct an Accessory Structure prior to establishing a Principal Use, the Building Permit for both the Accessory Structure and Principal Use shall be issued together. When an Accessory Structure is constructed prior to the Principal Use, the Final Inspection for the Accessory Structure shall not be issued until the Principal Use has received its Rough Framing Inspection.

4.3.143 Dimensional Standards

Development in the C-4 District shall comply with the Dimensional Standards established in Table 4.3.143.

4.3.144 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 per Section 4.5.46 Parking Lots on Broadway.

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. Exemptions

All development within the Central Business District is exempt from Section 4.5.40, Parking and Loading Standards.

D. Maximum Setback

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

E. Screening

Service areas associated with non-residential uses, such as dumpsters, and parking lots larger than four (4) parking spaces shall be screened from adjoining residential uses with an opaque wall and/or fence at least six (6) feet in height, along with vegetation.

F. Historic District

Development shall comply with Section 4.3.173, Commercial Historic District Overlay.

G. Street Wall Length and Shape

To avoid long and monotonous building facades, the building façade facing any street shall not be more than fifty (50) feet without an offset in the wall plane or architectural features or indents designed to break up the apparent mass of the wall and prevents the building from being a rectangle or square.

H. Roof Standards

Roofs shall be of a color and design that are compatible with the rest of the building. Roofs shall have varying pitches, parapets, angles and other acceptable styles that prevent the monotony of roofs. All roof penetrations shall be ganged and screened to the maximum extent practicable.

I. 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)

Table 4.3.143 Dimensional Standards C-4	
Lot Standards	
Lot Area, min. square feet	NA
Lot Frontage, min. feet	NA
Minimum Setbacks (feet)	
Front, Maximum	5 feet, See 4.3.144(D)
Side	0
Rear	0
Building Standards	
Building Height	45 feet, See 4.3.144(I)

feet to allow the lower floor(s) of the new building or addition to match the height of adjoining building.

J. 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.

K. Sidewalk

Sidewalks shall be required in accordance with Section 4.5.86, Pedestrian Access.

L. Design Review Required

Designs and plans for all new buildings and expansions to existing buildings that increase gross floor area shall be reviewed by the Planning Board/Zoning Commission pursuant to Section 4.9.72, Design Review, for compliance with the following above Subsections: Historic District, Street Wall Length and Shape, Roof Standards, Building Height, Minimum Ground Floor Height, and Sidewalk. Secondary and Tertiary Use sign packages are subject to Design Review. When said expansion is less than twenty (20%) percent, the Zoning Administrator may waive these design review requirements when such a waiver is deemed to be consistent with the intent of this code.

M. Non-Residential Uses

Allowed commercial uses and all Conditional Uses that propose to construct or expand gross floor area are required to comply with Section 4.4.10, Conditional Uses, and obtain a Conditional Use Permit; and Section 4.5 Standards of General Applicability. When said expansion is less than two thousand (2,000) square feet, the Zoning Administrator may waive the conditional use permit and standards of general applicability requirements when such a waiver is deemed to be consistent with the intent of this code.

Max 45 Feet

